



**Town of Clayton
Planning Board Regular Meeting Agenda
Monday, September 28, 2026 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street**

The Public may view the Live Council Meeting on the Town's YouTube Channel:
<https://www.youtube.com/TownofClaytonNC>

No Weapons Allowed Inside Council Chambers.

1. CALL TO ORDER

- a. Call to Order of the Planning Board Meeting
Presenter:
Jodie Dupree, Planning Board
- b. Roll Call of the Planning Board
Presenter:
Conrad Olmedo, Planning Director

2. ADJUSTMENT OF THE AGENDA

- a. **POTENTIAL ACTION:** Adoption of Agenda

3. APPROVAL OF MINUTES

- a. July 27, 2026
Presenter:
Heidi Holland, Town Clerk
POTENTIAL ACTION: Approval of Minutes
- b. **POTENTIAL ACTION:** Approval of Minutes

4. PUBLIC MEETINGS

- a. 2026-046-CZM Ramblewood Industrial, Type 3 Conditional Rezoning
Presenter:
Lauren Staudenmaier, Senior Planner
Recommendation of Approval to Town Council

5. NEW BUSINESS

- a. Planning Director's Report
Presenter:
Conrad Olmedo, Planning Director
Receive the Planning Director's Report as information.

6. ADJOURNMENT

- a. **POTENTIAL ACTION:** Motion To Adjourn

INFORMATION FOR THE PUBLIC

About the Planning Board

The Planning Board is composed of volunteer members of the public who reside within the corporate limits and extraterritorial jurisdiction (ETJ) of the Town of Clayton. Members residing within the corporate limits are appointed by the Town Council and

members residing in the ETJ are appointed by the Johnston County Board of Commissioners, with the recommendation of Town Council.

The Role of the Planning Board

The Planning Board is responsible for providing recommendations on Conditional and Conventional Rezoning, Text Amendments, and Town Plans. Decisions made by the Planning Board are a recommendation only. Final decisions are made by the Town Council.

Providing Public Comment

At the discretion of the Planning Board Chair, the Planning Board welcomes public input and discussion during a Public Meeting,

Before Speaking:

- Wait until you are recognized by the Chair;
- Clearly state your full name and address for the record;
- Address your comments to the Planning Board; and
- Keep your comments to no more than three (3) minutes (you may be asked to conclude if you exceed that time).

ADA Compliance

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Town of Clayton should contact the office of Dolores Gill, ADA Coordinator at 919-553-5002 as soon as possible but no later than 48 hours before the scheduled event.

Contact the Planning Department

For questions about the Planning Board or items contained in this agenda packet, please contact the Planning Department at (919)553-5002 and ask for "Planning" or email planning@townofclaytonnc.org.

Additional Information

1. Planning Board Website: [Planning Board | Clayton, NC](#)
2. Planning Public Meetings and Hearings: [Public Meetings & Hearings | Town of Clayton](#)
3. Relevant North Carolina General Statutes: [NCGS § 160D-301. Planning boards.](#) and [NCGS § 160D-604. Planning board review and comment.](#)
4. UDO Information: [Unified Development Ordinance \(Adopted 11.17.25\)](#), Planning Board, UDO § 1.8.4 (Adopted 11.17.25) and Public Meetings, UDO § 2.4.9.D (Adopted 11.17.25).

< End of Information for the Public >



Planning Board Regular Meeting Agenda Cover Sheet

Meeting Date

September 28, 2026

Agenda Location

APPROVAL OF MINUTES

Item Title

July 27, 2026

Presenter(s)

Heidi Holland, Town Clerk

Suggested Action

POTENTIAL ACTION: Approval of Minutes

Strategic Priorities Alignment

Please chose all that apply from the "Text Snippets" menu above.

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

POTENTIAL ACTION: Approval of Minutes

Funding Source**Corresponding Documentation**

1. Planning Board July 27, 2026 MINUTES

Submitted By: Meredith Mumford, Deputy Town Clerk

Reviewed By:
Meredith Mumford, Clerk's Office

Created -



Town of Clayton
Planning Board Regular Meeting Minutes
Monday, July 27, 2026 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Pursuant to N.C. General Statute § 143-318.10(e), these minutes provide a general summary of the Planning Board meeting and do not represent a verbatim transcript. A complete video recording of this meeting is available for public access on the Town of Clayton's official YouTube channel: <https://www.youtube.com/user/TownofClaytonNC>.

Present:

Jodie Dupree, Derrick Applewhite, Daniel Gleason, Mike Surasky, , Planning Board Jason Carter, Deborah Hooker, Mark Hall, Tom McKearney

Alternate:

Randall Dupree

Staff Present:

Andria Archer, Council Member Liaison
Jody McLeod, Mayor
Rich Cappola, Town Manager
Conrad Olmedo, Planning Director
Robert Tate, Senior Planner
Joseph Stallings, Economic Development Director
Emily C. Cauley-Schulken, Town Attorney
Heidi Holland, Town Clerk
Meredith Mumford, Deputy Town Clerk

1. CALL TO ORDER

- a. Call to Order of the Planning Board Meeting

Presenter:

Jodie Dupree, Planning Board

Board Chair Dupree called the meeting to order at 6:00 PM.

- b. Roll Call of the Planning Board

Presenter:

Conrad Olmedo, Planning Director

Mr. Olmedo provided the roll call. A quorum was present.

2. ADJUSTMENT OF THE AGENDA

Adoption of Agenda

Result:	Passed 7-0
Mover:	Daniel Gleason
Seconder:	Anita Bland
Yes:	Jodie Dupree, Derrick Applewhite, Mike Surasky, Jason Carter, Deborah Hooker, Mark Hall, Tom McKearney
No:	None
Absent:	

APPROVAL OF MINUTES

- a. Approval of Minutes
 - June 22, 2026

Adoption of Minutes

Result:	Passed 7-0
Mover:	Mike Surasky
Second:	Mark Hall
Yes:	Jodie Dupree, Derrick Applewhite, Daniel Gleason, Anita Bland, Jason Carter, Deborah Hooker, Tom McKearney
No:	None
Absent:	

4. PUBLIC MEETINGS

- a. There are no items scheduled for the Planning Board to hold Public Meeting.

5. NEW BUSINESS

- a. Presentation by Abi Napier, Planning Intern, on their Summer Internship Experience
Presenter:
Conrad Olmedo, Planning Director

Ms. Abi Napier, the Planning Department summer intern, presented an overview of her internship experience and the projects she has worked on during her time with the Town. She explained that she began her internship in June and would be leaving in a few weeks as she prepared to return to her graduate studies.

Ms. Napier shared her educational and professional background, noting that she was raised in Hickory, North Carolina, where observing the community's growth sparked her interest in planning and local government. She earned a bachelor's degree in political science from UNC Greensboro and was pursuing a Master of Public Administration at UNC Chapel Hill with a concentration in local government. She stated that the internship provided valuable exposure to community planning, an area not heavily emphasized in her academic program, and noted her interest in continuing a career in local government within North Carolina. She added that Clayton's size, growth, and commitment to preserving its small-town character aligned with the type of community in which she hopes to work in the future.

Ms. Napier reported that one of her primary projects involved supporting the Town's Strategic Plan. Working with staff, she learned about the plan and the ClearGov software used to track progress. She conducted staff surveys and director interviews to gather feedback on opportunities for improvement within the Planning Department. Based on the feedback received, she drafted future tasks and tactics for consideration and assisted in refining and shortening the department's goals for the year.

She also described her work on records management in the basement archives. Ms. Napier logged and disposed of approximately 40 boxes of records in coordination with the Town Clerk

and began organizing and digitizing permanent files. She reported that she had processed approximately 200 files and noted that the project would remain ongoing.

Another major project involved updating departmental standard operating procedures. Ms. Napier transferred older SOPs into a new standardized template to improve consistency across documents. She also helped update the master SOP inventory and identified areas where additional procedures could be developed.

In addition to her long-term assignments, Ms. Napier completed several shorter projects. She conducted research related to potential Unified Development Ordinance amendments, including topics such as shipping containers, definitions of animal processing, chicken coops within the ETJ, and size limitations for commercial accessory structures. She also assisted with updates to the development map and provided feedback on its format and presentation. Additionally, she participated in ride-alongs with Code Enforcement and Planning staff and toured developing areas of town to gain a broader understanding of future growth and development in Clayton.

Members of the Board thanked Ms. Napier for her contributions. They expressed appreciation for her work during the internship and encouraged her to continue pursuing a career in local government, noting the significant need for dedicated professionals across North Carolina.

- b. Presentation by Joe Stallings, Economic Development Director, State of the Economy

Presenter:

Joe Stallings, Economic Development Director

Receive a presentation from staff

Joseph Stallings, Economic Development Director, presented an overview of economic development in Clayton, drawing from information shared during the recent State of Economic Development event. He explained the role of the Economic Development Department and how it works with other Town departments, educational institutions, businesses, and outside agencies to advance the Town Council's vision for Clayton's future.

Mr. Stallings reported that Clayton continued to experience significant population growth, adding an average of five residents per day. He noted that the Town's population was generally younger than those of neighboring communities, which influenced budgeting priorities, service delivery, and long-term planning. He also discussed increasing traffic congestion and stated that over 70% of residents commuted outside of Clayton for work, resulting in lost spending opportunities within the community. He explained that population growth affected representation, grant eligibility, infrastructure demands, and overall community planning.

The presentation highlighted Clayton's tax base, which consisted of approximately 80 percent residential and 20 percent non-residential property. Mr. Stallings reviewed findings from Johnston County's Cost of Community Services study, which indicated that residential development generally consumed more services than it generated in tax revenue, while commercial and industrial properties contributed positively to local revenues. He emphasized the importance of maintaining a balanced tax base and stated that the Town was conducting its own cost of community services analysis to provide additional data for future decision-making. He clarified that the results would help inform decisions regarding development proposals rather than determine whether projects should be approved or denied.

Mr. Stallings reviewed commercial real estate data and noted opportunities for additional industrial, commercial, and flex space development. He reported that Clayton currently had no available industrial flex space, limiting opportunities to attract or expand businesses that required such facilities. He also discussed Clayton's role within the broader Johnston County market and noted the Town's strong position in retail development.

The presentation highlighted several planning and policy documents, including the Town Strategic Plan, Comprehensive Growth Plan, Economic Development Strategic Plan, and Downtown Plan, which collectively guided growth and development decisions. Mr. Stallings explained that the Economic Development Department focused on marketing, business recruitment, business retention and expansion, legislative affairs, and site identification and preparation. He emphasized the importance of preserving sites suitable for commercial and industrial development as residential growth continued.

Mr. Stallings reviewed departmental priorities, including strengthening the tax base, increasing local job opportunities, reducing retail leakage, improving development processes, strengthening intergovernmental relations, advocating for infrastructure investments, and promoting Clayton's business advantages. He reported that approximately 117 business inquiries were received during most of the previous year and that about 87 inquiries had already been received during the current year, averaging roughly ten requests for information per month from companies evaluating locations in North Carolina.

He discussed ongoing marketing efforts and highlighted several Town infrastructure investments that supported economic development, including the Sam's Branch Water Reclamation Facility, the Southwest Public Safety Facility, and The Clayton Wellness and Activity Center. He explained that these investments not only addressed existing service needs but also positioned Clayton to accommodate future commercial and industrial growth.

Mr. Stallings shared examples of recent economic development successes that included the CASTO Development, Blue Steel 70, and Crossroads Trade Center. Also mentioned were Aldi, Slim Chickens, and Knapheide. He noted increasing interest from both industrial and retail sectors and stated that Clayton was continuing to attract and deliver major projects.

He also described a new partnership with North Carolina State University to study economic mobility within Clayton. The initiative sought to identify barriers affecting residents' ability to advance economically and would include research, interviews, and community engagement to better understand challenges and opportunities.

Mr. Carter stated that he appreciated the presentation and acknowledged the need for a balanced approach to development in Clayton. Drawing on his family's long history of farming in Johnston County, he noted that he was very familiar with cost of community services studies and explained that such studies had consistently shown residential development to require more in services than it generated in tax revenue. He emphasized that this finding was not unique to Johnston County and had been demonstrated in hundreds of studies conducted over several decades.

Mr. Carter explained that the results of these studies were heavily influenced by the level and quality of services provided by local governments. He noted that Johnston County spent significantly more than the national average on agricultural-related services, including farmland, soil, and water conservation, while residential spending was closer to national averages. He further stated that residential costs were driven largely by expenditures for education, health,

and human services, and that higher spending in those areas reflected a greater level of service being provided to residents.

While he believed the information presented in the study was useful and should be monitored, Mr. Carter cautioned against relying on it as the sole factor in development decisions. He stated that the findings should be viewed within a broader context and accompanied by proper perspective. He reiterated the importance of balancing residential, commercial, and industrial development within Clayton and emphasized that cost of services studies should serve as one component of the decision-making process rather than the determining factor. He concluded by noting that he had followed such studies for many years and believed it was important to understand both their value and their limitations.

Mr. Stallings agreed that the Town's future study results would likely differ from county-level data because municipalities do not provide services such as schools and social services.

Ms. Bland asked what the gold standard is when looking for businesses to attract. In response to questions about business recruitment, Mr. Stallings stated that the Town prioritized projects that offered high investment, high wages, and relatively low utility demands. He explained that many prospective projects now required significantly larger sites and greater utility capacity than in previous years and noted that Clayton often could not pursue some opportunities because of those requirements.

