



Town of Clayton
Board of Adjustment Agenda
Tuesday, October 7, 2025 at 6:00 PM
Council Chambers, Town Hall, 111 E. Second Street

THE BOARD OF ADJUSTMENT MEETING WILL BE HELD IN PERSON.

ANY MEMBER OF THE PUBLIC IS INVITED TO THE ATTEND THE MEETING.

THE PUBLIC MAY VIEW THE LIVE MEETING ON THE TOWN'S YOU TUBE CHANNEL:

<https://www.youtube.com/TownofClaytonNC>

1. CALL TO ORDER

- a. Call to order of the Board of Adjustment
Presenter: Marty Bizzell, Chair
- b. Roll Call for the Board of Adjustment
Presenter: Conrad Olmedo, Planning Director

2. ADJUSTMENT OF THE AGENDA

- a. No adjustments expected at this time.
Presenter: Conrad Olmedo, Planning Director

3. APPROVAL OF MINUTES

- a. January 15, 2025 Board of Adjustment Minutes
Presenter: Conrad Olmedo, Planning Director
[BOA January 15, 2025 DRAFT Minutes](#)

4. EVIDENTIARY HEARINGS

- a. 2025-44-SUP Helistop for Johnston Medical Center Special Use Permit
Presenter: Robert Tate, AICP, Senior Planner
[2025-44-SUP Helistop for Johnston Medical Center Special Use Permit - Planning - Pdf](#)

5. NEW BUSINESS

- a. Approval of Board of Adjustment meeting schedule for 2026.
Presenter: Conrad Olmedo, Planning Director
[Board of Adjustment Meeting Dates for 2026](#)

6. ADJOURNMENT

- a. Adjournment of the Board of Adjustment
Presenter: Marty Bizzell, Chair



**Town of Clayton
Board of Adjustment Minutes
Wednesday, January 15, 2025 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street**

Board Members Present:

Joseph Warta
Rebecca Berry
Jim Perricone
Marty Bizzell
Karen Spicer

Staff Present:

Conrad Olmedo, Planning Director
Sam Johnson-Phillips, Deputy Town Clerk

Board Members Absent:

Richie Wiggins

1 CALL TO ORDER

- a) Roll Call for the Board of Adjustment
Presenter: Conrad Olmedo, Planning Director

Chair Bizzell called the meeting to order at 6:05 p.m. Mr. Olmedo conducted roll call.

2 SWEARING IN OF NEW MEMBERS

- a) Swearing in of new Board Members
Presenter: Sam Johnson-Phillips, Deputy Town Clerk

Ms. Johnson-Phillips swore in Board Member Ms. Karen Spicer.

3 APPROVAL OF MINUTES

- a) November 20, 2024 Board of Adjustment Minutes

Motion to Approve November 20, 2024 Minutes

RESULT:	CARRIED 5-0
MOVER:	Jim Perricone
SECONDER:	Joseph Warta
YES:	Joseph Warta, Rebecca Berry, Jim Perricone, Marty Bizzell, and Karen Spicer
NO:	None
ABSENT:	Richie Wiggins

4 EVIDENTIARY HEARINGS

- a) No Evidentiary Hearings to be heard.

5 OLD BUSINESS

- a) No Old Business to be heard.

6 NEW BUSINESS

- a) Board of Adjustment Training Session
Presenter: Chad Meadows, CodeWright Planners

Mr. Meadows provided training to the board, covering the following topics:

- NC General Statutes
- BOA & UDO
- Quasi-Judicial Process

Mr. Meadows communicated the importance of having a Board of Adjustment. It was stated under the Federal Constitution, specifically the 14th Amendment. Everyone in the United States has two fundamental rights that are relevant to the development review process, that the Board of Adjustment is responsible for protecting: due process and equal protection.

It was stated the General Statutes (NCGS) create the authority (enabling legislation) for towns to control land use. The Board of Adjustment is one of the cross checks built into the land use regulatory system to protect due process and ensure equal protection.

Mr. Meadows stated there are four main sections of the General Statutes. "160D" is the most important chapter because it relates to land use.

160D-302 Board of Adjustment:

Mr. Meadows stated 160D-302 establishes the ability of local government to have a Board of Adjustment. This allows Clayton to designate or delegate their review authority for certain kinds of applications. Board of Adjustment members are appointed not elected. It was stated the Board can act as a judge when hearing appeals.

It was shared that the following statutes outline the different methods the Board of Adjustment can use to make decisions:

- 16D-405 Appeals of Administrative Decisions
- 160D-406 Quasi-Judicial Procedure
- 160D-705 Quasi-Judicial Zoning Decisions

Mr. Meadows stated Clayton's Unified Development Ordinances (UDO) are still new. It was adopted January 2, 2024, and it is undergoing the amendment process.

§ 1.8.5 Board of Adjustment

The Board consists of five members and two alternates. It was noted that a quorum of three members is required to make a vote, and all board members must remain impartial.

Mr. Meadows gave an overview of the development review procedures outlined in the UDO. Table 2.2.1 in the UDO illustrates these procedures, the yellow section indicated the decisions made by the Board of Adjustment.

There was discussion about administrative decisions, which are appeals of those decisions. Mr. Meadows clarified, decisions made by the Board could be appealed, those appeals would be heard by the Superior Court of Johnston County.

The Board of Adjustment acts as a "judge" to determine whether the Town's staff made an error in interpreting the UDO or in deciding whether a UDO standard was met. The Board has the authority to reverse, affirm, or modify the action taken by the Town staff member. It was pointed out that the Board of Adjustment has the same powers as the Town staff member who made the decision being appealed, including the ability to approve or deny permits.

Mr. Olmedo explained the appeals process to the Board, noting when a violation is issued, the citizen has the right to appeal within a specific timeframe. He further explained that Board members would make the final decision on the appeal. Mr. Meadows added that the appeal must be filed within 30 days of receiving the notice of violation.

§ 2.3.22 Special Use Permit

It was mentioned some uses, although permitted in the zoning district where they are proposed (§4.2.5), require additional scrutiny due to their potential negative impact on the surrounding area. The Board of Adjustment would be responsible for applying this extra scrutiny to ensure that any adverse effects are addressed. Special Use Permits require a neighborhood meeting (§2.4.4) and a concept plan review by the TRC before being considered. Decisions must be based on the six review standards (§2.3.22.F).

§ 2.3.29 Variance

This is a strict application of the UDO standards that would create an undue and unique hardship for a landowner, and the landowner would seek relief. Mr. Meadows mentioned and discussed four different kinds of Variance applications:

- Zoning/Subdivision
- Flood Hazard Overlay
- Stormwater
- Water Supply Watershed

The Board of Adjustment is responsible for determining whether a hardship exists and if granting relief from that hardship serves the public interest. A Variance would require a neighborhood meeting to be held (§2.4.4). To approve a Variance, the Board must make four findings of fact (§2.3.29.G). There are additional standards for floodplains, stormwater, and water supply watersheds. Mr. Meadows noted when certain state agencies are involved, particularly regarding water supply watersheds. The Environmental Management Commission (EMC) would handle decisions on major water supply watershed variances, but the Board of Adjustment would still be required

to review and make decisions on those cases. Once the Board decides, the record would be sent to the Environmental Management Commission (EMC) for a final determination. Additionally, it was mentioned that the Board of Adjustment can also hear cases related to reasonable accommodations in accordance with the U.S. Fair Housing Act of 1968.

Quasi-Judicial Process - Key Elements

Mr. Meadows stated Quasi-Judicial decision-making involves two key elements:

- The findings of facts regarding the specific proposal.
- The exercise of judgement and discretion in applying standards to unique situations.

Quasi-Judicial Process - Evidentiary Hearing

Mr. Meadows presented the process used for an Evidentiary Hearing:

- Public notice (done by the staff)
- Staff report/materials delivered (the materials are delivered to anyone that has requested it. Generally, there are no statutory time frames associated)
- Hearing opened (anyone that provides testimony must be sworn in first)
- Presentation by staff
- Applicant presentation & evidence
- Opposition speaks
- Cross examination by applicant
- Hearing closed
- Staff recommendation
- Deliberation
- Decision
- Order

Quasi-Judicial Process - Standing

It was stated, standing is the legal right to provide testimony or evidence and participate in a Quasi-Judicial hearing. The statute states the following have standing:

- The applicant
- The landowner, lessee, or contract purchaser
- Any person who suffered special damages because of the decision
- Any association (provided it was not created in response to the application being considered)

Quasi-Judicial Process - Hearsay

Mr. Meadows stated, a person needs to be present at a hearing to present testimony.

Quasi-Judicial Process - Expert Testimony

It was reported that an expert witness testimony has more credibility than a lay person's testimony. Opinion evidence should only be offered and accepted by a properly qualified expert witness. It was stated that anyone claiming to be an expert witness must present their credentials for analysis and be approved by the Chair. An expert witness testimony is required for providing evidence about the impacts on property values and traffic/safety impact.

Quasi-Judicial Process - Deliberating

It was communicated to the Board when deliberating the facts of the case; apply the standards to the facts and reach a decision. When deliberating, make sure the applicant met their burden of proof and make sure the facts support the conclusion.

Quasi-Judicial Process - Conditions Of Approval

In conclusion, Mr. Meadows provided highlights of the conditions. The conditions must be:

- Proportional and reasonably related to the impacts
- Measurable and trackable
- In writing, and agreed to in writing by the applicant before the decision is made
- In compliance with federal law
- In compliance with §2.4.10

Chair Bizzell thanked Mr. Meadows for the training.

Mr. Olmedo expressed his gratitude to Chair Bizzell and the board for their participation in the training. He mentioned that a Vice Chair will need to be elected at the March meeting. It was noted, to date, there are no cases scheduled to be heard in February. Mr. Olmedo also stated that he would arrange a time with Mr. Meadows to return and continue the training.

7 ADJOURNMENT

a)

With nothing further Chair Bizzell adjourned the meeting at 8:05 p.m.

RESULT:	CARRIED 5-0
MOVER:	Rebecca Berry
SECONDER:	Joseph Warta
YES:	Joseph Warta, Rebecca Berry, Jim Perricone, Marty Bizzell, and Karen Spicer
NO:	None
ABSENT:	Richie Wiggins

Duly adopted this 19th day of March 2025.

Marty Bizzell
Board Chair

ATTEST:

Sam Johnson-Phillips
Deputy Town Clerk

January 15, 2025
Minutes



Board of Adjustment Agenda Cover Sheet

Meeting Date

October 7, 2025

Agenda Location

EVIDENTIARY HEARINGS

Item Title

2025-44-SUP Helistop for Johnston Medical Center Special Use Permit

Presenter(s)

Robert Tate, AICP, Senior Planner

Suggested Action

Approval of SUP

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 - Quasi

Applicable General Statute Number: § 160D-705(c)

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

- | | |
|---|--|
| <input checked="" type="checkbox"/> Public Hearing (Required by GS) | <input type="checkbox"/> Public Hearing (Not Required by GS) |
| <input type="checkbox"/> Newspaper Notice (Required by GS) | <input type="checkbox"/> Newspaper Notice (Not Required by GS) |
| <input type="checkbox"/> Public Forum/Input Session | <input type="checkbox"/> Press Release |
| <input type="checkbox"/> E-News Distribution | <input checked="" type="checkbox"/> Website |
| <input type="checkbox"/> Social Media | <input type="checkbox"/> Survey |

Special Mailing

None Required

Summary

The applicant seeks a Special Use Permit, 2025-44-SUP, to allow an expansion and relocation of an existing Helistop as a Secondary Use on the overall Johnston Medical campus. Per Unified Development Ordinance (UDO) Table 4.5.4, Listing of Common Secondary Uses, a “Helistop” requires a Special Use Permit (SUP) to occur under the property’s zoning district of Office-Institutional (OFI).

Background/History

The existing Helistop serving the hospital was approved when the hospital was expanded in the past (SP 2012-117). At the time of approval, the helipad was permitted as a support facility of the “Hospital or Medical Center” use per Unified Development Code (UDC) § 155.302(G) definition in place at the time of original submission and approval. As such, the existing helipad as part of the hospital is considered as a legal non-conforming Secondary Use per UDO Section 5.6.2., Continuation Allowed. This allows the use of the helistop on the property in its current location and size only.

Recommendation

The Board of Adjustment may Approve, Deny, or Approve with Conditions the Special Use Permit. Staff does not make a Recommendation on Quasi-Judicial applications.