Mr. Surasky asked about the relationship between residential growth and the attraction of commercial and retail development. Mr. Stallings explained that population growth often served as a catalyst for new retail investment and noted that many retailers used population, income, demographic, and traffic data when evaluating potential locations. He stated that Clayton's continued growth had helped attract major commercial projects and positioned the Town for additional investment.

Mr. Applewhite expressed concerns about growth. Mr. Stallings addressed these concerns about growth management, explaining that municipalities had limited authority to prohibit development and that growth, while challenging, was preferable to population decline. He stated that growth supported economies of scale, service delivery, and long-term community vitality. He encouraged board members to consider how individual development decisions contributed to the Town's long-range vision and future success.

Mr. Carter inquired about making this presentation publicly available, possibly on the Town's website, to help residents better understand the relationship between growth, development, services, and economic opportunities.

Mr. Hill asked about balancing residential, commercial, and industrial development. Mr. Stallings stated that the Town's goal was to gradually improve the ratio between residential and non-residential development while continuing to attract high-quality employers that offered wages at or above the county average. Board members thanked Mr. Stallings for the informative presentation and expressed appreciation for the Economic Development Department's efforts to guide Clayton's continued growth and prosperity.

- c. Planning Board Training Session
Presenter:
Conrad Olmedo, Planning Director

Mr. Olmedo provided a Planning Board training presentation and introduced the Planning Department staff, noting that the department was fully staffed for the first time during the year. He explained that planning focused on creating great communities through thoughtful long-term decision-making, implementation of adopted plans, and public engagement. He reviewed the purpose of planning, the legal basis for zoning under North Carolina law, and the role of the Planning Board as established by state statutes and local ordinances.

Mr. Olmedo discussed the Planning Board's responsibilities, including reviewing and recommending comprehensive plans, functional plans, zoning map amendments, text amendments, and development regulations. He noted that while state law did not require public meetings at the Planning Board level, Clayton's process included public meetings to encourage citizen participation and transparency. He emphasized that recommendations made by the Planning Board played an important role in Town Council decision-making and in maintaining consistency with adopted plans and policies.

The presentation reviewed several key planning documents, including the Comprehensive Growth Plan, Downtown Plan, Parks and Recreation Plan, Comprehensive Transportation Plan, and Gateway 42 Small Area Plan. Mr. Olmedo explained that these plans were developed through extensive public engagement and stakeholder involvement and served as guiding documents for future growth and development. He noted that the Town was preparing to begin an update to the Comprehensive Plan to ensure it continued reflecting Clayton's evolving needs and growth trends.

Mr. Olmedo outlined Planning Board procedures, including requirements for quorum, voting, recommendations, conflict-of-interest considerations, and public participation. He explained the differences between conventional rezoning, conditional rezoning, and text amendments. He described the various types of conditional rezonings and noted that concept plans were intentionally less detailed than site plans in order to reduce upfront costs for applicants while still providing sufficient information for decision-making. He emphasized that conditions of approval and concept plans collectively established the framework for proposed developments.

The training also covered the relationship between permitted uses, rezonings, and development approvals. Mr. Olmedo explained that many developments could proceed administratively when they complied with existing zoning and development standards, while projects requiring rezoning or deviations from current regulations were brought before the Planning Board and Town Council. He discussed the growing use of conditional rezonings and their role in tailoring development standards to specific projects while balancing community needs, applicant flexibility, and adopted policies.

Mr. Olmedo encouraged the Board to focus on objective standards, adopted plans, and evidence-based decision-making rather than personal preferences. He discussed the importance of considering public input while evaluating whether concerns related to planning issues such as transportation, stormwater management, buffers, building heights, and community impacts could be addressed through planning regulations and conditions of approval. He stressed the value of public engagement and encouraged thoughtful consideration of citizen feedback supported by relevant facts and information.

The presentation addressed negotiation and conditional zoning practices, emphasizing that development conditions must be reasonably related to a project and consistent with applicable legal standards. Mr. Olmedo explained that staff worked closely with applicants through

technical review and pre-application meetings to help projects address community concerns and align with Town goals before reaching the Planning Board and Town Council.

Mr. Olmedo reviewed future planning trends and legislative changes affecting municipalities, including updates related to parking requirements, housing policies, development review procedures, and zoning regulations. He noted that staff continued to monitor changes in state law and evaluate necessary updates to the Unified Development Ordinance to maintain compliance. He also discussed ongoing efforts to improve development review efficiency through technology initiatives such as the Clariti online permitting system.

Mr. Carter inquired about Board members attending neighborhood meetings. Mr. Olmedo explained that neighborhood meetings generally served as forums for applicants and surrounding property owners and noted that while attendance by Planning Board members was not prohibited, staff generally recommended maintaining separation between neighborhood meetings and the formal review process. He also discussed the upcoming Comprehensive Plan update and agreed that regular review of planning policies was important given Clayton’s rapid growth.

The training concluded with discussion about the Planning Board’s role in supporting the Town’s long-term vision, balancing growth pressures, and ensuring that development decisions aligned with adopted plans and community objectives.

Mr. Olmedo thanked the Board for its service and participation.

Mayor McLeod thanked the Board members for their service to the town. He emphasized that is important to share thoughts and ideas from multiple perspectives to do what is best for Clayton.

Mayor Pro Tem Archer expressed appreciation for the time the Board members commit to the Town and understands that they are doing a difficult job.

6. ADJOURNMENT

With nothing further, the meeting was adjourned at 7:55 p.m.

Motion To Adjourn

Result:	Passed 7-0
Mover:	Derrick Applewhite
Seconder:	Anita Bland
Yes:	Jodie Dupree, Daniel Gleason, Mike Surasky, Jason Carter, Deborah Hooker, Mark Hall, Tom McKearney
No:	None
Absent:	

Duly Adopted by the Planning Board on Monday, August 24, 2026, while in regular session.

Jodie Dupree
Chair

ATTEST:

Heidi L. Holland, MMC, NCCMC
Town Clerk



Planning Board Regular Meeting Agenda Cover Sheet

Meeting Date

September 28, 2026

Agenda Location

PUBLIC MEETINGS

Item Title

2026-046-CZM Ramblewood Industrial, Type 3 Conditional Rezoning

Presenter(s)

Lauren Staudenmaier, Senior Planner

Suggested Action

Recommendation of Approval to Town Council

Strategic Priorities Alignment



SUSTAINABLE
INFRASTRUCTURE
INVESTMENT



DIVERSIFIED
ECONOMIC
DEVELOPMENT

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

A Type III Conditional Rezoning request for approximately 23.963 acres currently located within the Town's ETJ. The proposed rezoning request is to rezone the properties from CZR (Conditional Zoning Residential) to Conditional Zoning Industrial (CZI) and Conditional Zoning Commercial (CZC) zoning districts. The request includes a Concept Plan, which identifies Lot 1 (Industrial) consisting of 19.70 acres and Lot 2 (Commercial) consisting of 4.263 acres.

Funding Source

Corresponding Documentation

1. 00_StaffReport_Ramblewood Industrial_2026-046-CZM_PB08282026
2. 01_Staff Report Map_Ramblewood Industrial_2026-046-CZM_PB09282026
3. 02_Application_Ramblewood Industrial_2026-046-CZM_PB09282026
4. 03_Neighborhood Meeting Information_Ramblewood Industrial_2026-046-CZM_PB09282026
5. 04_Survey_Ramblewood Industrial_2026-046-CZM_PB09282026
6. 05_Concept Plan, Exhibit A_Ramblewood Industrial_2026-046-CZM_PB09282026
7. 06_Conditions of Approval_Ramblewood Industrial_2026-046-CZM_PB09282026
8. 07_Justification of Conditional Zoning UDO Modifications_Ramblewood Industrial_2026-046-CZM_PB09282026
9. 08_TIA and Acceptance Letters_Ramblewood Industrial_2026-046-CZM_PB09282026_v01
10. 09_Town of Clayton Traffic Impact Analysis Acceptance Letters
11. 10_AdjacentPropertyLetter_Ramblewood Industrial_2026-046-CZM_PB09282026
12. 11_Sign Posting_Ramblewood Industrial_2026-046-CZM_PB09282026
13. 12_Public Noticing Certification_Ramblewood Industrial_2026-046-CZM_PB09282026-v1
14. 13_Consistency Statements_Ramblewood Industrial_2026-046-CZM_PB09282026
15. 14_DRAFT TC Ordinance_Ramblewood Industrial_2026-046-CZM_PB09282026
16. PlanningBoardWritten_RamblewoodIndustrial_2026-046-CZM_PB09282026

Submitted By: Karen Mallo, Planning Services Consultant

Reviewed By:
Karen Mallo, Planning

Created/Initiated - 9/18/2026



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

Planning Board Public Meeting: September 28, 2026
Town Council Public Hearing: TBD

STAFF REPORT	
Project Number:	2026-046-CZM
Project Name:	Ramblewood Industrial, Type III Conditional Rezoning
Property Pins (TAG #):	164900-79-1785 (05G01026A), 164900-78-3824 (05G01199R), 164900-69-6350 (05G01199C), 164900-69-7332 (05G02001O);
Location:	Outside of the Town of Clayton Corporate Limits but within the ETJ, located on the north side of Clayton Boulevard with frontage on Clayton Boulevard and Ramblewood Drive. The North Carolina Railroad is located to the north. Annexation is proposed via 2026-085-ANX.
Applicant:	Platform Real Estate Group, LLC
Property Owner:	Price Kornegay, LLC and Three Kids Building and Development
Public Noticing Dates:	Surrounding Property Letters Mailed by deadline of September 18, 2026 Sign Posted by deadline of September 18, 2026 Website Posted by deadline of September 16, 2026 A legal ad publication is not required for the Planning Board Public Meeting. A legal ad will be published prior to the Town Council Public Hearing.
Request:	A Type III Conditional Rezoning request for approximately 23.963 acres currently located within the Town's ETJ. The proposed rezoning request is to rezone the properties from CZR (Conditional Zoning Residential) to Conditional Zoning Industrial (CZI) and Conditional Zoning Commercial (CZC) zoning districts. The request includes a Concept Plan, which identifies Lot 1 (Industrial) consisting of 19.70 acres and Lot 2 (Commercial) consisting of 4.263 acres. The concept plan also details proposed landscaping, stormwater management facilities, and other supporting site improvements. The application has been submitted concurrently with an annexation petition (2026-085-ANX), as required for rezoning requests involving property located outside the Town limits that seek to obtain Town services.
PROJECT OVERVIEW	
The applicant is requesting a Type III Conditional Rezoning of four (4) parcels, totaling approximately 23.963 acres from Conditional Residential (CZR) zoning to Conditional Industrial (CZI) and Conditional Commercial (CZC) zoning districts. This request is accompanied by a Concept Plan. The subject properties are currently located outside of Clayton's corporate limits but within the ETJ. This application	

has been submitted and reviewed concurrently with a contiguous annexation petition, 2026-085-ANX, which requests annexation of the subject parcels into the Town of Clayton corporate limits to obtain Town services.

Property History

The subject parcels are currently zoned Conditional Zoning Residential (CZR) following approval of Ramblewood Village, Project #2021-90-CZM. The project was approved under the Unified Development Code, and its Master Plan entitled the parcels for the development of 154 residential units (96 Single-Family Detached and 58 Townhomes). If approved, this rezoning would replace this prior entitlement from Project #2021-90-CZM.

Concept Plan Overview – Industrial Component

The proposed concept plan submitted with this request, Exhibit A, illustrates two lots. Lot 1 consists of 19.700 acres and is the proposed CZI portion of the development. On this Lot, two buildings are proposed which will consist of up to 255,000 square feet of “flex space” in which individual tenants will locate in the future. The final uses will be permitted in accordance with those listed in the Conditions of Approval for the CZI zoning district. The industrial development is anticipated to utilize only a select number of uses found in the LID zoning district. Any uses developed on the property are subject to the Conditions of Approval, as well as Use-Specific Standards in the Unified Development Ordinance.

Internally, there will be a truck court and loading bays between the two buildings. Employee parking is located between each of the buildings and the adjacent side property lines. The lot also includes a stormwater facility as well as required landscaping buffers. This portion of the development will be accessed via a connection to Ramblewood Drive, as well as a connection to a proposed private drive via Lot 2 along Clayton Blvd.

Concept Plan Overview- Commercial Component

On the Concept Plan, Exhibit A, Lot 2 consists of the CZC portion of the development, which will be the location of future Commercial uses. This portion of the development includes a private drive extending from the frontage on Clayton Boulevard to Lot 1, the industrial component of the Concept Plan. This lot is anticipated to be developed in the future for a select number of uses typically permitted in the CRM zoning district. The specific permitted uses for this portion of the development are listed in the Conditions of Approval. Any uses developed on the property are subject to the Conditions of Approval, as well as Use-Specific Standards in the Unified Development Ordinance.

Landscaping Buffers

The applicant is proposing landscaping buffers as reflected on the Concept Plan. This includes the following:

- **North:** A 40’ Type D buffer along the railroad. In areas where the Emergency Access drives extend into the buffer area, the Concept Plan shows a 6’ high white vinyl opaque fence with a minimum 8’ tall evergreen screen.
- **East:** A 30’ Type D buffer with a 6’ Vinyl Opaque fence, which allows for a 10’ reduction in buffer width, along the adjacent property zoned RLL and a 10’ Type A buffer along the property zoned CRM.
- **South:** A 20’ streetscape buffer along the frontage of Clayton Boulevard, and a 30’ Type C Buffer

against the adjacent property zoned CRM.

- West: A 10' Type A buffer along the CRM zoned property, and a 40' Type D buffer with a berm (approximately 6' tall) along the adjacent residentially zoned properties.

Access

There are two proposed entrances to the overall development. These are identified on the Concept Plan as Access #1 and #2. Access #1 is a full movement private access on to Ramblewood Drive. Access #2 will be a right-in/right-out limited access along Clayton Boulevard.

Lot 1 of the Concept Plan will be accessed via a proposed private drive on Lot 2 which connects to Clayton Boulevard (Access #2). Lot 1 will also be accessed via the new proposed connection to Ramblewood Drive (Access #1). Both access points identified will be required to include a 100' internal protected stem, per NCDOT.

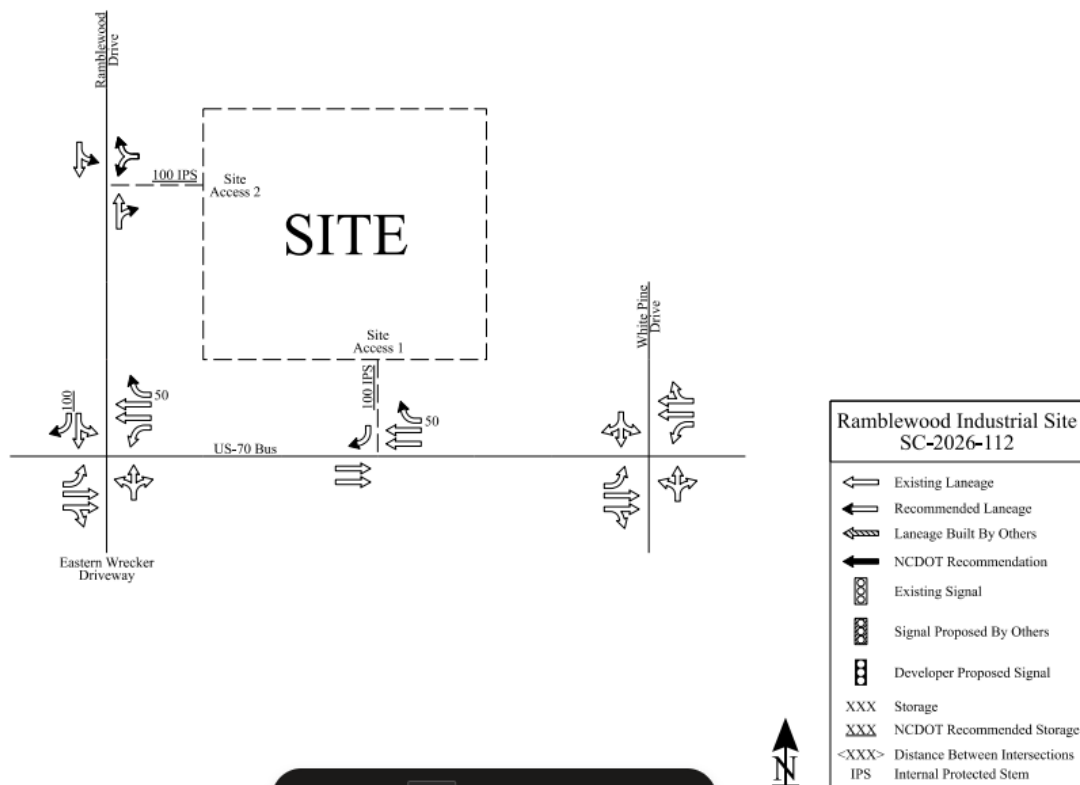
Transportation Impact Analysis

A Transportation Impact Analysis was submitted to the Town, prepared by DRMP, Inc. The analysis identified an estimated 1,346 daily trips generated from this development and evaluated two intersections as noted in the TIA. The study estimates a buildout date of 2027 and incorporated a 3% annual growth rate in its calculations. Calculations assume construction of 249,000 sq of warehousing space and a 36,000 square foot car dealership.

The Town of Clayton, the Town's Traffic Consultant, and NCDOT reviewed the analysis. The square footage of warehousing specified in the evaluation was initially based on early estimates of the project scope and do not match the 255,000 SF noted on the Concept Plan, or the 275,000 SF maximum permitted in the conditions. Town staff discussed this matter with NCDOT, and NCDOT confirmed that because the maximum size specified in the conditions of approval is within 10% of the TIA estimate, no updates the TIA are required at this time. Additionally, NCDOT confirmed to Town staff via an email dated September 16, 2026 that if the development is constructed to the maximum 275,000 SF permitted under the Conditions of Approval, this would not trigger any additional required roadway improvements.

In the future if the proposed uses or development intensities change from those considered in the original TIA, an updated Traffic Assessment will be required at the time of Site Plan and Construction Drawing review. For example, an updated Traffic Assessment would be required if the commercial component is proposed for a use other than the car dealership evaluated in the original TIA.

Final traffic improvements required by NCDOT are outlined in the conditions of approval. These improvements will be required to be installed prior to issuance of the first Certificate of Occupancy. Improvements include construction of turn-lanes along Clayton Boulevard (identified as "US 70 Business" in NCDOT's Acceptance Letter). A 100' internal protected stem will also be required at both project entrances.



Conditions of Approval

In addition to the Concept Plan, the application includes proposed Conditions of Approval that seek to modify UDO provisions and standards, representing both reductions and enhancements from those that would otherwise be required for the proposed land uses and zoning districts. This application was submitted and reviewed in accordance with the November 17, 2025 version of the UDO, and all references within the Conditions of Approval and Concept Plan correspond to that version of the Town of Clayton's development standards.

Conditions #1 through #6 are standard Town of Clayton conditions of approval with minimal changes. Below are the remaining 18 conditions:

- Permitted Uses:
 - **Condition #7 and #8** list all the proposed permitted principal uses in the **CZI** and **CZC** districts and **Conditions #9 and #10** list all the proposed permitted secondary uses. The list of permitted uses in the Conditions of Approval is a refined list of uses.
 - **CZI:** The principal and secondary uses listed for the **CZI** are a reduction of permitted uses from the **LID** zoning district. Although typically permitted in the UDO, the applicant chose not to include any uses in the **HID** and **CZI** districts unless also permitted in the **LID**, with the exception of Vehicle Sales and Rental and Religious Institutions.
 - **CZC:** The list of principal and secondary uses for the **CZC** is a reduction of the permitted uses from the **CRM** zoning district. Uses in the **NCM** and the **CZC** were not included, unless also permitted in the **CRM**, with the exception of Vehicle Sales and Rental and Religious Institutions.

Some of the proposed uses were recommended by staff for removal from the Conditions of Approval. However, the applicant has elected to retain those uses in the proposed list of permitted uses so that there is additional flexibility in marketing the property for future development. Specifically, staff recommends the removal of the following uses as the request is not compatible with the intent and nature of industrial and commercial uses.

- Religious Institution, not to exceed 30,000 square feet of gross floor area
- Telecommunications Facility, Minor or Concealed

Any uses developed on the property will be required to adhere to Use-Specific Standards of the Unified Development Ordinance.

- **Condition #11** further the prohibits any data center related uses that has been seen on other recently approved conditional zoning applications
- **Condition #12** limits the industrial development to 275,000 square feet of gross floor area. This was added to allow additional flexibility for development in the future. If development proposed exceeds 249,000 square feet at the time of site plan and construction drawing review, NCDOT will determine if an update is needed to the traffic study during their review of the plans.
- Landscaping and Buffers:
 - **Condition #13** sets to establish the location of the Type D buffer and berm along the residential properties to the west.
 - **Condition #14** establishes the location and type of buffer to be provided adjacent to the residentially zoned property to the east.
 - **Condition #16** establishes the type of buffer and the modifications requested in the width and type of screening used along the northern property line, adjacent to the railroad.
- Design and UDO Standards:
 - **Condition #15** indicates that the loading docks will be located on interior-facing loading docks. This is to ensure loading docks are internally faced as opposed to facing neighboring properties.
 - **Condition #23** allows parking spaces to be constructed to a size of 9' x 18'. This is a decrease from the UDO requirement of 9' x 20'.
 - **Condition #24** lists the five (5) architectural elements that the applicant is voluntarily providing to improve the appearance and customer experience of the industrial project. This is an enhancement to the project, as Industrial development is not subject to the UDO's non-residential design standards. These enhancements include two story corner storefront features, coordinated multi-tone color schemes, two story canopy "eyelid" features with integrated lighting, recessed downspouts, and reveal patterns on tilt-wall panels.
- Transportation and Utilities:
 - **Condition #17** requires the applicant to coordinate and implement the recommended improvements that have been reviewed by the Town of Clayton and the North Carolina

Department of Transportation (NCDOT) as well as obtain all permits and meet all conditions imposed.

- **Condition #18** indicates that modifications to the land use mix, including changes to the gross floor area, may be permitted as a Minor Modification to the concept plan as long as the overall trip generation does not exceed the total approved in the TIA.
- **Condition #19** lists the roadway improvements required by NCDOT following review of the Transportation Impact Analysis.
- **Condition #20** indicates that the utilities layout is conceptual and subject to modification during site plan and construction drawing review.
- **Condition #21** requires the developer to construct and improve the portion of Ramblewood Drive, from Clayton Boulevard intersection to the Pond Drive intersection to NCDOT standards for future acceptance by NCDOT or the Town of Clayton.
- **Condition #22** requires the development of Lot 2 to construct a 10' wide multi-use path along the property's frontage adjacent to Clayton Boulevard.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USES

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Residential Large Lot (RLL)	Railroad and Single-Family Detached Dwelling	Rural Residential
South	Corridor Commercial (CRM)	Clayton Blvd; Outdoor Storage and Material Sales	Employment Center / Community Center
East	Residential Large Lot (RLL) & Corridor Commercial (CRM)	North Carolina State (Agricultural Research)	Employment Center
West	Residential Large Lot (RLL) & Corridor Commercial (CRM)	Single-Family Detached Dwellings	Medium Density Residential

REVIEW CRITERIA

Per UDO Section 2.3.7.J, "the advisability of approving a Conditional Rezoning application is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed Conditional Rezoning, the Town Council may weigh the relevance of and consider the following:

1. If the application is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts;
2. Whether the proposed Conditional Rezoning advances the public health, safety, or welfare;
3. Whether and the extent to which the proposed Conditional Rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest;
5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this Ordinance; and
6. Any other factors the Town Council may determine to be relevant.

CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The four (4) subject parcels are represented on the Future Land Use Map within the 2045 Comprehensive Growth Plan as:

- PIN 164900-79-1785: Medium Density Residential
- PIN 164900-78-3824: Employment Center
- PIN 164900-69-6350: Employment Center, with Community Center Overlay
- PIN 164900-69-7332: Employment Center, with Community Center Overlay

While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- PIN 164900-79-1785 is designated as Medium Density Residential on Future Land Use Map.

The proposed rezoning is reasonable and in the public interest, in that:

- Parcel associated with PIN 164900-78-3824 is designated as Employment Center in the Future Land Use Map.
- Parcels associated with PINs 164900-69-6350 and 164900-69-7332 are designated as Employment Center with a Community Center Overlay in the Future Land Use Map.

The proposed rezoning is consistent with the following Goals of the 2045 Comprehensive Growth Plan:

- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.
- Goal ED 2 recommends to continue promoting Clayton for new businesses and residents regionally and beyond.

If approved, this rezoning request would result in an update to the Town's Future Land Use Map. Staff recommends that the designation of Employment Center be applied to the parcel associated with PIN 164900-79-1785.

PLANNING BOARD CONSIDERATIONS

The Planning Board will hear this item in a public meeting on September 28, 2026. The Planning Board may make a recommendation of approval or denial to the Town Council. The Planning Board may also make recommendations for changes to the proposed conditions of approval to the Town Council.

TOWN COUNCIL CONSIDERATIONS

Following the Planning Board Meeting, this application will be scheduled for a future public hearing with the Town Council.