Funding Source

N/A

Cost

N/A

Corresponding Documentation

[00 Staff Report JohnstonMedHelistop 202544-SUP](#)

[01 Application JohnstonMedHelistop 202544-SUP](#)

[02 Staff Report Maps JohnstonMedHelistop 202544-SUP](#)

[03 Signed Conditions Helistop Johnston Medical 2025-44-](#)

[04 ExhibitA Concept Plan JohnstonMedHelistop 202544-SUP](#)

[05 NeighborhoodMeetingMaterials JohnstonMedHelistop 202544-SUP](#)

[06 SurroundingPropertyNotice JohnstonMedHelistop 202544-SUP](#)

[07 SurroundingPropertyNotice Mailing List 09242025](#)

[08 PublicNoticeCertificatoin JohnstonMedHelistop 202544-SUP](#)

[09 UDO Section 2.3.23, Special Use Permit JohnstonMedHelistop 202544-SUP](#)

[10 UDO Section 4.5, Secondary Uses JohnstonMedHelistop 202544-SUP](#)

[11 UDO Section 5.6, Nonconforming Uses JohnstonMedHelistop 202544-SUP](#)

[12 UDO Table 8.3 Helistop JohnstonMedHelistop 202544-SUP](#)

[13 UDC § 155.302, Public and Civic Use Standards JohnstonMedHelistop 202544-SUP](#)

[14 Ordinance 2025-10-02 JohnstonMedHelistop 2025-44-SUP](#)

Meeting Timeline

October 7, 2025: Board of Adjustment Evidentiary Hearing

Submitted By: Robert Tate, Planning

Reviewed By:

Haley Downey, Assistant Planning Director Approved - Sep 26 2025

Conrad Olmedo, Planning Director Approved - Sep 26 2025



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

Board of Adjustment Evidentiary Hearing: October 7, 2025

STAFF REPORT	
Project Number:	2025-44-SUP
Project Name:	Johnston Medical Helistop Special Use Permit
Property Pin #:	164800-75-2034
Location:	Within Clayton Town corporate limits located on the northwesterly side of Veterans Parkway, south of Amelia Church Road and north Interstate 42, addressed as 2138 Veterans Parkway and identified as Johnston County Tax ID 05G03004E. The helistop will specifically be located in a 50 feet x 50 feet area of this parcel, as identified on the Concept Plan, Exhibit A (dated September 12, 2025) included in this agenda packet.
Applicant:	Max Mouret, Ingram Civil Engineering Group
Property Owner:	Johnston Memorial Hospital Authority
Project Planner	Robert Tate, AICP, Senior Planner
Public Noticing Dates:	Adjacent Property Letters mailed by deadline of September 26, 2025 Signs posted by deadline of September 26, 2025 Website updated by deadline of September 26, 2025
Request:	A Special Use Permit, per UDO Section 2.3.23, to facilitate the relocation and expansion of an existing Helistop on the Johnston Medical Center property. The property is approximately 34.03 acres and identified as Johnston County Tax ID 05G03004E.

PROJECT OVERVIEW

The applicant seeks a Special Use Permit, 2025-44-SUP, to allow an expansion and relocation of an existing Helistop as a Secondary Use on the overall Johnston Medical campus. Per Unified Development Ordinance (UDO) Table 4.5.4, Listing of Common Secondary Uses, a “Helistop” requires a Special Use Permit (SUP) to occur under the property’s zoning district of Office-Institutional (OFI).

The existing Helistop serving the hospital was approved when the hospital was expanded in the past (SP 2012-117). At the time of approval, the helipad was permitted as a support facility of the “Hospital or Medical Center” use per Unified Development Code (UDC) § 155.302(G) definition in place at the time of original submission and approval. As such, the existing helipad as part of the hospital is considered as a legal non-conforming Secondary Use per UDO Section 5.6.2, Continuation Allowed. This allows the use of the helistop on the property in its current location and size.

The existing helistop is 40 feet by 40 feet (1,600 total square feet) and is proposed to be 50 feet by 50 feet (2,500 square feet) in size. Since the applicant is requesting to relocate the existing helistop by 100 feet and expand it in size by 900 square feet, its legal non-conforming status is no longer applicable, per UDO Section 5.6.5.C, Extension or Expansion. This requires that the new location and expansion of the helipad comply to the UDO per UDO Section 4.5.1.C, Establishment of a Secondary Use and obtain a Special Use Permit.

If approved, the existing Helistop will be demolished and relocated approximately 100 feet to the west. Running concurrently with this application is a Combined Site Plan and Construction Drawing submittal (2025-66-SP_CD), which includes the relocation and expansion of the helistop as well as overall hospital expansion.

Conditions of Approval

Conditions of Approval are proposed for this application. If approved, these Conditions of Approval will apply to the proposed Helistop secondary use and include the requirements therein. Of note is Condition No. 7, which will require a four (4)-foot aluminum fence with gate to enclose the helipad. This is similar to the existing aluminum fence that encloses the existing helipad. Additionally, the Helistop must be developed in substantial conformance with the associated Concept Plan, dated September 12, 2025 (Exhibit A).

ADJACENT ZONING, LAND USES, AND FUTURE LAND USE			
Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Planned Development Multi-Use (PD-MU) and Residential Large Lot (RLL)	Single Family Detached Dwellings and Vacant	Medium Density Residential
South	Planned Development Multi-Use (PD-MU) and Residential Large Lot (RLL)	Single Family Detached Dwelling and Office (Medical)	High Density Residential and Community Center Overlay
East	Planned Development Multi-Use (PD-MU)	Medical Office and Vacant	High Density Residential and Community Center Overlay
West	Office Institutional (OFI)	Medical Office and Vacant	High Density Residential and Neighborhood Center Overlay

REVIEW CRITERIA

This project shall be reviewed per UDO Section 2.3.23, Special Use Permit and shall be approved upon the Findings of Fact by the Board of Adjustment, per UDO Section 2.3.23.F, Review Criteria, that the proposed special use:

1. Is subject to a Concept Plan that accurately depicts the proposed use’s configuration and addresses public infrastructure if changes to or extension of public infrastructure are required as part of the application;
2. Complies with all required standards, conditions, and specifications of this Ordinance,

- including all zoning district dimensional requirements and use-specific standards;
3. Will not materially endanger the public health or safety;
 4. Will not substantially injure the value of the abutting land, or the special use is a public necessity;
 5. Will not include or result in such additional traffic volume so as to strain the flow of traffic on the streets and roads of the Town; and
 6. Will be in harmony with the intensity, scale, and character of existing or anticipated development in the area in which it is to be located.

BOARD OF ADJUSTMENT CONSIDERATIONS

The Board of Adjustment shall hear this item during an Evidentiary Hearing on October 7, 2025 meeting, rescheduled from their October 15, 2025 meeting. Proper public notice of this rescheduled meeting has been conducted by Town Staff. At the meeting, the Board of Adjustment may apply conditions of approval to the project, per UDO Section 2.3.23.G, Conditions, and shall make a decision to approve or deny the Special Use Permit. Recommended Conditions of Approval, signed by the applicant, are included as an attachment to this Staff Report and in Ordinance #2025-10-02.

ATTACHMENTS

1. Application
2. Staff Report Maps
3. Conditions of Approval
4. Exhibit A – Concept Plan, dated September 12, 2025
5. Neighborhood Meeting Materials
6. Surrounding Property Owner Notice, Letter
7. Surrounding Property Owner Notice, List
8. Public Notice Certification
9. UDO Section 2.3.23, Special Use Permit
10. UDO Section 4.5, Secondary Uses
11. UDO Section 5.6, Nonconforming Uses
12. UDO Table 8.3 Helistop
13. UDC § 155.302, Public and Civic Use Standards
14. Ordinance #2025-10-02



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

**SPECIAL USE PERMIT
COVERSHEET**

Name of Project: _____ Date: _____

Applicant Name: _____

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

Pre-Application Meeting on: _____

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

Neighborhood Meeting on: _____

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

- Review Fee
- Completed Application
- Owner’s Consent Form
- List of property owners within 300 feet of subject parcel(s)
- Traffic Impact Analysis, as applicable
- Wastewater Allocation, as applicable
- Neighborhood Meeting Materials
- Signed & sealed boundary survey
- Concept Plan, depicting the proposed use and site configuration, as well as any changes or extensions proposed to public infrastructure.

Reviewed by: _____

December 2024



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

**Special Use Permit
 Application**

www.ClaytonNC.org/Fees

Applicable Fees: Special Use Permit Fee

APPLICATION TYPE

New Special Use Permit

Major Modification of: _____

PROJECT & SITE INFORMATION

Name of Project: _____

Acreage of Property: _____ Current Zoning District: _____

County Tag #: _____ NC Pin #: _____

Address/Location: _____

Existing Use: _____ Proposed Use: _____

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: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Contact Person: _____

Email Address: _____

<i>OFFICE USE ONLY</i>		
Date Received: _____	Amount Paid: _____	File Number: _____

December 2024

PROPERTY OWNER INFORMATION

Name: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Email Address: _____

EXPLANATION OF PROJECT

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

REQUIRED FINDINGS OF FACT

Please provide a response to each Finding of Fact listed below. Attach additional sheets if necessary. A Special Use Permit shall be approved upon Finding of Fact by the Board of Adjustment that the proposed special use is compliant with the following:

1. Is subject to a Concept Plan that accurately depicts the proposed use’s configuration and addresses public infrastructure if changes to or extension of public infrastructure are required as part of the application.

2. Complies with all required standards, conditions, and specifications of the Unified Development Ordinance, including all zoning district dimensional requirements and use-specific standards.

3. Will not materially endanger the public health or safety.

4. Will not substantially injure the value of the abutting land, or the special use is a public necessity.

5. Will not include or result in such additional traffic volume so as to strain the flow of traffic on the streets and roads of the Town.

6. Will be in harmony with the intensity, scale, and character of existing or planned development in the area in which it is to be located.

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.

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

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: Emergency Department Expansion for Johnston Medical Center - Clayton **Address or PIN #:** 2138 Veterans Pkwy, Clayton, NC, 27520

AGENT/APPLICANT INFORMATION:

Max Mouret 212 Overlook Circle, Suite 105
 (Name - type, print clearly) (Address)
Brentwood, TN, 37027
 (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*):

Special Use Permit _____
Combined Site/Subdivision Plan & Construction drawings Permit _____

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:

Kyle McDermott 2138 Veterans Parkway
 (Name - type, print clearly) (Address)
Kyle McDermott Clayton NC 27520
 (Owner's Signature) (City, State, Zip)

STATE OF North Carolina
 COUNTY OF Johnston

Notarization is not required for trade permits.

Sworn and subscribed before me Michelle S. Medlin, a Notary Public for the above State and County, this the 15th day of August, 2025.

Michelle S. Medlin
 Notary Public



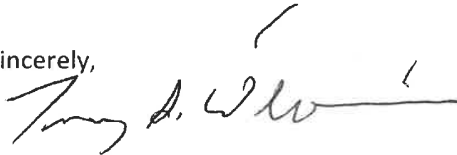
My Commission Expires: April 08, 2027

August 29, 2024

To Whom It May Concern:

Kyle McDermott, as a senior leader for Johnston Health Services Corporation dba UNC Health Johnston, is acting as an agent for the hospital and has the authority to sign on behalf of the hospital for Owner's Consent Forms, permits, construction, and planning purposes.

Sincerely,



Tommy G. Williams
President/CEO

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Michelle S. Medlin, a Notary Public for the above State and County, this the 29th day of August, 2024.

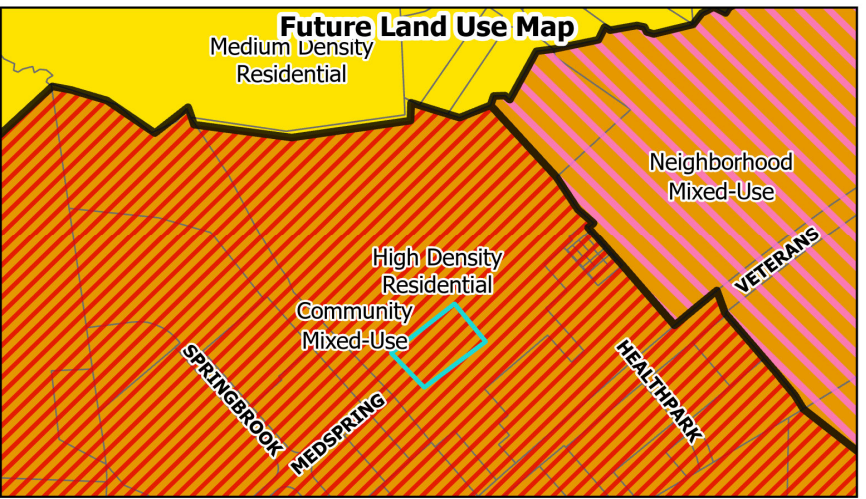
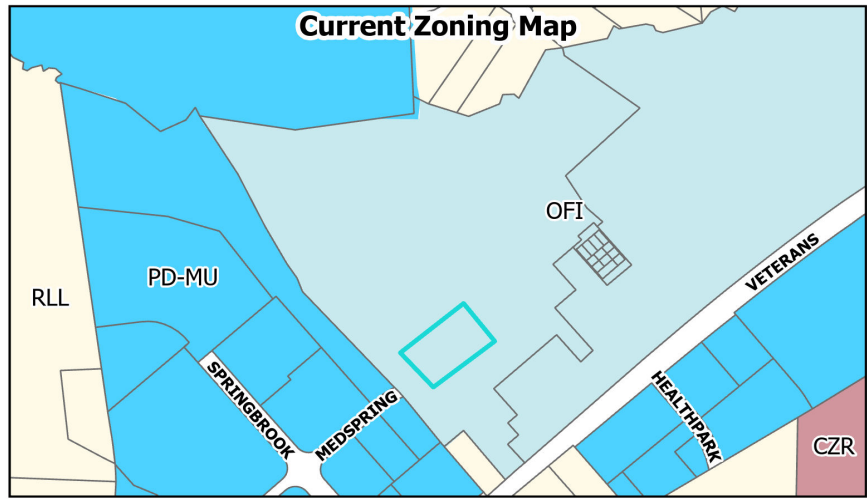
SEAL




Notary Public

My Commission
Expires:

April 08, 2027



Request: Special Use Permit - Helistop
Project Name: Helistop for Johnston Medical Center
Project Number: 2025-44-SUP
 Applicant: Johnston Memorial Hospital
 Property Owner: Johnston Memorial Hospital
 Tag#: 05G03004E

 Site Location



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

Conditions of Approval
2025-44-SUP
Johnston Medical Helistop Special Use Permit

1. Following Board of Adjustment approval, an electronic copy of the Concept Plan, Exhibit A (dated October 7, 2025), 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 Ordinance (UDO) requirements, 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 Project shall be constructed in substantial conformance with the Concept Plan as approved by the Clayton Board of Adjustment. Any proposed modifications to the Concept Plan shall be reviewed in accordance with the standards outlined in the UDO.
4. The associated Concept Plan and Conditions of Approval for this project shall allow for any changes in Town Development regulations, either through text or the official Zoning Map, that are considered as upzoning, downzoning, or establishment of any nonconformity.
5. 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.
6. To the extent of any conflict between the Concept Plan and these Conditions of Approval, these Conditions shall control.
7. Aluminum fencing of a maximum height of four (4) feet with a gate allowing access shall fully enclose the helipad, as shown on the Concept Plan.
8. Unless otherwise stated in this approval, this Special Use Permit shall expire and become null and void two (2) years after the date of issuance, if:
 - a. An application for a Site Plan or subdivision plat has not been filed;
 - b. Substantial commencement of construction has not taken place; or
 - c. Construction activities have started, but the owner has voluntarily stopped construction and substantial progress has not been maintained.

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.

Kyle McDermott
Print Name


Signature of Property Owner

9-23-2025
Date

Signature affirms compliance

EXHIBIT A

HELISTOP FOR JOHNSTON MEDICAL CENTER – CLAYTON 2138 VETERANS PKWY, CLAYTON, NC 27520 SEPTEMBER 12, 2025 SPECIAL USE PERMIT APPLICATION SUP# 2025-44-SUP

SHEET INDEX:

- 1 COVER SHEET
- 2 SUP CONCEPT SITE PLAN

DESIGN ENGINEER:

NAME: SAMUEL H. BOHANNON
ADDRESS: 212 OVERLOOK CIRCLE SUITE
105, BRENTWOOD, TN, 37027
PHONE: (615) 370-7964
FAX: (615) 370-1273
EMAIL: SBOHANNON@INGRAMCIVIL.COM

PROJECT CONTACT (AT HOSPITAL):

NAME: KYLE MCDERMOTT
ADDRESS: 2138 VETERANS PKWY
CLAYTON, NC 27520
PHONE: 919-938-7570
EMAIL:
KYLE.MCDERMOTT@UNCHEALTH.UNC.EDU

OWNER INFO:

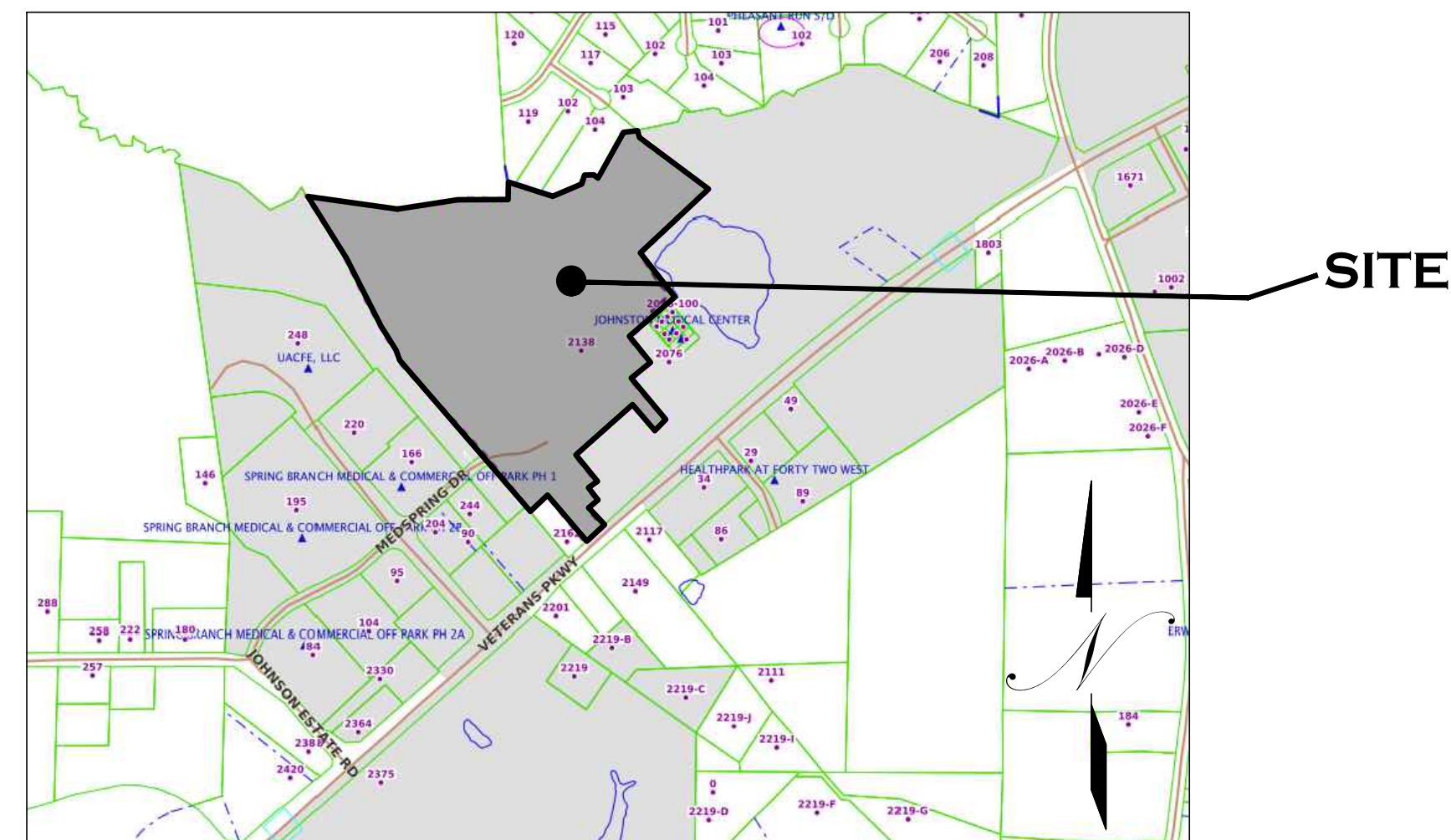
NAME: JOHNSTON MEMORIAL HOSPITAL AUTHORITY
ADDRESS: 2138 VETERANS PKWY
CLAYTON, NC 27520
MAIL ADDRESS: PO BOX 1376
SMITHFIELD, NC 27577-1376
DEED BOOK: 3557, PAGE: 788-789



CIVIL ENGINEER
INGRAM CIVIL ENGINEERING GROUP
212 OVERLOOK CIRCLE, SUITE 105
BRENTWOOD, TN 37027
OFFICE: 615-370-7964
ENGINEER OF RECORD:
SAMUEL H. BOHANNON
ENGINEER LIC #049702

SITE DATA:

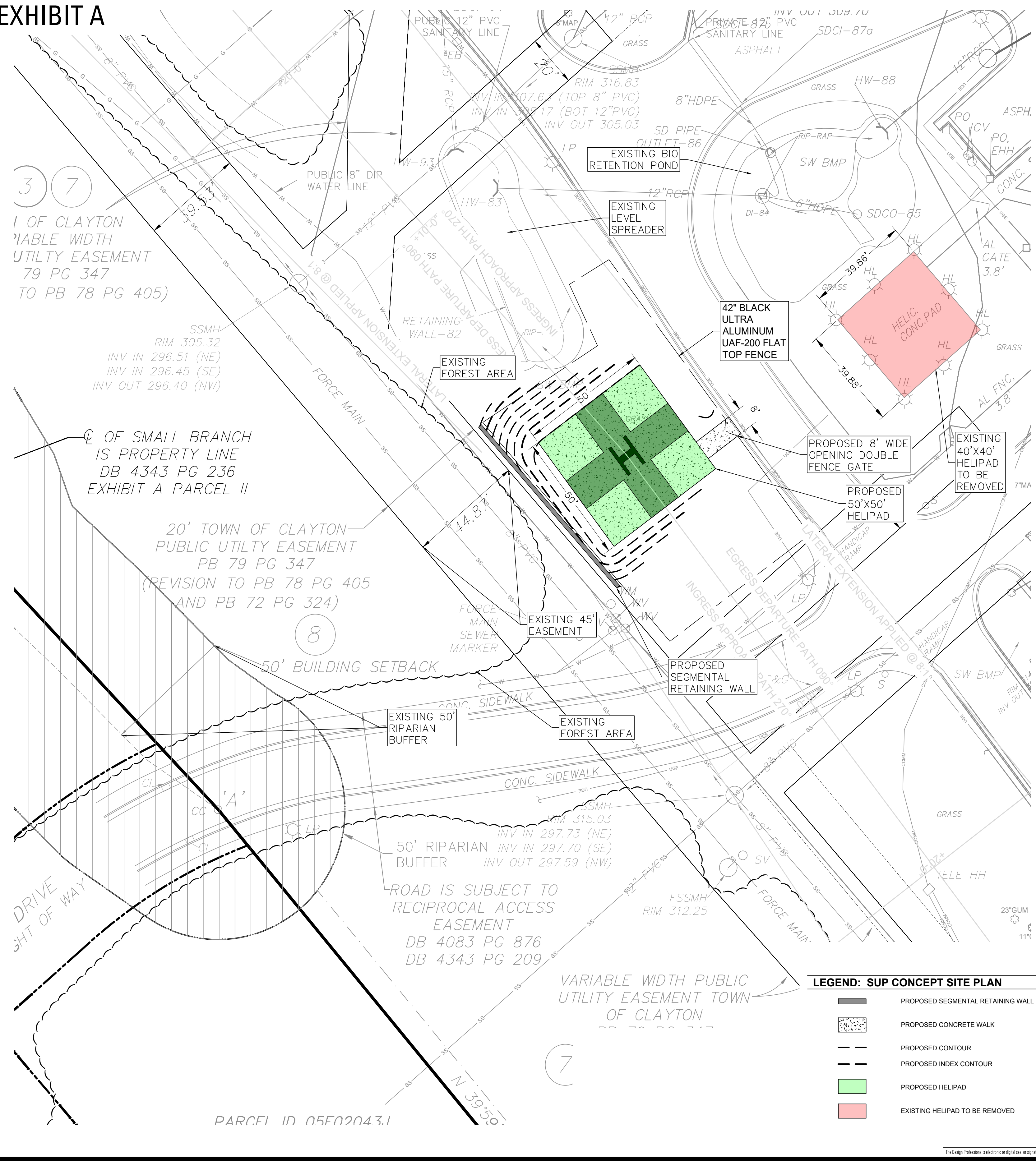
LOT SIZE: 34.14 ACRES, 1,487,138 SF
DISTURBED AREA: 1.13 ACRES
PROPERTY LOCATION: TOWN OF CLAYTON CITY LIMITS
COUNTY TAG NUMBER: 05G03004E
NC PIN: 164800-75-2034
ZONED: OFI - OFFICE INSTITUTIONAL
FLOOD ZONE: X
FLOOD MAP: 3720164800K (EFF: 6/20/18)
EXISTING USE: HOSPITAL
PROPOSED USE: HOSPITAL
SECONDARY USE: HELISTOP
EXISTING INTENSITY (GROSS FLOOR AREA): 159,299 SF
PROPOSED INTENSITY (GROSS FLOOR AREA): 166,381 SF
FLOOR AREA RATIO: 0.05
BUILDING COVERAGE: 4%
EXISTING IMPERVIOUS AREA: 15.36 AC, 669,244 SF
PROPOSED IMPERVIOUS AREA: 15.55 AC, 677,366 SF



VICINITY MAP
SCALE: 1" = 400'

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EXHIBIT A



3 7
 1 OF CLAYTON
 VARIABLE WIDTH
 UTILITY EASEMENT
 79 PG 347
 TO PB 78 PG 405)

SSMH
 RIM 305.32
 INV IN 296.51 (NE)
 INV IN 296.45 (SE)
 INV OUT 296.40 (NW)

OF SMALL BRANCH
 IS PROPERTY LINE
 DB 4343 PG 236
 EXHIBIT A PARCEL II

20' TOWN OF CLAYTON
 PUBLIC UTILITY EASEMENT
 PB 79 PG 347
 (REVISION TO PB 78 PG 405
 AND PB 72 PG 324)

8

50' BUILDING SETBACK

EXISTING 50'
 RIPARIAN
 BUFFER

50' RIPARIAN
 BUFFER
 INV IN 297.73 (NE)
 INV IN 297.70 (SE)
 INV OUT 297.59 (NW)

ROAD IS SUBJECT TO
 RECIPROCAL ACCESS
 EASEMENT
 DB 4083 PG 876
 DB 4343 PG 209

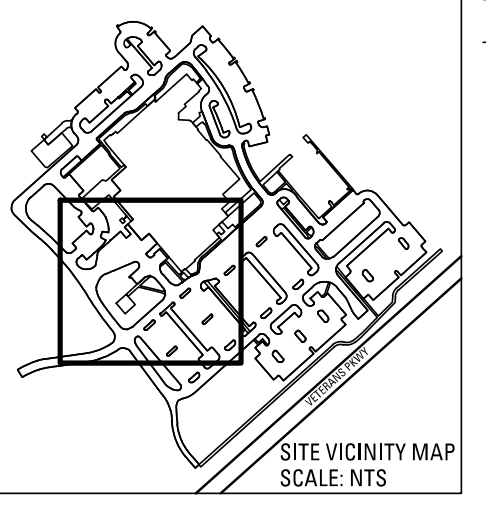
VARIABLE WIDTH PUBLIC
 UTILITY EASEMENT TOWN
 OF CLAYTON

PARCEL ID 05F02043.1

7

LEGEND: SUP CONCEPT SITE PLAN

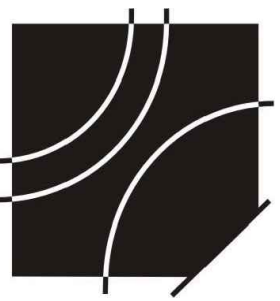
	PROPOSED SEGMENTAL RETAINING WALL
	PROPOSED CONCRETE WALK
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED HELIPAD
	EXISTING HELIPAD TO BE REMOVED