STAFF RECOMMENDATION

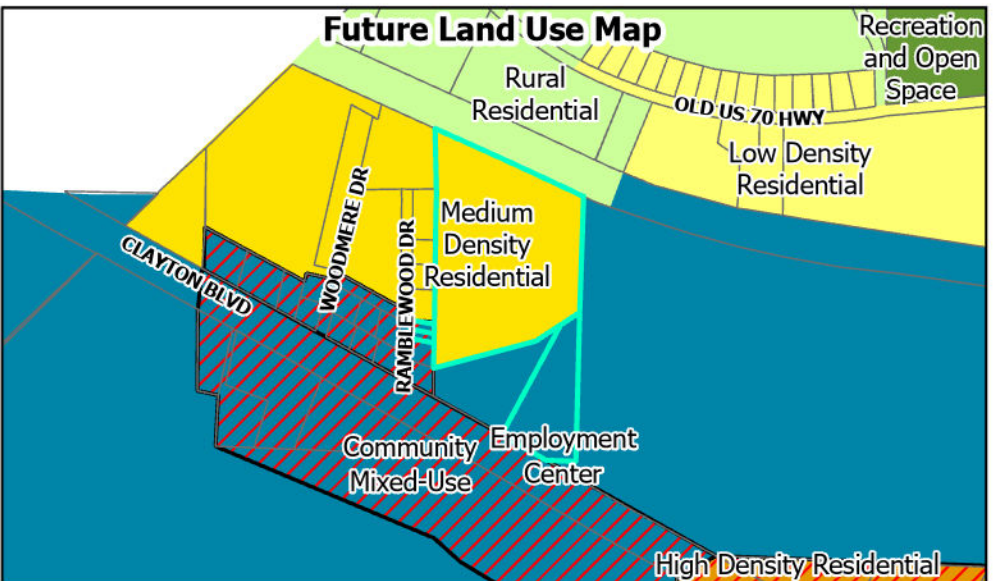
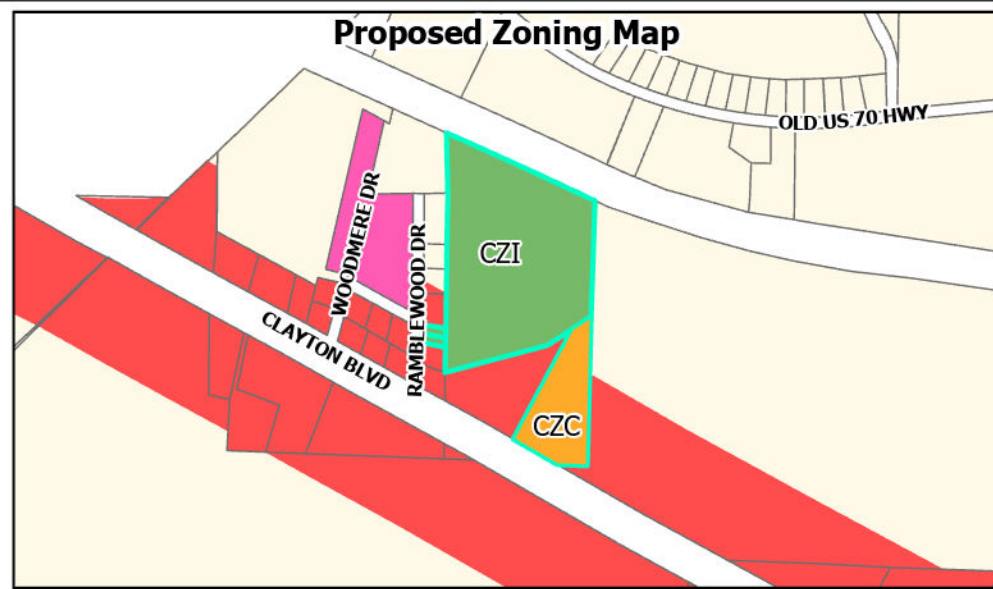
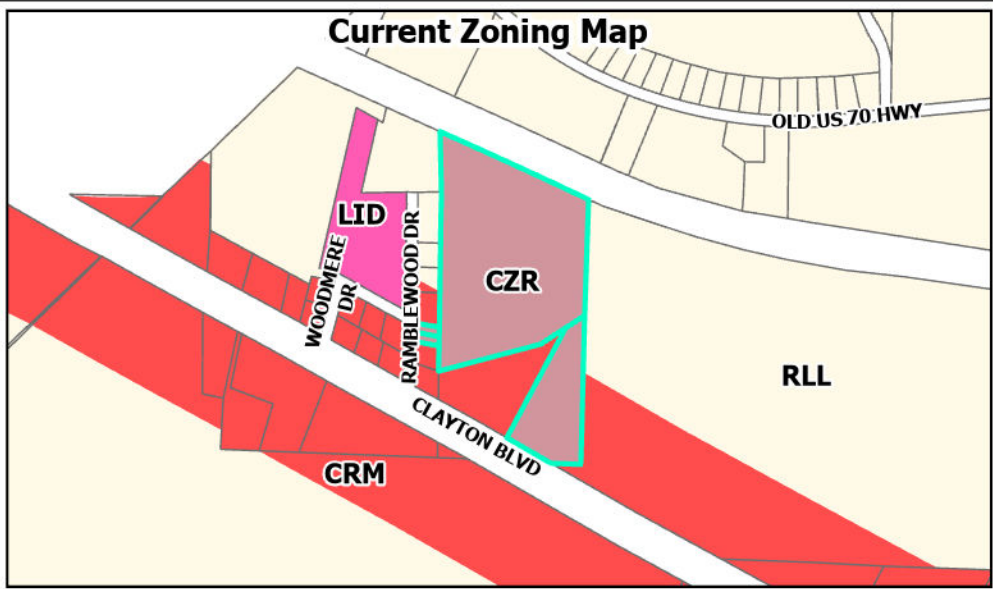
The Technical Review Committee has thoroughly reviewed the proposed rezoning and associated concept plan. ***Planning staff is recommending approval along with one (1) consideration:***

- Staff recommend consideration be given to the proposed range of permitted Principal Uses on the property. Specifically, the removal of Religious Institution and Telecommunications Facility, Minor or Concealed.

ATTACHMENTS:

1. Staff Report Maps
2. Application Materials

3. Neighborhood Meeting Materials
4. Boundary Surveys
5. Concept Plan, Exhibit A
6. Proposed Conditions of Approval
7. Conditional Zoning Justification
8. Traffic Impact Analysis
9. Town of Clayton Traffic Impact Analysis Acceptance Letters
10. Surrounding Property Owner Letters
11. Sign Posting
12. Public Noticing Certification
13. Consistency Statements Sheet
14. Draft Ordinance



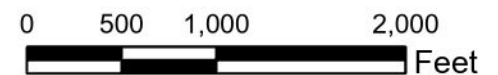
Request: Type III Conditional Rezoning
Project Name: Ramblewood Industrial
Project Number: 2026-046-CZM

Applicant: Platform Real Estate Group, LLC
 Property Owner: Price Kornegay, LLC and Three Kids Building and Development, LLC
 Johnston County Parcel ID: 05G01026A, 05G01199R, 05G01199C, and 05G02001O

 Site Location



Staff Report Map
September 4, 2026



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



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

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

Name of Project: Ramblewood Industrial Date: September 18, 2026
Applicant Name: Platform Real Estate Group, LLC

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

☒ Pre-Application Meeting on: March 17, 2026
Note: Pre-application meeting must be held no more than 6-months prior to submittal.

☒ Neighborhood Meeting on: March 16, 2026
Note: Neighborhood meeting required to be held no more than 60-days prior to submittal.

- ☒ Review
- ☒ Fee
- ☒ Completed Application
- ☒ Owner's Consent Form
- ☒ List of property owners within 300 feet of subject parcel(s)
- ☒ Neighborhood Meeting Materials
- ☒ Signed & sealed boundary survey
- ☒ Applicant-proposed Conditions of Approval
- ☒ Concept Plan, meeting requirements of UDO and UDO Procedures Manual
- ☐ Traffic Impact Analysis, as applicable
- ☒ Wastewater Allocation Request, as applicable

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919-553-5002

Conditional Rezoning, Type 3 Unlimited w/ Concept Plan Application

www.ClaytonNC.org/Fees

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

APPLICATION TYPE



New Type 3, Conditional Rezoning



Major Modification, modifying: _____

PROJECT & SITE INFORMATION

Name of Project: Ramblewood Industrial

Acreage of Property: 23.963 Existing Use: Vacant

County Tag #: 05G01026A, 05G01199R, 05G01199C, and 05G02001O NC Pin #: 164900-79-1785, 164900-78-3824, 164900-69-6350, and 164900-69-7332

Address/Location: 0, 0, and 0 Ramblewood Dr, and 0 Clayton Blvd

Existing Zoning District: CZR Proposed Zoning District: CZI and CZC

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

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

Note: Supporting documentation must be submitted with the application.

APPLICANT INFORMATION

Applicant: Platform Real Estate Group, LLC

Mailing Address: 2964 Peachtree Rd NW, Suite 505, Atlanta, GA 30305

Phone Number: (229) 224-1655 Fax: _____

Contact Person: Madison Jones

Email Address: mjones@platformrealestategroup.com

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PROPERTY OWNER INFORMATION

Name: Boyd Lee Lambert

Mailing Address: 13401 Clayton Blvd, Clayton, NC 27520

Phone Number: (919) 553-4038

Fax: _____

Email Address: _____

EXPLANATION OF PROJECT

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

Platform Real Estate Group, LLC (the "Applicant") proposes to rezone the four parcels totaling 23.963 acres from CZR to a mix of CZI (for PINs 164900-79-1785, 164900-69-6350, and 164900-69-7332) and CZC (PIN 164900-78-3824). The Applicant plans to construct two light industrial buildings on the CZI properties. The CZC property would be developed for more conventional commercial uses at a later date.

REVIEW CRITERIA

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

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

See attached

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

See attached

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

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

See attached

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

See attached

CONCEPT PLAN REQUIREMENTS:

At minimum, the Concept Plan associated with a Type 3 Conditional Rezoning application shall include the following elements as required by the UDO. Please confirm inclusion of these items in your submittal. In addition to this checklist, please also review the UDO Procedures Manual for further information required on the Concept Plan.

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

APPLICANT AFFIDAVIT

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

Madison Jones

Print Name

Madison W.
Jones

Signature of Applicant

Digitally signed by Madison
W. Jones
Date: 2026.09.18 10:58:46
-04'00'

9/18/2026

Date

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September 2025

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

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

Name of Project: Ramblewood Industrial Date: September 18, 2026
Applicant Name: Platform Real Estate Group, LLC

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

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919-553-5002

Conditional Rezoning, Type 3 Unlimited w/ Concept Plan Application

www.ClaytonNC.org/Fees

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

APPLICATION TYPE



New Type 3, Conditional Rezoning



Major Modification, modifying: _____

PROJECT & SITE INFORMATION

Name of Project: Ramblewood Industrial

Acreage of Property: 23.963 Existing Use: Vacant

County Tag #: 05G01026A, 05G01199R, 05G01199C, and 05G02001O NC Pin #: 164900-79-1785, 164900-78-3824, 164900-69-6350, and 164900-69-7332

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PROPERTY OWNER INFORMATION

Name: Price Kornegay, LLC

Mailing Address: 13401 Clayton Blvd, Clayton, NC 27520

Phone Number: (919) 553-4038

Fax: _____

Email Address: _____

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Madison Jones

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Signature of Applicant

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Conditional Rezoning, Type 3 Unlimited w/ Concept Plan Application

www.ClaytonNC.org/Fees

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

APPLICATION TYPE



New Type 3, Conditional Rezoning



Major Modification, modifying: _____

PROJECT & SITE INFORMATION

Name of Project: Ramblewood Industrial

Acree of Property: 23.963 Existing Use: Vacant

County Tag #: 05G01026A, 05G01199R, 05G01199C, and 05G02001O NC Pin #: 164900-79-1785, 164900-78-3824, 164900-69-6350, and 164900-69-7332

Address/Location: 0, 0, and 0 Ramblewood Dr, and 0 Clayton Blvd

Existing Zoning District: CZR Proposed Zoning District: CZI and CZC

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

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

Note: Supporting documentation must be submitted with the application.

APPLICANT INFORMATION

Applicant: Platform Real Estate Group, LLC

Mailing Address: 2964 Peachtree Rd NW, Suite 505, Atlanta, GA 30305

Phone Number: (229) 224-1655 Fax: _____

Contact Person: Madison Jones

Email Address: mjones@platformrealestategroup.com

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.

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PROPERTY OWNER INFORMATION

Name: Ronald Joseph Mikesch, Jr.

Mailing Address: 13401 Clayton Blvd, Clayton, NC 27520

Phone Number: (919) 553-4038

Fax: _____

Email Address: _____

EXPLANATION OF PROJECT

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

Platform Real Estate Group, LLC (the "Applicant") proposes to rezone the four parcels totaling 23.963 acres from CZR to a mix of CZI (for PINs 164900-79-1785, 164900-69-6350, and 164900-69-7332) and CZC (PIN 164900-78-3824). The Applicant plans to construct two light industrial buildings on the CZI properties. The CZC property would be developed for more conventional commercial uses at a later date.

REVIEW CRITERIA

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

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

CONCEPT PLAN REQUIREMENTS:

At minimum, the Concept Plan associated with a Type 3 Conditional Rezoning application shall include the following elements as required by the UDO. Please confirm inclusion of these items in your submittal. In addition to this checklist, please also review the UDO Procedures Manual for further information required on the Concept Plan.

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

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☒	☐	The applicable dimensional standards, including consistency with the conditional zoning district dimensional requirements or any requested deviations.
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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.