- GENERAL SITE NOTES**
1. SITE LAYOUT FOR JOHNSTON MEDICAL CENTER - CLAYTON BY INGRAM CIVIL ENGINEERING GROUP, LLC, BASED ON SITE SURVEY BY GSC SURVEYING ON 12-03-2024.
 2. ORIGINAL TOPOGRAPHICAL INFORMATION IS BASED ON A SURVEY BY GSC SURVEYING ON 12-03-2024. THE ENGINEER, THE OWNER, OR ANY OF THE OWNER'S CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION.
 3. ALL CIVIL/SITE WORK ELEMENTS INDICATED TO BE CONSTRUCTED ON THE PLANS ARE TO BE BUILT IN STRICT ACCORDANCE WITH THE STANDARDS ADOPTED BY THE CITY OF CLAYTON/JOHNSTON COUNTY, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL SITE WORK MUST ALSO COMPLY WITH THE CITY OF CLAYTON/JOHNSTON COUNTY ENVIRONMENTAL REQUIREMENTS AND FEDERAL EPA REQUIREMENTS.
 4. WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS WHICH ARE OMITTED OR IN CONFLICT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW AND RESPONSE. DIMENSIONS ARE FROM FACE OF CURB / EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.
 5. DIMENSIONS LOCATING THE BUILDING IN RELATIONSHIP TO THE PROPERTY LINES HAVE BEEN PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. WHERE POSSIBLE, COORDINATES CAN BE USED TO ESTABLISH PHYSICAL LENGTHS ALONG THE BUILDING PERIMETER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FROM STRUCTURAL AND ARCHITECTURAL DRAWINGS THE ACTUAL EXTENT OF THE BUILDING ON THE PROPERTY. BUILDING LAYOUT SHALL BE BASED SOLELY ON DIMENSIONAL INFORMATION PROVIDED ON STRUCTURAL AND ARCHITECTURAL DRAWINGS. DISCREPANCIES WHICH IMPACT SITE LAYOUT SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SITE FEATURES, (BUILDINGS, ROADS, PARKING, PADS, WALKS, ETC) AND WILL EMPLOY A LAND SURVEYOR LICENSED TO PRACTICE IN THE PROJECT'S REGION OF CONSTRUCTION TO STAKE OUT AND MAINTAIN ALL REQUIRED CONTROL POINTS THROUGHOUT THE LIFE OF THE PROJECT. THE SURVEYOR SHALL CERTIFY TO THE ENGINEER, IN WRITING, THAT THE LAYOUT IN THE FIELD SUBSTANTIALLY CONFORMS TO THE LAYOUT INDICATED ON THE CONTRACT DOCUMENTS. LAYOUT DISCREPANCIES OR CHANGES SHOULD BE SO NOTED TO THE ENGINEER.
 7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF THE WORK AND SHALL BEAR ANY COST ASSOCIATED WITH REPAIR.
 8. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL PERMIT FEES. THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES AND RECEIVE APPROPRIATE APPROVALS WHERE REQUIRED PRIOR TO COMMENCEMENT OF THE WORK.
 9. MATERIALS AND PROCESSES OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WHILE THE ENGINEER HAS PROVIDED, FOR THE CONVENIENCE OF THE CONTRACTOR, DRAWINGS OUTLINING CERTAIN REQUIRED OSHA MINIMUM SAFETY PRACTICES, THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR FOR VERIFYING THAT SUCH MEASURES ARE IMPLEMENTED ON SITE. MAINTAINING A SAFE ENVIRONMENT DURING THE PROMULGATION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR, THE ENGINEER, THE OWNER AND OTHER CONSULTANTS. HAVE NO EXPERTISE, NOR ACCEPT ANY LIABILITY, IMPLIED OR OTHERWISE, FOR MATERIALS AND PROCESSES OF CONSTRUCTION.
 10. THE CONTRACTOR SHALL NOT COMMENCE ANY WORK WHICH IS NOT UNDER THE CONTROL OR OWNERSHIP OF THE OWNER WITHOUT WRITTEN PERMISSION FROM THE PROPERTY'S OWNER OR CONTROLLING INTEREST. WHERE CONTROLLING INTEREST IS A LOCAL, STATE, OR FEDERAL AGENCY, THEN APPROVAL FOR CONSTRUCTION SHALL CONSTITUTE AUTHORITY TO COMMENCE WORK.
 11. WHERE NOT SPECIFICALLY NOTED OTHERWISE, ALL CONCRETE FINISHES SHALL BE SLIP RESISTANT PER TECHNICAL SPECIFICATIONS.
 12. ALL ACCESSIBLE PARKING SPACES, INDICATED WITH THE GRAPHIC ACCESSIBLE SYMBOL, DENOTE ACCESSIBLE PARKING SPACES. THESE SPACES ARE DESIGNED TO CONFORM TO ADA AND NORTH CAROLINA ACCESSIBILITY STANDARD SPECIFICATIONS. ALL INDICATED SPACES SHALL RECEIVE THE PAINTED SYMBOL AND APPROPRIATE IDENTIFICATION SIGNAGE. WHERE REQUIREMENTS ARE DIFFERENT OR IN EXCESS OF THESE, THE CONTRACTOR WILL ALLOW FOR THOSE ADDITIONAL REQUIREMENTS IN HIS PRICE AND PROMPTLY SUBMIT THEM TO THE ENGINEER.
 13. THE CONTRACTOR IS RESPONSIBLE FOR USING THE ONE-CALL SYSTEM OR OTHER MEANS TO CONTACT AND VERIFY LOCATIONS OF ALL UTILITIES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIRS TO DAMAGED UTILITIES.
 14. THE CONTRACTOR IS TO CONTROL TRAFFIC FLOW DURING TIME OF CONSTRUCTION. ANY AND ALL TRAFFIC CONTROL IMPLEMENTED DURING THIS PROJECT SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 15. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH CITY OF CLAYTON/JOHNSTON COUNTY AND NORTH CAROLINA D.O.T. REGULATIONS.



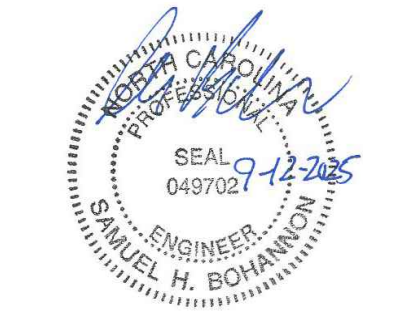
JJCA



Emergency Department Expansion for

UNC Johnston Health - Clayton

2138 Veterans Parkway, Clayton, NC



PROJECT NUMBER
 23044.00
 DATE
 07/16/2025

2025-44-SUP CONCEPT SITE PLAN

Johnston Johnson
 Crabtree Architects PC
 4551 Trousdale Drive
 Nashville, TN 37204
 Tel: 615.837.0656
 Fax: 615.837.0657



Adjacent Property Owner List

Project Name: Emergency Department Expansion for Johnston Medical Center – Clayton

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.

Number	Parcel ID	Owner 1 Name	Owner 2 Name	Mailing Address	Physical/Site Address
1	05G03004E	JOHNSTON MEMORIAL HOSPITAL AUTHORITY		PO BOX 1376 SMITHFIELD, NC 27577-1376	166 SPRINGBROOK AVE CLAYTON, NC 27520
2	05G03004Y	JACK1, LLC		738 CASH ST APEX, NC 27502- 1302	2076 VETERANS PKWY CLAYTON, NC 27520
3	05G03004L	MARKET STREET MEDICAL BUILDING LLC		131 E MARKET ST SMITHFIELD, NC 27577-3915	
4	05G02015F	AUSLEY, WARREN WAYNE	AUSLEY, NINA GODWIN	103 CARDINAL CT CLAYTON, NC 27520-9384	103 CARDINAL CT CLAYTON, NC 27520
5	05G02018H	HICKMAN, JAMES DOUGLAS JR.	HICKMAN, DAWN G.	104 LARK CT CLAYTON, NC 27520-9382	104 LARK CT CLAYTON, NC 27520
6	05G02015	WEIANDT, JONATHAN M.	WEIANDT, RACHEL L.	102 LARK CT CLAYTON, NC 27520-9382	
7	05F02035L	166 SPRINGBROOK CHRE, LLC		PO BOX 92129 SOUTHLAKE, TX 76092-0102	

INGRAM CIVIL ENGINEERING GROUP, LLC

212 OVERLOOK CIRCLE • SUITE 105 • BRENTWOOD, TN 37027
 OFFICE 615.370.7964 • FAX 615.370.1273 • WWW.INGRAMCIVIL.COM
 "LOOKING BEYOND THE SURFACE"



Sheet 2 of 6

8	05F02035F	BODDIE-NOELL ENTERPRISES, INC.		PO BOX 1908 ROCKY MOUNT, NC 27802-1908	2242 VETERANS PKWY CLAYTON, NC 27520
9	05F02037C	JP COATS LLC		2149 VETERANS PKWY CLAYTON, NC 27520-8344	2201 VETERANS PKWY CLAYTON, NC 27520
10	05F02035G	TOREG CLAYTON, LLC		120 WILLIAM PENN PLZ DURHAM, NC 27704-2150	2196 VETERANS PKWY CLAYTON, NC 27520
11	05F02035J	IDRISSI REALTY LLC		100 CHARMWOOD CT CARY, NC 27518-7102	204 MEDSPRING DR CLAYTON, NC 27520
12	05F02037D	JP COATS LLC		2149 VETERANS PKWY CLAYTON, NC 27520-8344	
13	05F02035K	MED SPRING DRIVE LLC		2007 KILLEARN MILL CT CARY, NC 27513-4293	244 MEDSPRING DR CLAYTON, NC 27520
14	05G03004R	HEALTHPARK AT FORTY TWO WEST LAND LLC		1436 RIDGE RD RALEIGH, NC 27607-6729	
15	05G03004	HARGIS, MICHAEL F	HARGIS, RENEE S	1645 GUY RD CLAYTON, NC 27520-6733	2162 VETERANS PKWY CLAYTON, NC 27520
16	05G03073A	PHYLLIS G. COATS REVOCABLE TRUST	COATS, PHYLLIS G. TRUSTEE	2149 VETERANS PKWY CLAYTON, NC 27520-8344	2149 VETERANS PKWY CLAYTON, NC 27520
17	05G03072	AUDREY WOOTEN LIVING TRUST	WOOTEN, AUDREY M. TRUSTEE	2117 VETERANS PKWY CLAYTON, NC 27520-8344	2117 VETERANS PKWY CLAYTON, NC 27520
18	05F01007G	FORESTAR (USA) REAL ESTATE GROUP, INC.		2221 E LAMAR BLVD STE 790 ARLINGTON, TX 76006-7458	1005 WINSTON RD CLAYTON, NC 27520
19	05G02016Z	KUHN, SCOTT R	KUHN, AMY BETH	115 COVEY LANE CLAYTON, NC 27520-0000	115 COVEY LN CLAYTON, NC 27520



Sheet 3 of 6

20	05G03004C	JOHNSTON MEMORIAL HOSPITAL AUTHORITY		PO BOX 1376 SMITHFIELD, NC 27577-1376	248 SPRINGBROOK AVE CLAYTON, NC 27520
21	05F02035B	RM82 HOLDINGS, LLC		3949 FOREST PKWY STE 100 N TONAWANDA, NY 14120-3760	3949 FOREST PKWY STE 100 N TONAWANDA, NY 14120
22	05F02043J	SPRING BRANCH MEDICAL AND COMMERCIAL PARK MASTER OWNERS' ASSOCIATION, INC		PO BOX 6309 RALEIGH, NC 27628-6309	220 SPRINGBROOK AVE CLAYTON, NC 27520
23	05F02035M	220 SPRINGBROOK LLC		PO BOX 6309 RALEIGH, NC 27628-6309	PO BOX 6309 RALEIGH, NC 27628
24	05G02016D	BONE, CAROLINE K. JOINT TENANTS (WROS)	WILCOX, EVAN M. JOINT TENANTS (WROS)	102 CARDINAL CT CLAYTON, NC 27520-9384	102 CARDINAL CT CLAYTON, NC 27520
25	05G02016G	PLEASANT, BRENDA M	PLEASANT, CRAIG YOUNG	104 CARDINAL COURT CLAYTON, NC 27520-0000	104 CARDINAL CT CLAYTON, NC 27520
26	05G02015E	SECU*RE INC		119 N SALISBURY ST 10 TH FLOOR RALEIGH, NC 27603-1739	101 CARDINAL CT CLAYTON, NC 27520
27	05G02016T	COOPER, FRANKLIN REX II	COOPER, NANCY P	119 COVEY LANE CLAYTON, NC 27520-9379	100 CARDINAL CT CLAYTON, NC 27520
28	05G03004G	WHAV PROPERTIES II LLC		910 BERKSHIRE RD SMITHFIELD, NC 27577-4731	2076 VETERANS PKWY CLAYTON, NC 27520
29	05G03004K	MEDSPA REALTY LLC		1419 MORDECAI DR RALEIGH, NC 27604-1319	2076 VETERANS PKWY CLAYTON, NC 27520



Sheet 4 of 6

30	05G03004O	SWC ASSOCIATES OF CLAYTON LLC		118 SOUND DR ATLANTIC BCH, NC 28512-5205	2076 VETERANS PKWY CLAYTON, NC 27520
31	05G03004Z	JACK1, LLC		738 CASH ST APEX, NC 27502-1302	2076 VETERANS PKWY CLAYTON, NC 27520
32	05G03004J	JOHNSTON MEMORIAL HOSPITAL AUTHORITY		PO BOX 1376 SMITHFIELD, NC 27577-1376	2076 VETERANS PKWY CLAYTON, NC 27520
33	05G03004N	JOHNSTON HEALTH ENTERPRISES, INC.		509 N BRIGHTLEAF BLVD SMITHFIELD, NC 27577-4407	2076 VETERANS PKWY CLAYTON, NC 27520
34	05G03004H	MARZBANI FAMILY LIMITED PARTNERSHIP		520 NORTH ST SMITHFIELD, NC 27577-4016	2076 VETERANS PKWY CLAYTON, NC 27520
35	05G03004I	JOHNSTON MEMORIAL HOSPITAL AUTHORITY		PO BOX 1376 SMITHFIELD, NC 27577-1376	2076 VETERANS PKWY CLAYTON, NC 27520
36	05G03004M	FREEDOM CITADEL INVESTMENTS, LLC		5016 DILLSWOOD LN RALEIGH, NC 27606-4271	2076 VETERANS PKWY CLAYTON, NC 27520
37	05G03004P	STRAWBERRY GROUP, LLC		1601 BEECHGROVE DR RALEIGH, NC 27612-6802	2076 VETERANS PKWY CLAYTON, NC 27520
38	05G03004F	JOHNSTON MEMORIAL HOSPITAL AUTHORITY		PO BOX 1376 SMITHFIELD, NC 27577-1376	2076 VETERANS PKWY CLAYTON, NC 27520
39	05G02015R	WALTON, TRISHA L		6691 VALLEYOAK DR CLEMMONS, NC 27012-9294	103 LARK CT CLAYTON, NC 27520
40	05G02015Z	HUBER, JAMES RICHARD	HUBER, ALLISON MICHELLE	206 PHEASANT DR CLAYTON, NC 27520-8302	206 PHEASANT DR CLAYTON, NC 27520



41	05G02016B	HART, CORI ANNETTE		101 LARK CT CLAYTON, NC 27520-9382	101 LARK CT CLAYTON, NC 27520
42	05G02016E	WILLIAMS, ROBERT BRETT JOINT TENANTS (WROS)	WISNOSKI, TYLER A. JOINT TENANTS (WROS)	203 PHEASANT DR CLAYTON, NC 27520-8303	203 PHEASANT DR CLAYTON, NC 27520
43	05G03007H	AMELIA COMMERCIAL I LLC		113 DUNCANSBY CT CARY, NC 27511- 6403	1671 VETERANS PKWY CLAYTON, NC 27520
44	05G03001A	HARGIS, MARIE AIKEN	AIKEN, WALLACE DALE	1863 GUY RD CLAYTON, NC 27520-0000	1793 AMELIA CHURCH RD CLAYTON, NC 27520
45	05G02015	WEIANDT, JONATHAN M.	WEIANDT, RACHEL L.	102 LARK CT CLAYTON, NC 27520-9382	102 LARK CT CLAYTON, NC 27520
46	05G02016Q	TERRELL, LAKESHA		103 QUAIL CT CLAYTON, NC 27520-9380	103 QUAIL CT CLAYTON, NC 27520
47	05G02016C	RAMIREZ, WILTON	ALAYON, GRISELDA Y	113 COVEY LN CLAYTON, NC 27520-9378	113 COVEY LN CLAYTON, NC 27520
48	05G02016H	HILLIARD, DENNIS P	HILLIARD, PATRICIA	204 PHEASANT DR CLAYTON, NC 27520-0000	204 PHEASANT DR CLAYTON, NC 27520
49	05G02015Q	VELASQUEZ, JULIE A	SAMBLE, BRIAN J	100 QUAIL COURT CLAYTON, NC 27520-0000	100 QUAIL COURT CLAYTON, NC 27520
50	05G02016X	FINCHER, JAMES	FINCHER, RACHEL	102 QUAIL CT CLAYTON, NC 27520-9380	102 QUAIL CT CLAYTON, NC 27520
51	05G02016P	YOUNG, JAMES WILEY	YOUNG, HELEN D	208 PHEASANT DR CLAYTON, NC 27520-0000	208 PHEASANT DR CLAYTON, NC 27520
52	05G03003Y	AMELIA CHRISTIAN CHURCH INC		1696 AMELIA CHURCH RD CLAYTON, NC 27520-0000	1776 AMELIA CHURCH RD CLAYTON, NC 27520

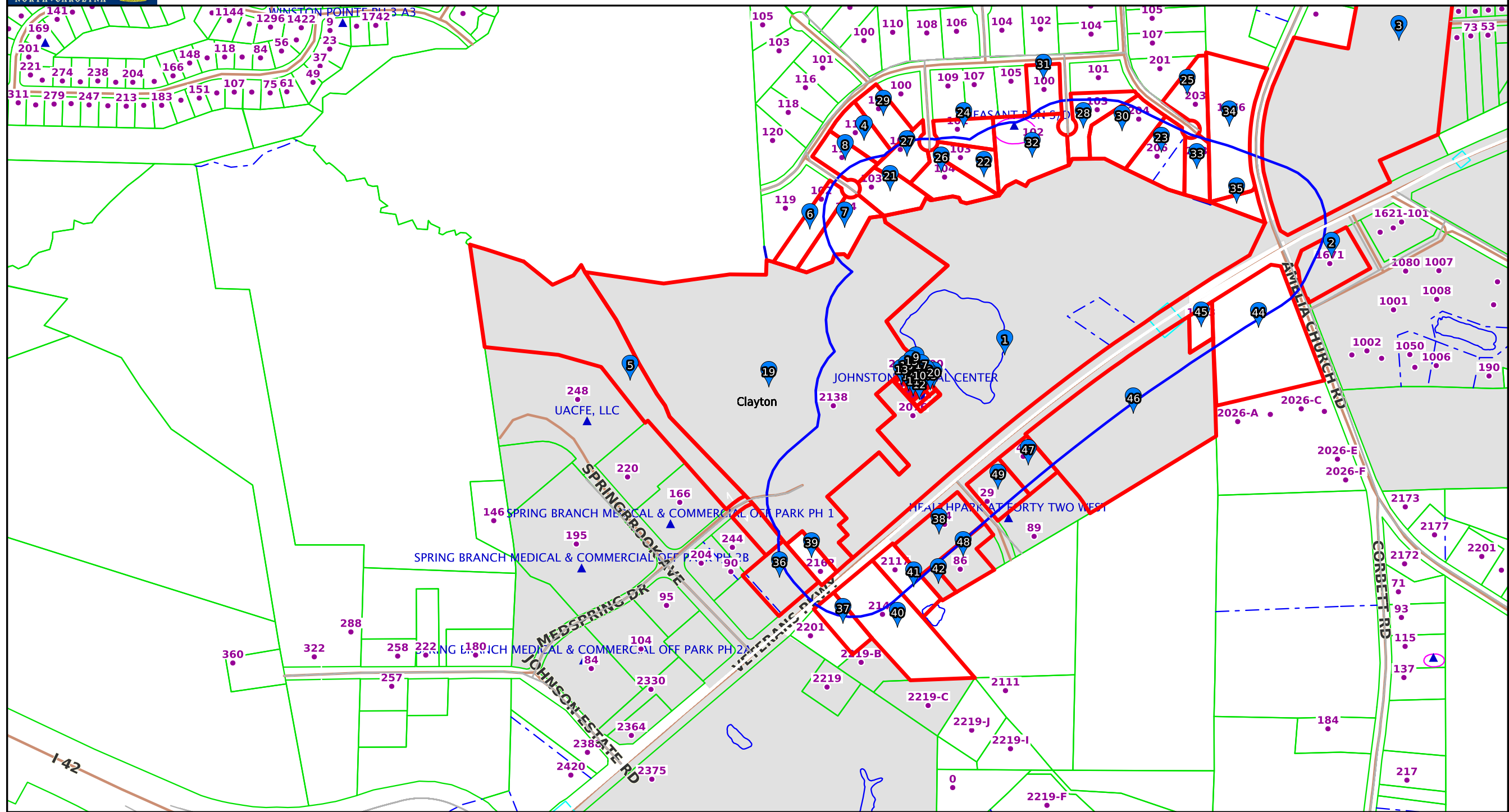


Sheet 6 of 6

53	05G03005	JOHNSTON MEMORIAL HOSPITAL AUTHORITY		PO BOX 1376 SMITHFIELD, NC 27577-1376	
54	05G03004X	HEALTHPARK AT FORTY TWO WEST LAND LLC		1436 RIDGE RD RALEIGH, NC 27607-6729	
55	05E99008Q	WILLIAMS, JOEL L		1306 WALNUT STREET CARY, NC 27511-0000	
56	05G03004A	WILKINS, NADEAN HEIRS		1803 VETERANS PKWY CLAYTON, NC 27520-8339	1803 VETERANS PKWY CLAYTON, NC 27520
57	05G03004B	AIKEN, W DALE	CANADY, SUSAN A	6406 OLD FAIRGROUND RD BENSON, NC 27504-9690	1981 VETERANS PKWY CLAYTON, NC 27520
58	05G03004T	HEALTHPARK AT FORTY TWO WEST LAND LLC		1436 RIDGE RD RALEIGH, NC 27607-6729	
59	05G03004V	HEALTHPARK AT FORTY TWO WEST LAND LLC		1436 RIDGE RD RALEIGH, NC 27607-6729	
60	05G03004S	HEALTHPARK AT FORTY TWO WEST LAND LLC		1436 RIDGE RD RALEIGH, NC 27607-6729	
61	05G03004L	MARKET STREET MEDICAL BUILDING LLC		131 E MARKET ST SMITHFIELD, NC 27577-3915	2076 VETERANS PKWY CLAYTON, NC 27520

*** DISCLAIMER ***

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



Scale: 1:5586 - 1 in. = 465.46 feet

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



CONCEPTUAL PLANNING • EROSION & SEDIMENT CONTROL
SITE LAYOUT • GRADING • STORMWATER • UTILITY • PERMITTING

PAGE | 1

Neighborhood Meeting Attendance Roster

Project Name: Emergency Department Expansion for Johnston Medical Center – Clayton

Application: Special Use Permit

Location/Date: _____

	Owner 1 Name	Owner 2 Name	Address
1	Brett Bond	T.A. Loving	4000 Raketown Rd Goldston, NC
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

INGRAM CIVIL ENGINEERING GROUP, LLC

212 OVERLOOK CIRCLE • SUITE 105 • BRENTWOOD, TN 37027
OFFICE 615.370.7964 • FAX 615.370.1273 • WWW.INGRAMCIVIL.COM
"LOOKING BEYOND THE SURFACE"



Neighborhood Meeting Letter

May 1st, 2025

Dear Clayton Area Property Owner:

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

Meeting Date: May 20, 2025		Meeting Time: 6:00PM – 8:00PM	
Meeting Location:		UNC Health Johnston – Clayton, Classrooms A & B	
Type of Application:		Special Use Permit	
Project/Proposal:		Emergency Department Expansion for Johnston Medical Center – Clayton	
Property Address		2138 Veterans Pkwy, Clayton, NC 27520	
Description of Project/Proposal:		The demolition and relocation of the existing helipad roughly 75 feet to the west.	
Upcoming public meetings for this application (Planning Board and/or Town Council):		Board of Adjustments Meeting	

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 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.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal. If you have any questions prior to or after this meeting, you may contact us at 919-585-8500 or JohnstonHealthCommunications@unhealth.unc.edu. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Kyle McDermott, VP Support Services – Clayton Site Administrator

Cc: Town of Clayton Planning Department

INGRAM CIVIL ENGINEERING GROUP, LLC

212 OVERLOOK CIRCLE • SUITE 105 • BRENTWOOD, TN 37027
OFFICE 615.370.7964 • FAX 615.370.1273 • WWW.INGRAMCIVIL.COM
"LOOKING BEYOND THE SURFACE"



Neighborhood Meeting Summary Form

Fill Out the Following:

Application	Special Use Permit
Date of Mailing:	May 1st, 2025
Date of Meeting:	May 20th, 2025
Time of Meeting:	6:00 PM – 8:00 PM
Location of Meeting:	UNC Health Johnston – Clayton, Classrooms A & B
Printed Name:	Signature:

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.

UNC Health Johnston – Clayton representatives: Tom Williams – CEO, Kyle

Mcdermott – Vice President, Tony Miller - Facility Maintenance Manager. Ingram

Civil Engineering Group Representative: Max Mouret.

One interested citizen, Mr. Bond, attended this meeting. Mr. Bond had a few questions pertaining to the permitting process for the special use permit. We explained that after the special use permit application gets approved, the project will go to the technical review committee for their review. After the technical review committee completes their review, the project will be heard at the board of adjustments.

Mr. Bond also had a few questions about the temporary helipad location and tree clearing. We discussed that tree clearing would be kept to a minimum and talked him through our proposed demolition plan. We explained where a temporary helipad landing zone may be able to be established in the yard area in front of the hospital, directly southeast of the existing helipad location.

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

INGRAM CIVIL ENGINEERING GROUP, LLC



TOWN OF CLAYTON
PLANNING DEPARTMENT
 111 E Second Street
 Clayton, NC 27520
 919-553-5002

PUBLIC NOTICE

Scan **QR Code** for
 more information:



September 26, 2025

«Name1»
 «Name2»
 «Address1»
 «Address2»
 «CityStateZip»

RE: An Evidentiary Hearing by the Clayton Board of Adjustment

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 «ParcelID». This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend an evidentiary public hearing hosted by the Clayton Board of Adjustment to present your evidence on the proposed project. The meeting will be held on October 7, 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:	2025-44-SUP Helistop for Johnston Medical Center
Location:	Within Clayton Town limits located on the northernly side of Veterans Parkway (NC HWY 42) between Amelia Church Road and I-42, near the western lot line of a parcel addressed as 2138 Veterans Parkway and identified as Johnston County Tax ID 05G03004E.
PIN #(s):	164800-75-2034
Applicant:	Max Mouret, Ingram Civil Engineering Group
Request:	A Special Use Permit, per UDO Section 2.3.23, to facilitate the relocation and expansion of an existing Helistop on the Johnston Medical Center property. The property is approximately 34.03 acres and identified as Johnston County Tax ID 05G03004E.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5503 or at rtate@townofclaytonnc.org.