Madison Jones <i>Print Name</i>	Madison W. Jones Digitally signed by Madison W. Jones Date: 2026.09.18 10:58:06 -04'00' <i>Signature of Applicant</i>	9/18/2026 <i>Date</i>
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**Ramblewood Industrial
Type 3 Conditional Rezoning Application
Attachment**

Review Criteria

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

Response. The purpose and intent of the CZI District is to provide greater flexibility in terms of the range of allowable uses or applicable development standards than is permitted within either a LID or HID conventional zoning district. The CZI District creates a means for applicants to voluntarily restrict proposed development to protect community character. Given that a large portion of the assemblage is adjacent to residential uses, the CZI District allows the Applicant to prohibit certain uses that would have a negative impact on the residential neighbors. While the UDO would allow a CZI District to develop for uses under the HID, LID and CZI columns of the Principal Use Table, this application primarily allows for those uses permitted in the LID column and prohibits those uses otherwise contained in the HID and CZI columns. Limited uses otherwise permitted in the HID or CZI columns are permitted, but the majority are restricted to the LID column. This application prohibits the most intense uses otherwise allowed in a CZI district to respect the existing neighborhood along Ramblewood Drive. The application also enhances the required buffer along those parcels zoned for residential development. For these reasons, the application is consistent with the applicable standards of the CZI District. The purpose and intent of the CZC District is the same as the CZI District, although it's intended to provide greater flexibility than a CRM or NCM conventional zoning district. The Applicant proposes uses that are compatible with the surrounding commercial uses along Clayton Boulevard, which acts as the western gateway into Clayton. However, the application prohibits those more noxious uses otherwise permitted in a CZC district (e.g., pawn shop, tobacco shop, etc.) These uses are intended to enhance this gateway while providing a variety of future commercial uses that serve the community. For these reasons, the requested CZC District is also consistent with the applicable standards in UDO § 3.3.2. The Applicant is proposing only two deviations to the UDO, specifically regarding the required Type D buffer along the railroad boundary and minimum parking space size. The Applicant is proposing to lessen the buffer only where necessary to allow for emergency vehicle access around the project's perimeter. Where the Applicant proposes to lessen the buffer, the Applicant will plant 8' tall evergreen shrubs and install a 6' fully-opaque fence. The shrubs and fencing create an effective and layered perimeter screen to the railroad line. The Applicant is proposing to construct vehicular parking spaces that are nine feet (9') wide and eighteen feet (18') deep, measured from the face-of-curb. These parking spaces are consistent with the Town's Design Manual. Even with the requested deviations, the requested zoning districts are consistent with UDO Section 3.3. Unless otherwise modified by the Conditions of Approval, the Concept Plan shall meet the design standards within the UDO (e.g., landscaping, parking, architectural standards, etc.).

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

Response. The proposed conditional rezoning will facilitate new industrial and commercial uses along Clayton Boulevard, which will bring new jobs into the Town and increase the tax base. The CZC District will allow for new commercial uses to serve nearby residents and the general area as well. Attracting new industrial, commercial, and retail businesses into Clayton is one of the five Strategic Plan Goals of the Town's Economic Development Strategic Plan. Development of this property may also necessitate a realignment of Ramblewood Drive at its intersection with Clayton Boulevard, which should improve safety and access for current residents along Ramblewood Drive. For these reasons, the proposed conditional rezoning advances the public health, safety and welfare.

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

Response. The existing commercial and industrial uses are the predominant use type along Clayton Boulevard and are compatible with the proposed conditional rezoning. These uses include a boat dealership, marine supply store, a car dealership, outdoor storage, and a metal framework supplier. Given the existing uses along Clayton Boulevard, the proposed CZI and CZC zoning districts are appropriate for this location. The proposed conditional rezoning is also consistent with: (i) Policy ED 1.2 "Preserve and develop prime industrial land for employment growth"; (ii) Policy ED 1.5 "Continue business retention efforts and support existing commercial corridors"; and (iii) Policy ED 2 "Continue promoting Clayton for new businesses and residents regionally and beyond".

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

Response. The proposed conditional rezoning would increase the Town's tax base, offer new employment opportunity within Town limits, and likely improve the Ramblewood Drive and Clayton Boulevard intersection, which is used by other businesses and residents. Impacts to adjacent residential uses will be mitigated through zoning conditions that limit the allowable industrial uses within the CZI zoning district. Lastly, the CZC district offers new opportunities along an existing commercial corridor. For these reasons, the proposed conditional rezoning is reasonable and in the public interest.

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

Response. The associated Concept Plan is the visual representation of the application and zoning conditions of approval. The Concept Plan shows the enhanced perimeter buffer along the western property boundary, where existing residential uses would be most impacted by new industrial development. The Concept Plan shows the two-building layout and the internal-facing loading docks, which are intended to minimize impacts to the existing Ramblewood Drive residents. The Concept Plan meets the criteria as laid out in the rezoning application. Thus, the Concept Plan is consistent with ordinance.



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: Ramblewood Industrial

AGENT/APPLICANT INFORMATION:

Platform Real Estate Group, LLC

(Name - type, print clearly)

2964 Peachtree Rd NW, Atlanta, GA 30305

(Address)

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*):

Type 3 Conditional Rezoning Application

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:

Billy E. Kornegay, Member of Price Kornegay, LLC

(Name - type, print clearly)

13401 Clayton Blvd

(Address)



(Owner's Signature)

Clayton, NC 27520

(City, State, Zip)

STATE OF NC
 COUNTY OF Johnston

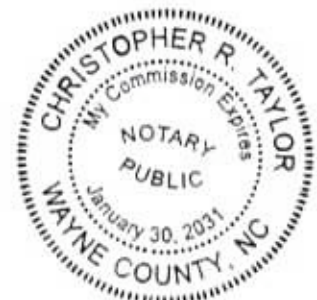
Notarization is not required for trade permits.

Sworn and subscribed before me Christopher R. Taylor
 a Notary Public for the above State and County, this the 19th day
 of March, 2021

Notary Public

My Commission Expires: 1/30/2031

SEAL:



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TOWN OF CLAYTON
PLANNING DEPARTMENT
111 E Second Street
Clayton, NC 27520
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: Ramblewood Industrial

AGENT/APPLICANT INFORMATION:

Platform Real Estate Group, LLC

(Name - type, print clearly)

2964 Peachtree Rd NW, Suite 505, Atlanta, GA 30305

(Address)

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*):

Type 3 Conditional Zoning Application

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:

Ronald J. Mikesh, Jr., Manager of Three Kids Building and Development LLC

(Name - type, print clearly)

Ronald J. Mikesh, Jr. MANAGER
(Owner's Signature)

STATE OF North Carolina

COUNTY OF Granville

5417 Seafarer Ct

(Address)

Raleigh, NC 27613

(City, State, Zip)

Notarization is not required for trade permits.

Sworn and subscribed before me Ronald J. Mikesh, Jr.
a Notary Public for the above State and County, this the 19th day
of March, 2024.

April Malston
Notary Public

My Commission Expires: Aug. 8, 2029

SEAL:



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1	ParcelID	Name1	Name2	Address1	Address2	CityStateZip
2	05G01026A	PRICE KORNEGAY, L.L.C.	THREE KIDS BUILDING AND DEVELOPMENT LLC	13401 CLAYTON BLVD		CLAYTON, NC 27520-2139
3	05E99020F	STATE OF NORTH CAROLINA		6301 MAIL SERVICE CENTER		RALEIGH, NC 27699-6301
4	05G01195A	CAM PROPERTIES LLC		1301 FRONTENAC RD		NAPERVILLE, IL 60563-1710
5	05G01199A	PRICE KORNEGAY LLC		13401 CLAYTON BLVD		CLAYTON, NC 27520-2139
6	05G01199N	BANNISTER, JOHN RYAN			633 RAMBLEWOOD DR	CLAYTON, NC 27520-2132
7	05G01199G	JOHNSON, MARSHALL EDWARD	JOHNSON, GAIL	637 RAMBLEWOOD DR		CLAYTON, NC 27520-0000
8	05G02001O	PRICE KORNEGAY LLC		13401 CLAYTON BLVD		CLAYTON, NC 27520-2139
9	05G01200A	RUBY B. PARRISH REVOCABLE TRUST	PARRISH, RUBY B. TRUSTEE	13410 CLAYTON BLVD		CLAYTON, NC 27520-2138
10	05G01025D	INGLESIA MONTE DE SION		4600 BUSHY BRANCH DR		GARNER, NC 27529-7345
11	05G01199V	GARCIA, SIMON	GARCIA, ADRIAN	13430 CLAYTON BLVD		CLAYTON, NC 27520-2138
12	05G01200I	D & S PROPERTIES, LLC			PO BOX 1238	GARNER, NC 27529-1238
13	05G01199I	HUNT, LESLIE RAY	HUNT, BETTIE C	629 RAMBLEWOOD DR		CLAYTON, NC 27520-0000
14	05G01200N	BRIGHT SKIES L.L.C.		PO BOX 707		GARNER, NC 27529-0707
15	05G01025Z	JOHNSON, LINDA RUTH TRUSTEE		148 CANYON ROAD		CLAYTON, NC 27520-0000
16	05G01198B	PINE HOLLOW GOLF CLUB		3300 E GARNER RD		CLAYTON, NC 27520-5109
17	05G01198K	PRICE KORNEGAY LLC		13401 CLAYTON BLVD		CLAYTON, NC 27520-2139
18	05G01199R	PRICE KORNEGAY, L.L.C.	THREE KIDS BUILDING AND DEVELOPMENT LLC	13401 CLAYTON BLVD		CLAYTON, NC 27520-2139
19	05G01029	FEIGHERY, COLLIN JOINT TENANTS (WROS)	WATSON, CRYSTAL JOINT TENANTS (WROS)	3101 OLD US 70 HWY W		CLAYTON, NC 27520-6571
20	05G01199U	GARCIA, SIMON	GARCIA, ADRIAN	13430 CLAYTON BLVD		CLAYTON, NC 27520-2138
21	05G01200C	RUBY B. PARRISH REVOCABLE TRUST	PARRISH, RUBY B. TRUSTEE	13410 CLAYTON BLVD		CLAYTON, NC 27520-2138
22	05G01199F	JOHNSON, MARSHALL E	JOHNSON, GAIL M	637 RAMBLEWOOD DR		CLAYTON, NC 27520-0000
23	05G01199C	PRICE KORNEGAY, L.L.C.	THREE KIDS BUILDING AND DEVELOPMENT LLC	13401 CLAYTON BLVD		CLAYTON, NC 27520-2139
24	05G01195B	EASTERN WRECKER SALES INC		13401 US 70 HWY W		CLAYTON, NC 27520-2139

NEIGHBORHOOD MEETING NOTICE

March 4th, 2026

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application to be 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. Please note that this Neighborhood Meeting is informational in nature. No formal decisions will be made at this meeting. Any future public hearings will be scheduled and noticed separately in accordance with Town requirements.

Meeting Information

Meeting Date: Monday, March 16th, 2026

Meeting Time: 6:30PM

Meeting Location: The Clayton Center

Type of Application

Rezoning Request

Currently: Conditional Residential (CZR) to

Proposed: Conditional Industrial (CZI) (17.45 Acres) and Conditional Commercial (CZC) (4.27 Acres) along US-70

Property Location

Ramblewood Road and US-70 Hwy Bypass Clayton, NC

Johnston County Parcel ID(s): 164900-79-1785, 164900-78-3824, 164900-69-6350, 164900-69-7332

Description of Proposed Development

The applicant is proposing to rezone approximately 22 acres in order to develop a Class A light industrial business park. The conceptual plan currently contemplates:

- One or more industrial warehouse/distribution buildings
- Associated parking and loading areas
- Stormwater management facilities
- Required landscape buffers and screening
- Potential Public utility and roadway improvements as required

A conceptual site layout will be available at the Neighborhood Meeting for review. The plan is preliminary and subject to change based on Town review and community input.

Upcoming Public Meetings (Tentative)

Following the Neighborhood Meeting and formal application submittal, the project is anticipated to proceed through:

- Planning Board Review
- Town Council Public Hearings (First and Second Readings)

Specific dates will be scheduled by the Town of Clayton and publicly noticed in accordance with Town requirements.

Materials Available at the Meeting

1. A copy of the draft rezoning application materials (if available at that time).
2. A conceptual site plan showing proposed building locations, access, and buffers.
3. A location map showing surrounding properties and roadways.
4. A preliminary development schedule overview.