Sincerely,

VISION | A welcoming & engaged community that cherishes its charming local character & promotes economic vitality, environmental stewardship, safety, & opportunities for all.

MISSION | Dedicated & responsive public servants who provide essential services that bring people together & promote quality of life in the Clayton community.

VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT

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COMMUNITY
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111 E Second Street
Clayton, NC 27520
919-553-5002

Robert Tate, AICP | Senior Planner

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MISIÓN | Servidores públicos dedicados y receptivos que brindan servicios esenciales que unen a las personas y promueven la calidad de vida en la comunidad de Clayton.

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COMMUNITY
DEVELOPMENT

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Clayton, NC 27520

919-553-5002

Escanee el código

QR para más

AVISO PÚBLICO

26 de septiembre de 2025

«Name1»
«Name2»
«Address1»
«Address2»
«CityStateZip»



RE: Una audiencia probatoria ante la Junta de Ajuste 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 «ParcelID». 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 probatoria organizada por la Junta de Ajuste de Clayton para presentar su evidencia sobre el proyecto propuesto. La reunión se llevará a cabo el 7 de octubre de 2025a 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:	Heliport 2025-44-SUP para el Centro Médico Johnston
Ubicación:	Dentro de los límites de la ciudad de Clayton, ubicado en el lado norte de Veterans Parkway (NC HWY 42) entre Amelia Church Road e I-42, cerca de la línea de lote occidental de una parcela ubicada en 2138 Veterans Parkway e identificada como ID de impuesto del condado de Johnston 05G03004E.
PIN #(s):	164800-75-2034
Solicitante:	Max Mouret, Grupo de Ingeniería Civil Ingram
Pedido:	Un Permiso de Uso Especial, según la Sección 2.3.23 del UDO, para facilitar la reubicación y expansión de un Helistop existente en la propiedad del Centro Médico Johnston. La propiedad tiene aproximadamente 34.03 acres y se identifica como ID de impuesto del condado de Johnston 05G03004E.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5503 o en rtate@townofclaytonnc.org.

Atentamente,

vi

...tuda que aprecia su encantador carácter local y promueve la vitalidad económica, la gestión ambiental, la seguridad y las oportunidades para todos.

VISION | servidores publicos dedicados y receptivos que brindan servicios esenciales que unen a las personas y promueven la calidad de vida en la comunidad de Clayton.

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Clayton, NC 27520
919-553-5002

Robert Tate, AICP | Planificador Senior

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MISIÓN | Servidores públicos dedicados y receptivos que brindan servicios esenciales que unen a las personas y promueven la calidad de vida en la comunidad de Clayton.

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*** DISCLAIMER ***

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

Result 2

id: 05F02037D
Tag: 05F02037D
Owner Name 1: JP COATS LLC
Owner Name 2:
Mail Address 1: 2149 VETERANS PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8344
Book: 03968
Page: 0134

Result 3

id: 05F02035G
Tag: 05F02035G
Owner Name 1: TOREG CLAYTON, LLC
Owner Name 2:
Mail Address 1: 120 WILLIAM PENN PLZ
Mail Address 2:
Mail Address 3: DURHAM, NC 27704-2150
Book: 06694
Page: 0626

Result 4

id: 05F02035F
Tag: 05F02035F
Owner Name 1: BODDIE-NOELL ENTERPRISES, INC.
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1908
Mail Address 3: ROCKY MOUNT, NC 27802-1908
Book: 05425
Page: 0148

Result 5

id: 05F02037C
Tag: 05F02037C
Owner Name 1: JP COATS LLC
Owner Name 2:
Mail Address 1: 2149 VETERANS PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8344
Book: 04201
Page: 0033

Result 6

id: 05F02035L
Tag: 05F02035L
Owner Name 1: 166 SPRINGBROOK CHRE, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 92129
Mail Address 3: SOUTHLAKE, TX 76092-0102
Book: 05879
Page: 0049

Result 7

id: 05G03004R
Tag: 05G03004R
Owner Name 1: HEALTHPARK AT FORTY TWO WEST
Owner Name 2: LAND LLC
Mail Address 1: 1436 RIDGE RD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27607-6729
Book: 03999
Page: 0938

Result 8

id: 05G03072
Tag: 05G03072
Owner Name 1: AUDREY WOOTEN LIVING TRUST
Owner Name 2: WOOTEN, AUDREY M. TRUSTEE
Mail Address 1: 2117 VETERANS PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8344
Book: 06258
Page: 0619

Result 9

id: 05G03004
Tag: 05G03004
Owner Name 1: HARGIS, MICHAEL F
Owner Name 2: HARGIS, RENEE S
Mail Address 1: 1645 GUY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6733
Book: 01323
Page: 0190



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Result 10

id: 05G03073A
Tag: 05G03073A
Owner Name 1: PHYLLIS G. COATS
REVOCABLE TRUST
Owner Name 2: COATS, PHYLLIS G. TRUSTEE
Mail Address 1: 2149 VETERANS PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8344
Book: 06867
Page: 0298

Result 11

id: 05E99022D
Tag: 05E99022D
Owner Name 1: FORESTAR (USA) REAL
ESTATE GROUP, INC.
Owner Name 2:
Mail Address 1: 2221 E LAMAR BLVD STE 790
Mail Address 2:
Mail Address 3: ARLINGTON, TX 76006-7458
Book: 06276
Page: 0940

Result 12

id: 05G02015F
Tag: 05G02015F
Owner Name 1: AUSLEY, WARREN WAYNE
Owner Name 2: AUSLEY, NINA GODWIN
Mail Address 1: 103 CARDINAL CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9384
Book: 01732
Page: 0217

Result 13

id: 05G02015E
Tag: 05G02015E
Owner Name 1: SECU*RE INC
Owner Name 2:
Mail Address 1: 119 N SALISBURY ST
Mail Address 2: 10 TH FLOOR
Mail Address 3: RALEIGH, NC 27603-1739
Book: 06261
Page: 0321

Result 14

id: 05G02018H
Tag: 05G02018H
Owner Name 1: HICKMAN, JAMES DOUGLAS
JR.
Owner Name 2: HICKMAN, DAWN G.
Mail Address 1: 104 LARK CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9382
Book: 05763
Page: 0714

Result 15

id: 05F01007G
Tag: 05F01007G
Owner Name 1: FORESTAR (USA) REAL
ESTATE GROUP, INC.
Owner Name 2:
Mail Address 1: 2221 E LAMAR BLVD STE 790
Mail Address 2:
Mail Address 3: ARLINGTON, TX 76006-7458
Book: 06276
Page: 0925



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Result 16

id: 05G02016Z
Tag: 05G02016Z
Owner Name 1: KUHN, SCOTT R
Owner Name 2: KUHN, AMY BETH
Mail Address 1: 115 COVEY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02586
Page: 0586

Result 17

id: 05G02015
Tag: 05G02015
Owner Name 1: WEIANDT, JONATHAN M.
Owner Name 2: WEIANDT, RACHEL L.
Mail Address 1: 102 LARK CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9382
Book: 06054
Page: 0307

Result 18

id: 05F02035B
Tag: 05F02035B
Owner Name 1: RM82 HOLDINGS, LLC
Owner Name 2:
Mail Address 1: 3949 FOREST PKWY STE 100
Mail Address 2:
Mail Address 3: N TONAWANDA, NY
14120-3760
Book: 06441
Page: 0521

Result 19

id: 05F02035M
Tag: 05F02035M
Owner Name 1: 220 SPRINGBROOK LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 6309
Mail Address 3: RALEIGH, NC 27628-6309
Book: 05963
Page: 0183

Result 20

id: 05F02035J
Tag: 05F02035J
Owner Name 1: IDRISSEI REALTY LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: 100 CHARMWOOD CT
Mail Address 3: CARY, NC 27518-7102
Book: 04671
Page: 0413

Result 21

id: 05F02043J
Tag: 05F02043J
Owner Name 1: SPRING BRANCH MEDICAL
AND COMMERCIAL PARK
MASTER OWNERS'
ASSOCIATION, INC
Owner Name 2:
Mail Address 1: PO BOX 6309
Mail Address 2:
Mail Address 3: RALEIGH, NC 27628-6309
Book: 06425
Page: 0791



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Result 22

id: 05F02035K
Tag: 05F02035K
Owner Name 1: MED SPRING DRIVE LLC
Owner Name 2:
Mail Address 1: 2007 KILLEARN MILL CT
Mail Address 2:
Mail Address 3: CARY, NC 27513-4293
Book: 04382
Page: 0338

Result 23

id: 05G03004K
Tag: 05G03004K
Owner Name 1: MEDSPA REALTY LLC
Owner Name 2:
Mail Address 1: 1419 MORDECAI DR
Mail Address 2:
Mail Address 3: RALEIGH, NC 27604-1319
Book: 05906
Page: 0464

Result 24

id: 05G03004G
Tag: 05G03004G
Owner Name 1: WHAV PROPERTIES II LLC
Owner Name 2:
Mail Address 1: 910 BERKSHIRE RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-4731
Book: 03796
Page: 0268

Result 25

id: 05G03004O
Tag: 05G03004O
Owner Name 1: SWC ASSOCIATES OF CLAYTON LLC
Owner Name 2:
Mail Address 1: 118 SOUND DR
Mail Address 2:
Mail Address 3: ATLANTIC BCH, NC 28512-5205
Book: 03776
Page: 0134

Result 26

id: 05G03004J
Tag: 05G03004J
Owner Name 1: JOHNSTON MEMORIAL HOSPITAL
Owner Name 2: AUTHORITY
Mail Address 1:
Mail Address 2: PO BOX 1376
Mail Address 3: SMITHFIELD, NC 27577-1376
Book: 03557
Page: 0788

Result 27

id: 05G03004C
Tag: 05G03004C
Owner Name 1: JOHNSTON MEMORIAL HOSPITAL
Owner Name 2: AUTHORITY
Mail Address 1:
Mail Address 2: PO BOX 1376
Mail Address 3: SMITHFIELD, NC 27577-1376
Book: 03557
Page: 0788

Result 28

id: 05G03004H
Tag: 05G03004H
Owner Name 1: MARZBANI FAMILY LIMITED PARTNERSHIP
Owner Name 2:
Mail Address 1: 520 NORTH ST
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-4016
Book: 04319
Page: 0258

Result 29

id: 05G03004I
Tag: 05G03004I
Owner Name 1: JOHNSTON MEMORIAL HOSPITAL
Owner Name 2: AUTHORITY
Mail Address 1:
Mail Address 2: PO BOX 1376
Mail Address 3: SMITHFIELD, NC 27577-1376
Book: 03557
Page: 0788



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Result 30

id: 05G03004M
Tag: 05G03004M
Owner Name 1: FREEDOM CITADEL INVESTMENTS, LLC
Owner Name 2:
Mail Address 1: 5016 DILLSWOOD LN
Mail Address 2:
Mail Address 3: RALEIGH, NC 27606-4271
Book: 05183
Page: 0916

Result 31

id: 05G03004P
Tag: 05G03004P
Owner Name 1: STRAWBERRY GROUP, LLC
Owner Name 2:
Mail Address 1: 1601 BEECHGROVE DR
Mail Address 2:
Mail Address 3: RALEIGH, NC 27612-6802
Book: 06102
Page: 0395

Result 32

id: 05G03004F
Tag: 05G03004F
Owner Name 1: JOHNSTON MEMORIAL HOSPITAL
Owner Name 2: AUTHORITY
Mail Address 1:
Mail Address 2: PO BOX 1376
Mail Address 3: SMITHFIELD, NC 27577-1376
Book: 06292
Page: 0623

Result 33

id: 05G03004L
Tag: 05G03004L
Owner Name 1: MARKET STREET MEDICAL BUILDING LLC
Owner Name 2:
Mail Address 1: 131 E MARKET ST
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-3915
Book: 03761
Page: 0098

Result 34

id: 05G03004Y
Tag: 05G03004Y
Owner Name 1: JACK1, LLC
Owner Name 2:
Mail Address 1: 738 CASH ST
Mail Address 2:
Mail Address 3: APEX, NC 27502-1302
Book: 06116
Page: 0592

Result 35

id: 05G02016T
Tag: 05G02016T
Owner Name 1: COOPER, FRANKLIN REX II
Owner Name 2: COOPER, NANCY P
Mail Address 1: 119 COVEY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9379
Book: 01760
Page: 0051

Result 36

id: 05G02016D
Tag: 05G02016D
Owner Name 1: BONE, CAROLINE K. JOINT TENANTS (WROS)
Owner Name 2: WILCOX, EVAN M. JOINT TENANTS (WROS)
Mail Address 1: 102 CARDINAL CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9384
Book: 05963
Page: 0680

Result 37

id: 05G02016G
Tag: 05G02016G
Owner Name 1: PLEASANT, BRENDA M
Owner Name 2: PLEASANT, CRAIG YOUNG
Mail Address 1: 104 CARDINAL COURT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 06444
Page: 0745



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Result 38

id: 05G03004Z
Tag: 05G03004Z
Owner Name 1: JACK1, LLC
Owner Name 2:
Mail Address 1: 738 CASH ST
Mail Address 2:
Mail Address 3: APEX, NC 27502-1302
Book: 06116
Page: 0592

Result 39

id: 05G03004N
Tag: 05G03004N
Owner Name 1: JOHNSTON HEALTH
ENTERPRISES, INC.
Owner Name 2:
Mail Address 1: 509 N BRIGHTLEAF BLVD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-4407
Book: 05071
Page: 0443



TOWN OF CLAYTON
PLANNING DEPARTMENT
 111 E Second Street
 Clayton, NC 27520
 919-553-5002

PUBLIC NOTICE CERTIFICATION

This certifies that the project and the associated application have been publicly noticed according to NCGS, Town UDO, and Planning Department policy:

Project: 2025-44-SUP Johnston Medical Center Helistop Special Use Permit
Town Board: Board of Adjustment
Meeting Date: October 7, 2025

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters Mailed	Sonya Davis	September 24, 2025
2. Property Posted	Property Posted (3 signs)	Jon Weckesser	September 24, 2025
3. Website Updated	Website Updated	Lori Bryant	September 24, 2025
4. Newspaper Publish	N/A - UDO does not require legal ad for SUPs	N/A	N/A

Certified by:


 Haley Downey, AICP, CZO
 Assistant Planning Director

9/24/25
 Date


 Conrad Olmedo, AICP, CZO
 Planning Director

9.24.25
 Date

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MISSION | Dedicated & responsive public servants who provide essential services that bring people together & promote quality of life in the Clayton community.
VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT
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2.3.23 SPECIAL USE PERMIT

A. PURPOSE AND INTENT

This Special Use Permit procedure defines the process for consideration of a proposed use type that may be allowable in a zoning district, but because of its nature or potential deleterious effects, it requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings.

B. APPLICABILITY

1. Uses identified as requiring a Special Use Permit in Table 4.2.5, Listing of Common Principal Uses, or in Table 4.5.4, Listing of Common Secondary Uses, shall be approved in accordance with the procedures and standards of this section.
2. Applications subject to a required neighborhood meeting shall include required information in accordance with Section 2.4.4, Neighborhood Meeting.
3. In cases where a single use type located within a larger multi-building or multi-use development requires a Special Use Permit, only that particular use type and the lot it is located upon shall be subject to the Special Use Permit, not the entire development.

C. APPLICATION

An application for a Special Use Permit shall include a Concept Plan depicting the aspects described in the Town’s Procedures Manual. The Technical Review Committee shall review and comment on the Concept Plan prior to consideration of the application by the Board of Adjustment. **AMENDED 7.21.25 (UDOTA 1-25)**

1. The application shall include a wastewater allocation request prepared in accordance with all Town requirements if proposing development that seeks to utilize public sewer.
2. The application shall include a Transportation Impact Analysis, or Traffic Assessment, as appropriate, when required by Section 2.3.29, Transportation Impact Analysis.
3. Applications that involve changes to or extension of public infrastructure shall identify these features on the Concept Plan.
4. Applications complying with a Town-mandated Fee-in-Lieu or anticipated to include an applicant-requested Fee-in-Lieu shall include information identified in Section 2.3.15, Fee-in-Lieu.
5. In cases where development is seeking to take advantage of sustainability incentives, allowable density bonuses, or allowable alternative forms of compliance, the application shall include supplemental details and justification for the use of these provisions.
6. Applications subject to a required neighborhood meeting shall include required information in accordance with Section 2.4.4, Neighborhood Meeting.

FIGURE 2.3.23 SPECIAL USE PERMIT PROCEDURE

STEP	ACTION
1	Pre-Application Conference
2	Neighborhood Meeting
3	File Application Must include a Concept Plan
4	Completeness Determination
5	Staff Review Includes Concept Plan review and comment by TRC
6	Public Notification of Public Hearing
7	Decision by Board of Adjustment Decision effective upon date of filing in the office of the Planning Department
8	Notification of Decision



D. PROCESS TYPE

Type III (see Section 2.2.3, Process Diagrams) except that Special Use Permits are required to conduct a neighborhood meeting.

E. DECISION

1. A decision by the Board of Adjustment on a Special Use Permit shall be based on the competent, material, and substantial evidence in the record, as supplemented by arguments presented at the evidentiary hearing, Figure 2.3.23, and the standards in Section 2.4, Review Procedures.
2. The decision shall be one of the following:
 - a. Approval of the Special Use Permit, as submitted;
 - b. Approval of a revised Special Use Permit; or
 - c. Denial of the Special Use Permit.
3. In making its decision on a Special Use Permit, the Board of Adjustment shall not waive or reduce any applicable standard of this Ordinance. It is permissible for the Board of Adjustment to apply conditions of approval that exceed the standards in this Ordinance, as necessary, to mitigate any potentially negative impacts of the use on its surroundings.

F. REVIEW CRITERIA

A Special Use Permit shall be approved upon a finding of fact by the Board of Adjustment that the proposed special use:

1. Is subject to a Concept Plan that accurately depicts the proposed use's configuration and addresses public infrastructure if changes to or extension of public infrastructure are required as part of the application;
2. Complies with all required standards, conditions, and specifications of this Ordinance, including all zoning district dimensional requirements and use-specific standards;
3. Will not materially endanger the public health or safety;
4. Will not substantially injure the value of the abutting land, or the special use is a public necessity;
5. Will not include or result in such additional traffic volume so as to strain the flow of traffic on the streets and roads of the Town; and
6. Will be in harmony with the intensity, scale, and character of existing or anticipated development in the area in which it is to be located.

G. CONDITIONS

1. The Board of Adjustment may apply conditions of approval that are reasonable and appropriate in accordance with NCGS§160D-705(c) and Section 2.4.10, Conditions of Approval.
2. Conditions may be proposed to:
 - a. Assure that the use will be harmonious with the intensity, scale, and character of the area where proposed;
 - b. Ensure the use is consistent with the purpose and intent of this Ordinance;
 - c. Limit the permit to a specified duration;
 - d. Place limits on the availability for occupancy of proposed residential dwelling units to coincide with the provision or maintenance of adequate public facilities; or
 - e. Address other considerations necessary, in the sole discretion of the Board of Adjustment.



3. All conditions shall be identified in the approval, the notice of decision, and on any associated Concept Plans.
4. The notice of decision shall not be prepared until the applicant has consented to all applicable conditions of approval in writing.

H. SEQUENCE

1. Special Use Permit applications may include an application for a Site Plan, Zoning Compliance Permit, and Building Permit, but the Special Use Permit shall be decided first.
2. A Concept Plan shall not substitute for a required Site Plan or Major Subdivision. Site Plans and Major Subdivision are reviewed after approval of the Special Use Permit. **AMENDED 7.21.25 (UDOTA 1-25)**
3. Special Use Permit applications may be filed with a rezoning application, but the rezoning application shall be decided first.
4. Special Use Permit applications may be filed with an application for a Variance, but the Variance application shall be approved first.

I. EFFECT

1. Approval of a Special Use Permit allows an applicant to file an application for a Site Plan.
2. A Special Use Permit approval is perpetually binding and shall run with the land, unless amended or limited in duration by the Board of Adjustment.
3. An action invalidating a special use condition of approval (such as an intensity or hours of operation limitation) shall render the Special Use Permit and associated Concept Plan null and void.
4. Special uses shall meet all applicable State and federal requirements for location and operation. Failure to maintain compliance with those requirements may result in the revocation of the Special Use Permit and associated Concept Plan.

J. AMENDMENT

Concept Plans shall only be amended in accordance with the standards in this section. Amendments to a Concept Plan approval shall be considered as minor modifications or major modifications, and must be considered in accordance with the following:

1. MINOR MODIFICATIONS

- a. Minor modifications are limited to changes that have no material effect on the character of the development or changes that address technical considerations that could not reasonably be anticipated at the time of the application approval.
- b. Minor modifications shall be reviewed and decided by the Planning Director, in consultation with other appropriate Town staff.
- c. Minor modifications may include any changes not identified as a major modification in Section 2.3.23J.2, Major Modifications.

2. MAJOR MODIFICATIONS

- a. Changes that materially affect the basic configuration of the development, a condition of approval, or that require additional evidentiary support beyond that presented at the public hearing shall be considered major modifications.
- b. Major modifications include, but are not limited to:
 - i. A change in the boundaries of a site;
 - ii. A change in the approved use type;
 - iii. An increase in the amount of floor area by five percent or more beyond that approved under the initial Special Use Permit;



- iv. An increase in the total number of provided off-street parking spaces by ten percent or more beyond that approved under the initial Special Use Permit;
 - v. A change in the location of a principal or secondary structure by more than 10 feet in any direction;
 - vi. Structural alterations increasing the structure height;
 - vii. Alterations affecting the form, ornamentation, or appearance of a principal or secondary structure as shown in the Concept Plan;
 - viii. Changes in density or intensity;
 - ix. Decreases in open space;
 - x. Substantial changes in the location of streets (particularly if streets are to be deleted or access points to the development moved so traffic flows both inside and outside the development are affected) or pedestrian access or circulation;
 - xi. A change in the amount or location of proposed landscaping or required screening; or
 - xii. Changes to site features that require the application of professional judgment or discretion by a licensed landscape architect, architect, or professional engineer.
- c. Major modifications must be reviewed and considered only in accordance with the procedures and standards established for the original application approval.

K. EXPIRATION

1. REPLACEMENT

If a special use is replaced by a use type permitted by right in the zoning district, the Special Use Permit and the corresponding Concept Plan approval is deemed abandoned and the Special Use Permit approval is null and void. **AMENDED 7.21.25 (UDOTA 1-25)**

2. FAILURE TO START OR COMPLETE CONSTRUCTION

Unless otherwise stated in the Special Use Permit approval, a Special Use Permit and the corresponding Concept Plan shall expire and become null and void two years after the date of issuance if: **AMENDED 7.21.25 (UDOTA 1-25)**

- a. An application for a Site Plan or Major Subdivision has not been filed;
- b. Substantial commencement of construction has not taken place; or
- c. Construction activities have started, but the owner has voluntarily stopped construction and substantial progress has not been maintained.

3. MULTIPLE BUILDING PERMITS

Where more than one principal building is included with an approved Special Use Permit, the applicant may submit a series of Building Permit applications. The first application shall be submitted within one year of the date the Special Use Permit is approved. Each subsequent Building Permit application shall be submitted within 180 days from the date of issuance of a Certificate of Occupancy or other final approval for the previous building.

L. REVOCATION

1. In the event of failure to comply with the plans or any other conditions imposed upon the Special Use Permit approval, the Planning Director shall give the permit holder 10 days written notice of intent to revoke the permit and request the permit holder to contact staff to set a reasonable time for the violation to be corrected.
2. A Special Use Permit may only be revoked in accordance with the procedure used to grant its approval.
3. If the permit is revoked and the special use has not ceased, the use is considered a violation of this Ordinance and subject to enforcement and penalties in Chapter 7, Violations.



Chapter 2 Applications

Section 2.3 Application Types

Sub-section 2.3.23 Special Use Permit

M. VESTING

1. See Section 1.11.4D, Site-Specific Vesting Plan.
2. Applicants seeking a longer vesting term may file an application in accordance with Section 2.3.32, Vested Rights Certificate.

N. APPEAL

In accordance with Section 2.3.4B.1, Decisions by Board of Adjustment.



Chapter 4 Land Uses

Section 4.5 Secondary Uses

Sub-section 4.5.1 Establishment of a Secondary Use

9. Bulk storage of flammable or hazardous liquids;
10. Funeral homes and mortuaries; and
11. Animal hospitals, boarding of animals as a commercial enterprise, and kennels operated as a commercial enterprise.

4.5 SECONDARY USES

4.5.1 ESTABLISHMENT OF A SECONDARY USE

- A. Secondary uses or structures may be approved in conjunction with the approval of the principal use or subsequently following the establishment of the principal use. No secondary use or structure shall be approved, established, or constructed before the principal use is approved in accordance with this Ordinance.
- B. Except when indicated as a special use, a conditional zoning district use, or exempted in Table 4.5.4, Listing of Common Secondary Uses, establishment of a secondary use or structure subsequent to an established principal use shall require approval of a Zoning Compliance Permit in accordance with Section 2.3.33, Zoning Compliance Permit. **AMENDED 4.15.24 (UDOTA 1-24); 12.16.24 (UDOTA 3-24)**
- C. In cases where a secondary use or structure is identified as a special use in Table 4.5.4, Listing of Common Secondary Uses, establishment of a secondary use or structure subsequent to an established principal use shall require approval of a Special Use Permit in accordance with Section 2.3.23, Special Use Permit.
- D. In cases where a secondary use or structure is identified as a conditional use in Table 4.5.4, Listing of Common Secondary Uses, establishment of a secondary use or structure subsequent to an established principal use shall require approval of a conditional rezoning in accordance with Section 2.3.7, Conditional Rezoning. Applications to establish a conditional zoning district shall include a written list of proposed secondary uses which shall be attached to the application approval along with other conditions of approval.
- E. Section 4.5.4, Listing of Common Secondary Uses, may not be inclusive of all possible secondary uses, and in the event a secondary use is proposed that is not listed in the table, the Planning Director shall consult Table 4.2.5, Listing of Common Principal Uses, to determine if the proposed secondary use corresponds to a listed principal use. Any listed principal use is permitted as a secondary use in any zoning district where the principal use is permitted. In no instance shall a secondary use be permitted in a zoning district where it is prohibited as a principal use.
- F. In the event a proposed secondary use is not listed in Table 4.5.4, Common Secondary Use Table, and there is no corresponding principal use, the Planning Director shall determine how to treat the secondary use in accordance with Section 4.7, Unlisted Uses.

4.5.2 INTENT OF THESE STANDARDS

This section authorizes the establishment of secondary uses and structures that are incidental and subordinate to principal uses. The purpose of this section is to allow a broad range of secondary uses and structures, provided they comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands.

4.5.3 GENERAL STANDARDS FOR ALL SECONDARY USES

Secondary structures may deviate from these general standards and the specific standards in Section 4.5.5, Standards for Specific Secondary Uses, only where expressly authorized by this Ordinance, as part of an approved Variance or Administrative Adjustment, are subject to conditions of approval associated with a type 3 Conditional Rezoning, or are configured in accordance with Section 3.5, Incentives and Alternatives.



5.6 NONCONFORMING USES

The lawful nonconforming use of a structure, land, or water existing as of January 2, 2024, may only be continued in accordance with the standards in this section. The standards in this section shall apply to both principal and secondary uses unless otherwise indicated.