Contact Information

If you have questions prior to the meeting, please contact:

Name: Sebastian Restrepo

Company: Platform Real Estate Group

Phone: 770-722-5793

Email: srestrepo@platformrealestategroup.com

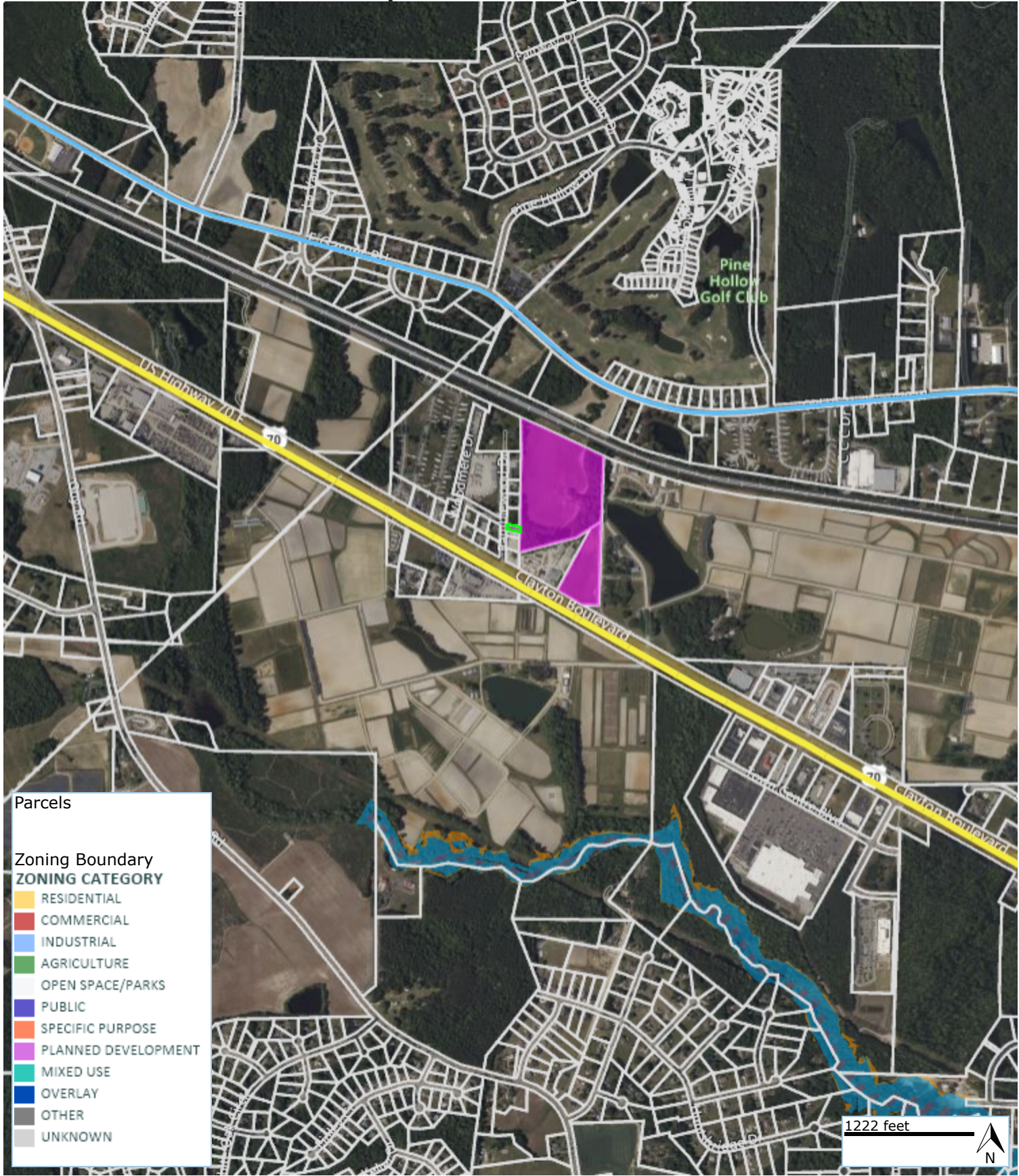
You may also contact the Town of Clayton Planning Department at 919-553-5002 for general procedural questions.

Sincerely,

Sebastian Restrepo
Director, Development and Construction
Platform Real Estate Group

Cc: Town of Clayton Planning Department

Proposed Rezoning Parcels



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Ramblewood Dr

Application: Rezoning (Type 3 Conditional)

Location/Date: The Clayton Center; 111 E Second St; 3/16/26

	NAME	ADDRESS
1	Wanda Price	13401 Hwy 90W Clayton, NC 27520
2	Ray & Betty Hunt	629 Ramblewood Dr Clayton NC 27520
3	SEBASTIAN RESTREPO	2964 PEACHTREE RD ATLANTA, GA 30305
4	Brian Korney	13401 Clayton Blvd Clayton NC 27520
5	Johnny Scott	105 Sleepy Creek Dr Clayton NC 27520
6	Linda Johnson	148 Canyon Rd Clayton, NC 27520
7	Sonny Bonister	13528 WS Hwy 20 - Clay to Blvd
8	Justin Bonister	635 Ramblewood
9	Collin Feigberg	3101 Old US 70, Clayton, NC
10	Madison Jones	2964 Peachtree Rd, Atlanta, GA, 30305
11	Worth Mills	4509 Creedmore Rd, Ste 302, Raleigh, NC 27612
12		
13		
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Neighborhood Meeting Summary

Application: Ramblewood Industrial Rezoning & Annexation
Date of Mailing: March 5, 2026
Date of Meeting: March 16, 2026
Time of Meeting: 6:30 PM to 7:30 PM
Location of Meeting: The Clayton Center; 111 E. Second Street, Clayton, NC 27520

Meeting Summary / Minutes:

Madison Jones, Platform Real Estate Group, made a presentation to neighbors. Other members of the team were present for questions.

The presentation included an introduction to Platform Real Estate Group and the development team; an overview of zoning; the Town of Clayton's rezoning process; an overview of the rezoning request; the current zoning of the subject properties and surrounding area; the Future Land Use Map recommendations; a concept plan showing potential access points and building placement within the CZI District; the typical business operations for potential tenants in the buildings; the estimated square footage of the industrial development (approx. 250,000 sq ft); and the potential number of total tenants (approx. 5-10). Questions were taken throughout the presentation and at the Q&A period.

Questions/Comments/Concerns

Question: What type of tenants would PREG lease to?

Response: Likely some sort of warehouse and distribution companies, supply companies, services companies, or HVAC.

Comment: Lots of potential tenants are currently downsizing in Clayton.

Question: Has the Applicant taken into account the Guy Road industrial office park that has not been fully leased?

Response: We think that this will be different type of industrial office/flex product than that space, so it may not be a great comparison.

Question: Has the Applicant considered developing the properties for residential uses?

Response: Our development team has not expressed any interest in a residential development at this location. But we think there is demand for this type of industrial office space in Clayton / Johnston County.

Question: It is difficult for semi-trucks to navigate the tight turns off of and onto Clayton Boulevard. How does the Applicant make sure that those trucks can safely turn and not impact existing traffic?

Response: Clayton and NCDOT will have to review our project design to ensure that there is safe ingress and egress. We have to maintain the same level of access or improve it, and we will do that by running different types of analyses during the site development review. That said,

roadway improvements at the Ramblewood Drive and Clayton Boulevard intersection are likely needed to maintain the existing level of access.

Question: What can the Applicant do to minimize light, noise, water and electricity impacts to the neighbors?

Response: We are opting to develop for light industrial uses to minimize those outside impacts. Additionally, these tenants often do not use much water in the normal business operations. Any lighting on site would be for storage, warehousing and access, which should not spill over onto adjacent property lines.

Question: Would this development and its lighting be dark sky compliant?

Response: We're not sure. We would need to review those standards to better answer that question. We will not be forecasting light onto neighbors' properties.

Question: Would this development have water and sewer access?

Response: Yes, we would extend existing sewer and water utilities to Ramblewood Drive.

Comment: There is an existing fire hydrant along Ramblewood Drive.

Question: Is this development bringing fiber to the building?

Response: We'll likely need to, although some tenants prefer to use StarLink.

Question: How will this development impact existing residential uses along Ramblewood Drive?

Response: We think the existing commercial and light industrial uses are more or equally impactful to the legacy residential homes.

Comment: The Concept Plan shows lots of parking spaces.

Question: Will there be any type of tenant that runs their business throughout the night?

Response: We will have to check the UDO for any hour of operations limitations. There could be an infrequent diesel smell as trucks pull into the site, but the trucks will be parked in the site's interior (far away from shared property lines).

Question: Will neighbors have issues getting from Ramblewood Drive to Clayton Boulevard?

Response: With the paving improvements and upgrades to the intersection that will likely be required, the access may even be approved (even with the increase in commercial traffic).

Comment: The Applicant will need to provide landscaped buffers, especially to those properties zoned Residential.

Question. What are the landscaping requirements along the adjacent railroad?

Response. We will have to check the UDO and get back to neighbors with an answer.

Question. Is there an old cemetery on the property?

Response. Based on our research, we think that cemetery is on the adjacent property (not within our project boundaries).

Question: Will the landscaping include trees?

Response: Yes, it will include a mix of shrubs and trees. We want the landscaping to look nice and function appropriately.

Question: What is the proposed building height?

Response: It will be a mix of one-story and two-story buildings.

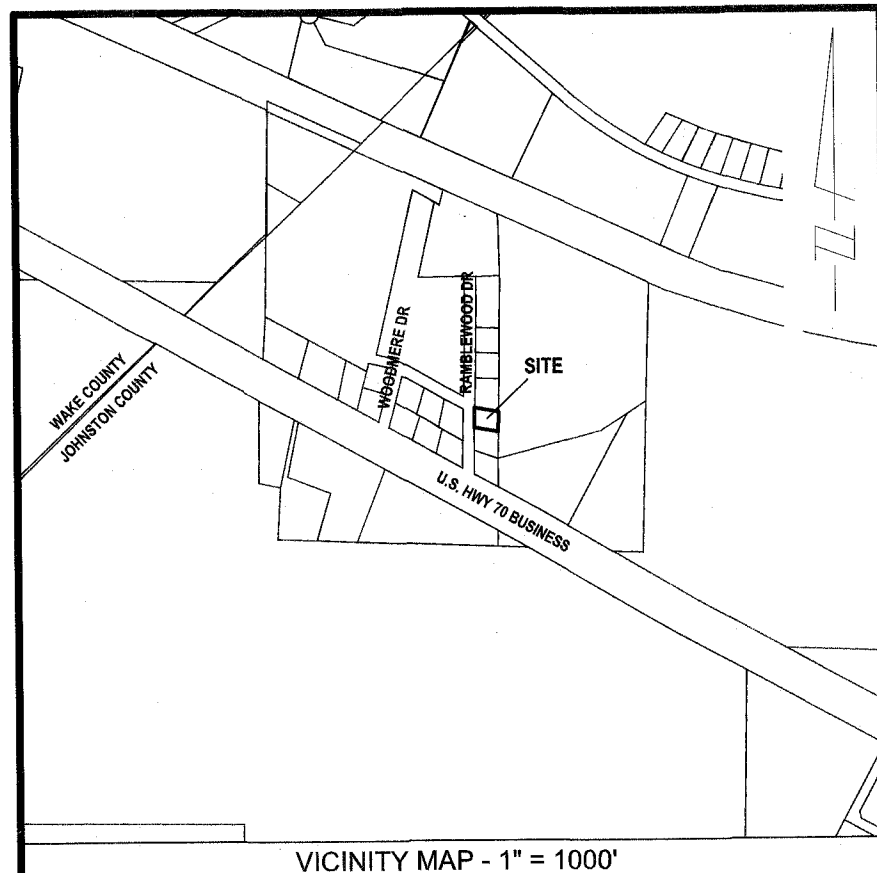
Question: Where in relation to the Concept Plan is the building rendering (a rendering was brought into the meeting and set up in front of the Applicant)?

Response: That rendering represents a corner of one of the proposed buildings, looking towards adjacent properties.

Question: What are the plans for the existing pond?

Response: We will likely leave it and incorporate it into a stormwater pond. We will have to design a stormwater scheme to collect and treat runoff. We cannot make the downstream flow worse than the existing conditions.

Comment: There is significant water flow along the property's eastern boundary.



NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
6. NO MONUMENT WITHIN 2,000 FEET OF PROPERTY.
7. NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720174000J DATED MAY 2, 2006.
8. PROPERTY IS ZONED "CZ-R" CONDITIONAL ZONING RESIDENTIAL.
9. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

JOHNSTON COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PREPARED FOR REGISTRATION AND RECORDING
THIS _____ DAY OF _____, 2022 AT _____
BY _____
REG. OF DEEDS ASST. REG. OF DEEDS



I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK, SEE _____, PAGE, REFERENCES _____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, SEE _____, PAGE, REFERENCES _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS
6 DAY OF OCTOBER, A.D., 2022.
DAN GREGORY, PLS L-5240

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO. 3720174000J
EFFECTIVE DATE: MAY 2, 2002

10-06-22
DATE DAN GREGORY, PLS L-5240

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF CLAYTON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

10/6/22
DATE OWNER

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORDED PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF CLAYTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

10/7/2022
DATE PLANNING DIRECTOR - TOWN OF CLAYTON, NC

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, _____, AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL:
APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR
APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

10/7/22
DATE DEVELOPER/OWNER

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, Jodie P. H. Gay, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

10-10-2022 Jodie P. H. Gay
DATE REVIEW OFFICER

Filed in JOHNSTON COUNTY, NC
Filed 10/10/2022 01:35:32 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst asantos
PLAT B: 97 P: 145

RECORDED IN
PLAT BOOK _____ PAGE _____

SCALE: 1" = 30'

0 15 30 60 90 120

REV.	DATE	DESCRIPTION	BY
1	10-03-2022	AREAS UPDATED PER LOCATED CORNERS	JDW
1	9-30-2022	REVISED PER COMMENTS #1	JDW

B
N
K

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY
MG
DRAWN BY
JDW
CHECKED BY
DG
DATE
8-23-2022

MINOR SUBDIVISION PLAT
PROPERTY OF
PRICE KORNEGAY, LLC
FOR
RAMBLEWOOD VILLAGE

CLAYTON TOWNSHIP JOHNSTON COUNTY NORTH CAROLINA

SHEET
1
OF
1

SITE DATA TABLE

OWNER:	PRICE KORNEGAY, LLC 13401 US HIGHWAY 70 WEST CLAYTON, NC 27520-2139
PIN:	164900-69-6350
ETJ:	SITE IN CLAYTON ETJ
ZONING:	B-3 HIGHWAY-BUSINESS
OLD AREA LOT 3 AREA	12,514 SF OR 0.2873 ACRES
NEW AREAS FUTURE RIGHT-OF-WAY AREA LOT 3 AREA TOTAL	6,368 SF OR 0.1462 ACRES 6,146 SF OR 0.1411 ACRES 12,514 SF OR 0.2873 ACRES