5.6.1 DECLARED INCOMPATIBLE

All nonconforming uses are hereby declared generally incompatible with the permitted uses in the district in which they are located and with the provisions of this Ordinance.

5.6.2 CONTINUATION ALLOWED

Nonconforming uses are allowed to continue, be maintained, and strengthen in accordance with the requirements of this Chapter.

5.6.3 INCREASING ELEVATION

Nothing in this section shall limit the increase in elevation of an existing or damaged building or structure in the Flood Protection Overlay District to a height above the regulatory flood elevation.

5.6.4 SEPARATION REQUIREMENTS

In cases where a use type is lawfully established and in compliance with the applicable standards of this Ordinance, and another use type is subsequently established within a minimum required separation distance required by Section 4.3, Standards for Specific Principal Uses, the initial existing use shall not be rendered nonconforming.

5.6.5 EXTENSION OR EXPANSION

A nonconforming use shall not be extended or expanded to occupy more space or altered in any way that increases the degree of nonconformity, except in accordance with the following standards:

A. SINGLE-FAMILY DETACHED DWELLINGS

1. ADDITIONS

- a. A lawfully-established nonconforming single-family detached residential dwelling that is a principal use may be altered or extended to include additional interior floor space or outdoor use area (such as a deck, patio, or other typical feature) in an amount equal to or less than the total floor area of the structure as it existed on January 2, 2024.
- b. Any alteration or expansion shall comply with all applicable setback requirements for a single-family detached dwelling in the RMD zoning district.

2. SECONDARY USES OR STRUCTURES

Any lot containing a lawfully-established nonconforming single-family detached dwelling as a principal use may be supplemented with a secondary use or structure meeting the applicable requirements of Section 4.5, Secondary Uses, and the zoning district where located.

B. MANUFACTURED OR MOBILE HOMES

1. An existing nonconforming manufactured or mobile home serving as a principal use may be replaced with another nonconforming manufactured or mobile home provided the replacement mobile or manufactured home:
 - a. Is 12 feet wide or wider;
 - b. Is in place within 365 days of the removal of the prior nonconforming mobile or manufactured home;

5.6.8 ABANDONMENT

- A.** In the event a nonconforming use is discontinued or abandoned for a period of more than 180 consecutive days, the nonconforming use may only be replaced by a use permitted in the district where located.
- B.** Any time a nonconforming use is converted to a conforming use, the conforming use shall not revert to the former nonconforming use or any other nonconforming use.

5.6.9 LOSS OF BONA FIDE FARM PURPOSES EXEMPTION

AMENDED 12.16.24 (UDOTA 3-24)

In the event land being used for bona fide farm purposes or agritourism on land being used for bona fide farm purposes that is exempted from the provisions of this Ordinance in accordance with Section 1.1.3B, Exemptions from Zoning Requirements, fails to maintain required documentation of its status as land used for bona fide farm purposes for a period of three consecutive years or more, the land in question shall lose its exempted status and shall come into compliance with the requirements of this Ordinance. Failure to comply with these requirements shall be a violation of this Ordinance and may subject the landowner to the procedures and requirements of Section 7.5, Enforcement Procedure.

5.6.10 REZONING

- A.** Nonconforming uses located on land subject to an application for a Conventional or Conditional Rezoning shall either be permitted uses or special uses in the zoning district being requested in the application.
- B.** In cases where an existing nonconforming use is not permitted within a zoning district being requested, the nonconforming use shall be eliminated prior to the effective date of the application seeking to rezone the land.
- C.** In cases where an existing nonconforming use is permitted as a special use in a newly-approved conventional zoning district designation, an application for the special use permit (see Section 2.3.23, Special Use Permit) shall be filed within 30 days of the date the rezoning becomes effective or the nonconforming use shall be eliminated.

TABLE 8.3: TERMS DEFINED

AMENDED 4.15.24 (UDOTA 1-24); 9.16.24 (UDOTA 2-24); 12.16.24 (UDOTA 3-24); 7.21.25 (UDOTA 1-25)

TERM	DEFINITION(S)
HAIR, NAIL, AND SKIN RELATED SERVICES	A commercial establishment engaged in the provision of services pertaining to hair care, hair styling, hair removal, nail care, makeup, facial treatments, tanning, massage therapy, and similar cosmetic treatments. Such uses may or may not include other spa or salon facilities such as showers, baths, and the incidental sales of food for on-site consumption and personal skin or hair care products. Commercial uses engaged in hair cutting, hair styling, or hair coloring are barber and beauty salons.
HALF STREET	See "Street, Half."
HALFWAY HOUSE	A licensed home for juveniles or adult persons on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling is provided to assist residents back into society, enabling them to live independently.
HARDSHIP	Special or specified circumstances that place an unreasonable or disproportionate burden on one applicant or landowner over another.
HAZARDOUS WASTE	By-products, derivatives, or residuals taking the form of a solid, liquid, or gas that has a degree rating in health, flammability, or reactivity of Class 3 or 4 as ranked by the National Fire Protection Association's Document 704 and that is used directly in research, laboratory, or production processes that have as their end product materials that are not hazardous, as defined in the North Carolina Building Code, Volume V - Fire Prevention.
HAZARDOUS WASTE MANAGEMENT FACILITY	For the purposes of the Flood Protection Overlay District standards, as defined in NCGS§ 130A, Article 9, a facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste.
HEAT ISLAND EFFECT	An effect, typically in more urban areas, where ambient heat builds up in localized areas due to increased absorption of solar radiation by constructed surfaces such as paving, building walls, and roofs.
HEAVY EQUIPMENT SALES, RENTAL, & REPAIR	Premises on which new or used heavy equipment (tractors, loaders, excavators, backhoes, cranes, lifts, rollers and similar devices) are displayed for sale, lease, or rental. On-site repair and service to heavy equipment is also provided.
HEDGE	A row of shrubs planted with close spacing that grow together to form a dense opaque screen.
HEDGEROW	A row of shrubs and trees planted with close or uniform on-center spacing that grow together to form a dense opaque screen that blocks wind or visibility between different areas.
HELISTOP	An area of land, water, or structural surface designed for discharge or pick-up of passengers or cargo from or by helicopters, but excluding field service or maintenance.
HIGH INTENSITY LED	One or more light emitting diodes that are optimized for providing an extra-bright, highly visible light.
HIGH INTENSITY OFFICE	See "Office, High Intensity."



§ 155.302 PUBLIC AND CIVIC USE STANDARDS.

The following standards shall apply to all permitted uses and special uses, as set forth in the Use Regulations Table (Table 2-1 § 155.202). Additional design considerations may be outlined in the Clayton General Design Guidelines.

(A) *Assembly.* A site or facility open to the public or membership groups for social, civic, political, educational, or recreational purposes. Typical uses include museums, cultural centers, recreational facilities, botanical gardens and community services such as after school care or tutorial services, medical services, employment services, and may also include uses such as cultural organizations and union halls.

(B) *Cemetery.* A place used or to be used and dedicated or designated for interments of human remains or pet animal remains. A cemetery may include an office, chapel, mausoleum, columbarium or crematory.

(C) *Church or Place of Worship.* A sanctuary which may include a retreat, convent, seminary or other similar use, owned or operated by a tax-exempt religious group that is used periodically, primarily or exclusively for religious worship, activities and related services.

(1) Where a church or place of worship requires a Special Use Permit, following the initial approval of places of worship through the special use permit process (see § 155.710), expansions of up to 20% of the area originally approved through the special use permit process may be approved administratively. Any administrative approvals of expansion shall not waive any conditions of approval of the special use permit.

(2) Accessory uses standards for a place of worship are set forth in §155.308(E).

(D) *College or University.* An institution of higher learning offering undergraduate or graduate degrees, and including the buildings required for educational or support services, such as classrooms, laboratories, dormitories and the like.

(E) *Day Care Facility.* A non-residential day care facility licensed by the state, if applicable; providing care for children or adults who do not reside in the facility, are present primarily during daytime hours, and do not regularly stay overnight. All daycares shall be subject to the following:

(1) An off-street passenger drop-off and passenger loading area shall be provided for any day care. Such area shall not be located in the street yard.

(2) Where abutting a residential use, a Class "C" landscape buffer shall be provided so as to shield all parking areas, play areas and outdoor activity from abutting property.

(F) *Government Service.* Buildings or facilities owned or operated by a government entity and providing services for the public, excluding utility and recreational services. Typical uses include administrative offices for government agencies, public libraries, police and fire stations, and resource centers.

(G) *Hospital or Medical Center.* A facility licensed by the State of North Carolina which maintains and operates organized facilities for medical or surgical diagnosis, overnight and outpatient care, and treatment of human illness. A hospital may include related support facilities such as a helipad, laboratories, out-patient departments, staff offices, food services, and a gift shop.

(H) *School (Elementary or Secondary).* A public or private institution offering a curriculum of education authorized by the state giving regular instruction at the primary, secondary level, or a school for the mentally or physically handicapped. Included in this definition are preschool programs. However, this definition does not include day care facilities, individual instruction, or classes in a specialized subject.

(1) Following the initial approval of a school through the special use permit process (see §155.711), expansions of up to 20% of the area originally approved through the special use permit process may be approved administratively.

(2) Administrative approvals of expansions of schools shall not waive any conditions of approval of the special use permit.

(I) *School (Technical, Trade or Business).* An institution offering instruction beyond high school level with a course of study in vocational, technical or other special subjects.

(1) Following the initial approval of a school through the special use permit process (see §155.711), expansions of up to 20% of the area originally approved through the special use permit process may be approved administratively.

(2) Administrative approvals of expansions of schools shall not waive any conditions of approval of the special use permit.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2009-08-02, passed 8-3-09; Am. Ord. 2012-04-03, passed 4-2-12; Am. Ord. 2012-12-03, passed 12-3-12; Am. Ord. 2016-04-04, passed 4-4-16; Am. Ord. 2017-04-06, passed 4-3-17; Am. Ord. 2021-02-02, passed 2-15-21)

Ordinance #2025-10-02

**TOWN OF CLAYTON
SPECIAL USE PERMIT
#2025-44-SUP – JOHNSTON MEDICAL HELISTOP**

WHEREAS an application has been filed with the Town of Clayton requesting a Special Use Permit to establish the Secondary Use of “Helistop”, as defined in the Town of Clayton Unified Development Ordinance (UDO), on the subject property. The subject property is 34.03 acres and is located within Clayton Town limits, on the northwesterly side of Veterans Parkway, south of Amelia Church Road and north of Interstate 42, addressed as 2138 Veterans Parkway and identified as NC PIN #164800-75-2034 (Johnston County Tax ID 05G03004E); and

WHEREAS said property is owned by Johnston Memorial Hospital Authority; and

WHEREAS a notice of an Evidentiary Public Hearing to consider the proposed Special Use Permit 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-406; and

WHEREAS notice of an Evidentiary Public Hearing to consider the proposed Special Use Permit was posted on the property as required by Unified Development Ordinance Section 2.4.8(F) and by North Carolina General Statutes §160D-406; and

WHEREAS the said Evidentiary Hearing was conducted at the Board of Adjustment meeting held at 6:00 p.m. on Tuesday, October 7, 2025; and

WHEREAS proper public notice was conducted by Town staff to reschedule the Board of Adjustment meeting from October 15, 2025 to October 7, 2025; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ADJUSTMENT OF THE TOWN OF CLAYTON, NORTH CAROLINA, THAT:

SECTION 1: Having heard all the evidence and argument presented at the Evidentiary Hearing on October 7, 2025, the Board of Adjustment approves the Special Use Permit based on the following Findings of Fact, per Unified Development Ordinance Section 2.3.23.F, Review Criteria:

1. Is subject to a Concept Plan that accurately depicts the proposed use's configuration and addresses public infrastructure if changes to or extension of public infrastructure are required as part of the application;
2. Complies with all required standards, conditions, and specifications of this Ordinance, including all zoning district dimensional requirements and use-specific standards;
3. Will not materially endanger the public health or safety;
4. Will not substantially injure the value of the abutting land, or the special use is a public necessity;
5. Will not include or result in such additional traffic volume so as to strain the flow of traffic on the streets and roads of the Town; and
6. Will be in harmony with the intensity, scale, and character of existing or anticipated development in the area in which it is to be located.

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
2025-44-SUP – Johnston Medical Helistop Special Use Permit

1. Following Board of Adjustment approval, an electronic copy of the Concept Plan, Exhibit A (dated October 7, 2025), 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 Ordinance (UDO) requirements, 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 Project shall be constructed in substantial conformance with the Concept Plan as approved by the Clayton Board of Adjustment. Any proposed modifications to the Concept Plan shall be reviewed in accordance with the standards outlined in the UDO.
4. The associated Concept Plan and Conditions of Approval for this project shall allow for any changes in Town Development regulations, either through text or the official Zoning Map, that are considered as upzoning, downzoning, or establishment of any nonconformity.
5. 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.
6. To the extent of any conflict between the Concept Plan and these Conditions of Approval, these Conditions shall control.
7. Aluminum fencing of a maximum height of four (4) feet with a gate allowing access shall fully enclose the helipad, as shown on the Concept Plan.
8. Unless otherwise stated in this approval, this Special Use Permit shall expire and become null and void two (2) years after the date of issuance, if:
 - a. An application for a Site Plan or subdivision plat has not been filed;
 - b. Substantial commencement of construction has not taken place; or
 - c. Construction activities have started, but the owner has voluntarily stopped construction and substantial progress has not been maintained.

SECTION 4: That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 7th day of October 2025, while in regular session.

Marty Bizzell
Board Chair

ATTEST:

Heidi L. Holland, MMC, NCCMC
Town Clerk

Board of Adjustment Meeting Dates for 2026

Meeting Date
January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026
October 21, 2026
November 18, 2026
December 16, 2026