CZ-R LOT STANDARDS & BUILDING SETBACKS

LOT STANDARDS	
MIN. LOT AREA:	2,500 SF
MIN. LOT WIDTH:	28 FT
PUBLIC WATER & SEWER:	REQUIRED
MINIMUM SETBACKS (FEET)	
STREET/FRONT	10
SIDE INTERIOR	3 (10 AGGREGATE)
SIDE STREET	10
REAR	7
DENSITY	7.0 DWELLING UNITS/ACRE

REFERENCES
DB, 2395 PG. 315
PB, 10 PG. 147

TRACT 2
LINDA RUTH JOHNSON, TRUSTEE
PIN: 164900-79-1785
DB, 895 PG. 17
PB, 61 PG. 63

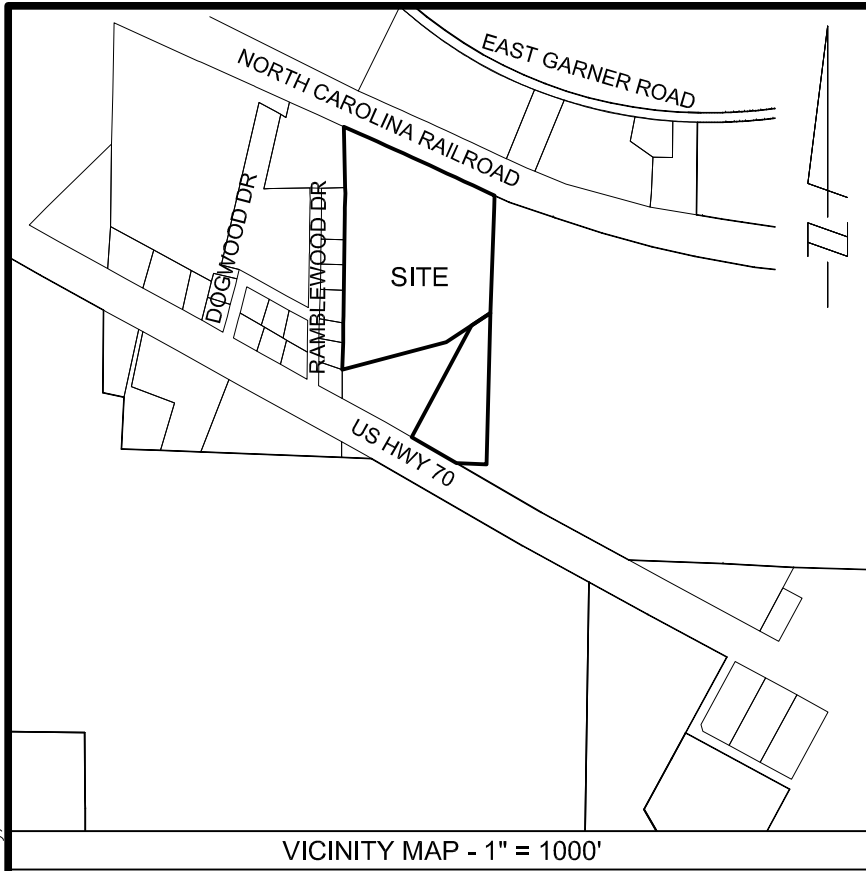
LEGEND

EIP = EXISTING IRON PIPE
IPS = IRON PIPE SET
CP = CALCULATED POINT
RW = RIGHT-OF-WAY
XXXX DENOTES ADDRESS

OWNER:

PRICE KORNEGAY, LLC
13401 US HIGHWAY 70 WEST
CLAYTON, NC 27520-2139

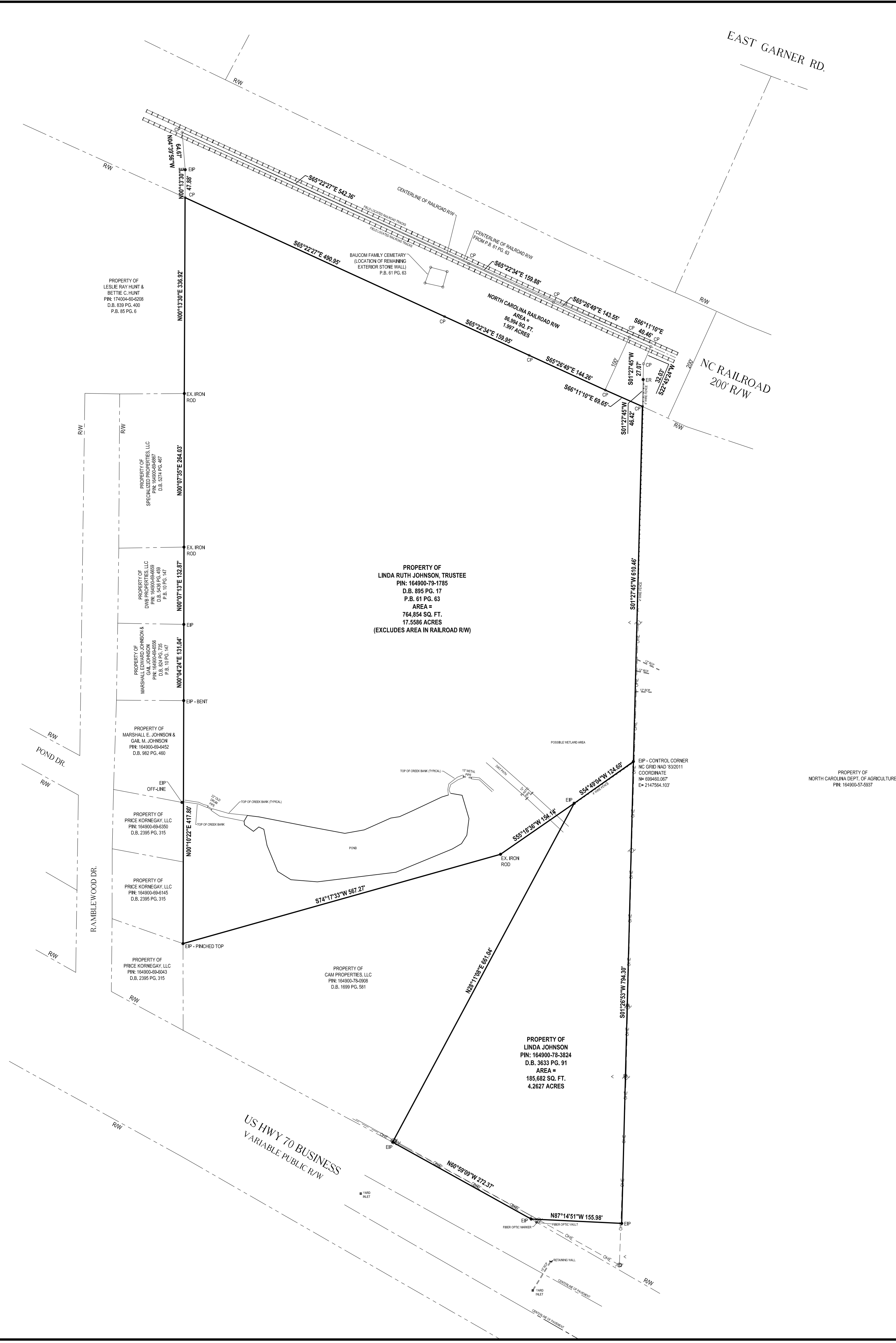
ASSOCIATED
TOWN OF CLAYTON PROJECT
NO. 2021-90-CZM



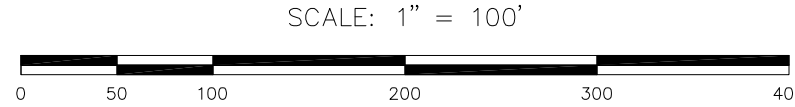
- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
5. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
6. NO TITLE SEARCH REQUIRED FOR THIS SURVEY.
7. NO ACOS MOUNTAIN WITHIN 2,000 FEET OF PROPERTIES.
8. NO FEMAL FLOOD HAZARD RISK AS PER FIRM NUMBER 37201649000 DATED MAY 2, 2006.
9. PROPERTIES HAVE SPLIT ZONING OF R-E AND B-D.
10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) COORDINATE POSITIONS WITH AN ESTIMATED ACCURACY OF 1 CM (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID2014 AND UNITS IN FEET.
11. PROPERTY MAY BE SUBJECT TO FUTURE REVERSE RIGHTS OFFERS.
12. BUFFER DELINEATED TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
13. NO WETLANDS DELINEATED AT THIS SURVEY.

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON: THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____, OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCA6 56, 1600)."

THIS 2 DAY OF AUGUST, 2021
 SEAL _____
 PROFESSIONAL LAND SURVEYOR



LEGEND	
●	EIP = EXISTING IRON PIPE
●	E = EXISTING REBAR
○	GP = CALCULATED POINT
<	GW = GUIDE WIRE
↘	PP = POWER POLE
☒	TELEPHONE PEDESTAL
☒	Y1 = YARD INLET
RCP = RE-INFORCED CONCRETE PIPE	
RIW = RIGHT-OF-WAY	
XXXXX DENOTES ADDRESS	
OVERHEAD ELECTRIC LINE ———— OH#	
STORM LINE	

[illegible]

PROJECT SUMMARY

PROJECT NAME: RAMBLEWOOD INDUSTRIAL
DEVELOPER: PLATFORM REAL ESTATE GROUP, LLC
2964 PEACHTREE RD NW, SUITE 505
ATLANTA, GA 30305

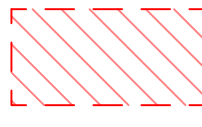
PLANS PREPARED BY: OAK ENGINEERING, PLLC
TAX PARCEL NUMBERS: 05G01199C, 05G02001O, 05G01026A AND 05G01199R
JURISDICTION: TOWN OF CLAYTON (ETJ)
EXISTING ZONING: CZR
PROPOSED ZONING: CZI AND CZC
FUTURE LAND USE MAP: EMPLOYMENT CENTER, MEDIUM RESIDENTIAL, COMMUNITY CENTER OVERLAY

PROJECT SIZE: 423.953 TOTAL
PROPOSED PRINCIPAL USE: CZL LIGHT MANUFACTURING / WAREHOUSING / OFFICE
CZC: COMMERCIAL

DIMENSIONAL STANDARDS: CZI CZC

MIN LOT AREA:	20,000 SF	8,000 SF
MAX LOT COVERAGE:	75%	75%
MIN OPENSACE:	5%	5%
MAX BLDG HEIGHT:	60 FT	60 FT
MINIMUM SETBACKS:		
STREET:	50 FT	25 FT
SIDE:	20 FT	15 FT
REAR:	40 FT	30 FT
MULTI-BLDG:	20 FT	20 FT

HATCH LEGEND

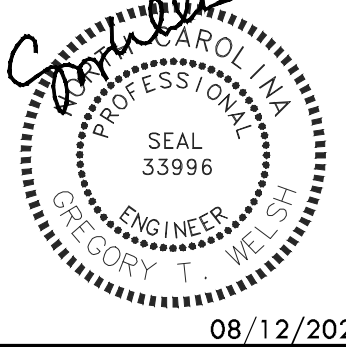
 PROPOSED WETLAND IMPACT (15,661-SF / 0.36-ACRES)

 EXISTING TREE CANOPY (240,713-SF / 5.526-ACRES)

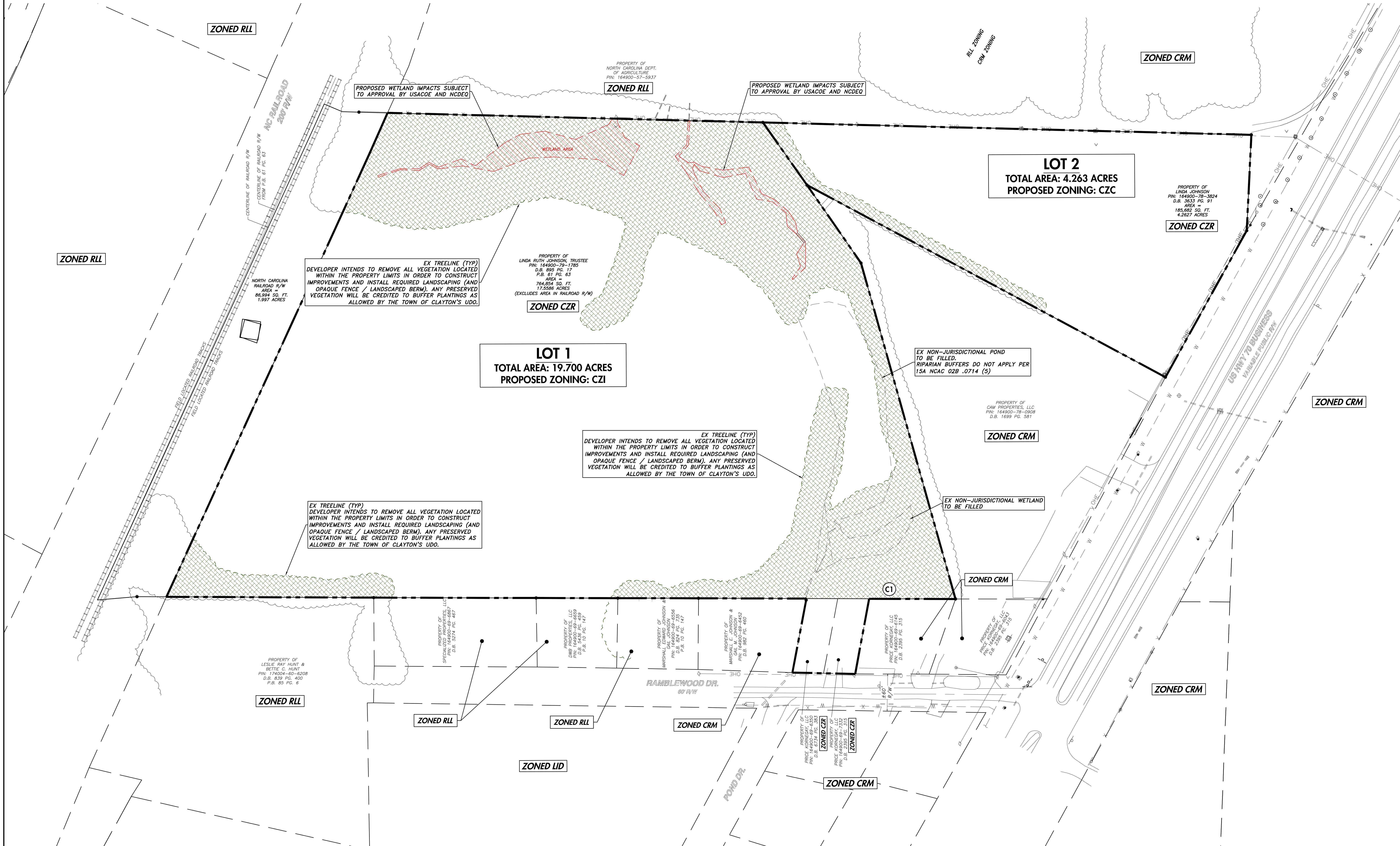
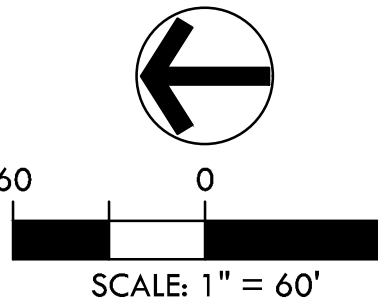
EXHIBIT A



PE SEAL:



08/12/2026



RAMBLEWOOD INDUSTRIAL

RAMBLEWOOD ROAD
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA
PLATFORM REAL ESTATE GROUP

REZONING EXISTING CONDITIONS

EPW #445035

- REVISIONS:
- 05/22/26 - PER STAFF COMMENTS
 - 06/24/26 - PER STAFF COMMENTS
 - 07/21/26 - PER STAFF COMMENTS
 - 08/12/26 - PER STAFF COMMENTS

ENGINEER: GTW
DRAWN BY: MB
CHECKED BY: LB
PROJECT #: 026.005

SHEET
RZ-1
SHEET 1 OF 3

PROJECT SUMMARY

PROJECT NAME: RAMBLEWOOD INDUSTRIAL
DEVELOPER: PLATFORM REAL ESTATE GROUP, LLC
294-4 PEACHTREE RD NW, SUITE 505
ATLANTA, GA 30305

PLANS PREPARED BY: OAK ENGINEERING, PLLC
TAX PARCEL NUMBERS: 05G01199C, 05G02001O, 05G01026A AND 05G01199R
JURISDICTION: TOWN OF CLAYTON (ETJ)
EXISTING ZONING: CZR
CZI AND CZC
EMPLOYMENT CENTER, MEDIUM RESIDENTIAL, COMMUNITY
CENTER OVERLAY
FUTURE LAND USE MAP: #23.953 TOTAL
CZI: LIGHT MANUFACTURING / WAREHOUSING / OFFICE
CZC: COMMERCIAL

PROJECT SIZE:
PROPOSED PRINCIPAL USE:

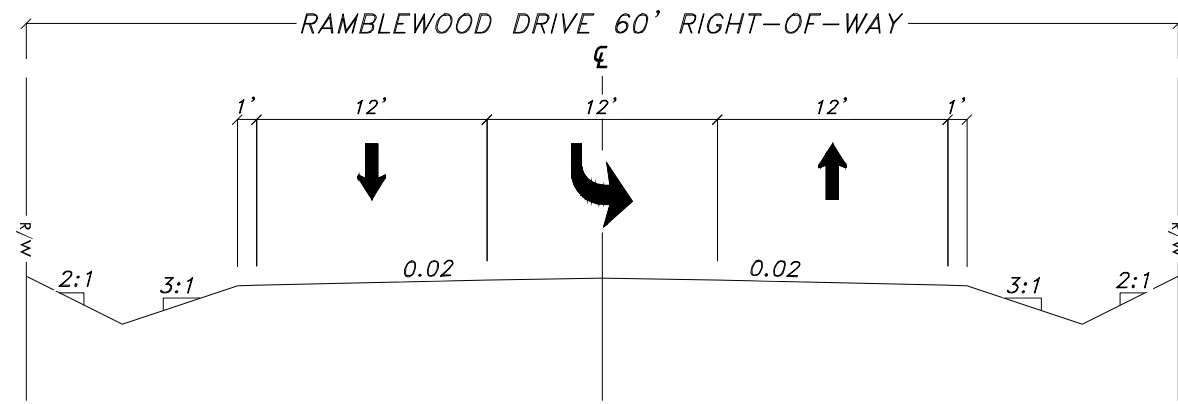
DIMENSIONAL STANDARDS:	CZI	CZC
MIN LOT AREA:	20,000 SF	8,000 SF
MAX LOT COVERAGE:	75%	75%
MIN OPENSPACE:	5%	5%
MAX BLDG HEIGHT:	60 FT	60 FT
MINIMUM SETBACKS:		
STREET:	50 FT	25 FT
SIDE:	20 FT	15 FT
REAR:	40 FT	30 FT
MULTI-BLDG:	20 FT	20 FT

PROPOSED BUFFERS

- (D1) 40' TYPE D BUFFER
(D2) 40' TYPE D BUFFER w/ LANDSCAPED BERM
(D3) 30' TYPE D BUFFER w/ 6' VINYL FULLY OPAQUE FENCE
(C1) 30' TYPE C BUFFER
(C2) 20' TYPE C BUFFER W/ 6' VINYL FULLY OPAQUE FENCE
(A1) 10' TYPE A BUFFER
(S1) 20' STREETSCAPE BUFFER
(1) 6' WHITE VINYL OPAQUE FENCE
(2) PROPOSED EVERGREEN SCREENING TREES
(SOUTHERN MAGNOLIA OR SIMILAR NATIVE SPECIES,
MIN. 8' TALL AT PLANTING)

PARCEL SUMMARY

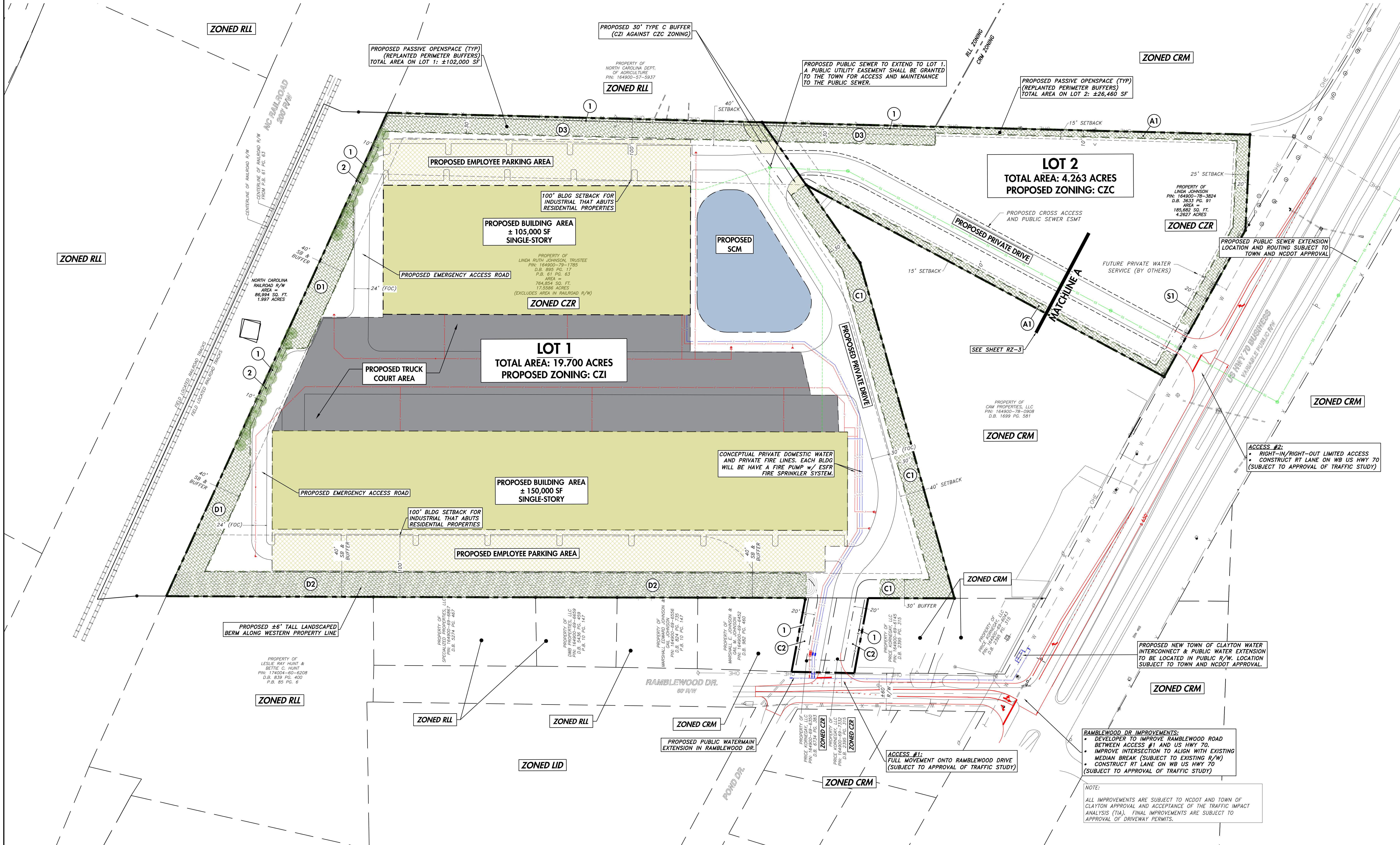
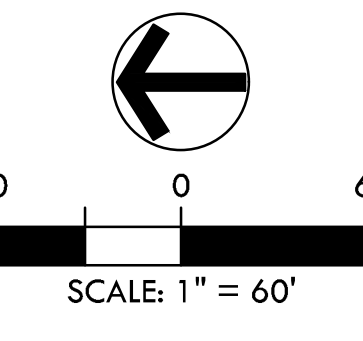
TRACT #	PARCEL ID	AREA (AC)	EX ZONING	PROPOSED ZONING	PROPOSED PRINCIPAL USE
1	164900-79-1785	19.413	CZR	CZI	LIGHT MANUFACTURING / WAREHOUSING / OFFICE
2	164900-78-0908	4.263	CZR	CZC	COMMERCIAL
3	164900-69-6350	0.146	CZR	CZI	LIGHT MANUFACTURING / WAREHOUSING / OFFICE
4	164900-69-7332	0.141	CZR	CZI	LIGHT MANUFACTURING / WAREHOUSING / OFFICE



PROPOSED RAMBLEWOOD CROSS SECTION
1" = 10'

EXHIBIT A

- FIRE MARSHAL NOTES:
1. SITE AND BUILDING CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE OFFICE OF THE FIRE MARSHAL.
 2. FIRE DEPARTMENT CONNECTIONS SHALL CONNECT DIRECTLY TO SPRINKLER SYSTEMS FOR EACH BUILDING, NOT MAINS SUPPLYING HYDRANTS.
 3. FIRE APPARATUS ACCESS SHALL COMPLY WITH APPENDIX D OF THE NC FIRE CODE.
 4. FIRE LANES AND FIRE CIRCULATION PLANS SHALL BE SHOWN IN CONSTRUCTION DRAWINGS AND SHALL MEET OR EXCEED THE TOWN OF CLAYTON FIRE DEPARTMENT'S SPECIFICATIONS.
 5. A HYDRAULIC ANALYSIS SHALL BE SUBMITTED AS PART OF THE CONSTRUCTION PLAN REVIEW PROCESS.



RAMBLEWOOD INDUSTRIAL

RAMBLEWOOD ROAD
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA
PLATFORM REAL ESTATE GROUP

REZONING CONCEPT PLAN

EPW #445033

REVISIONS:
1. 03/22/26 - PER STAFF COMMENTS
2. 06/24/26 - PER STAFF COMMENTS
3. 07/21/26 - PER STAFF COMMENTS
4. 08/17/26 - PER STAFF COMMENTS

ENGINEER: GTW
DRAWN BY: MB
CHECKED BY: LB
PROJECT #: 026.005

SHEET
RZ-2
SHEET 2 OF 3

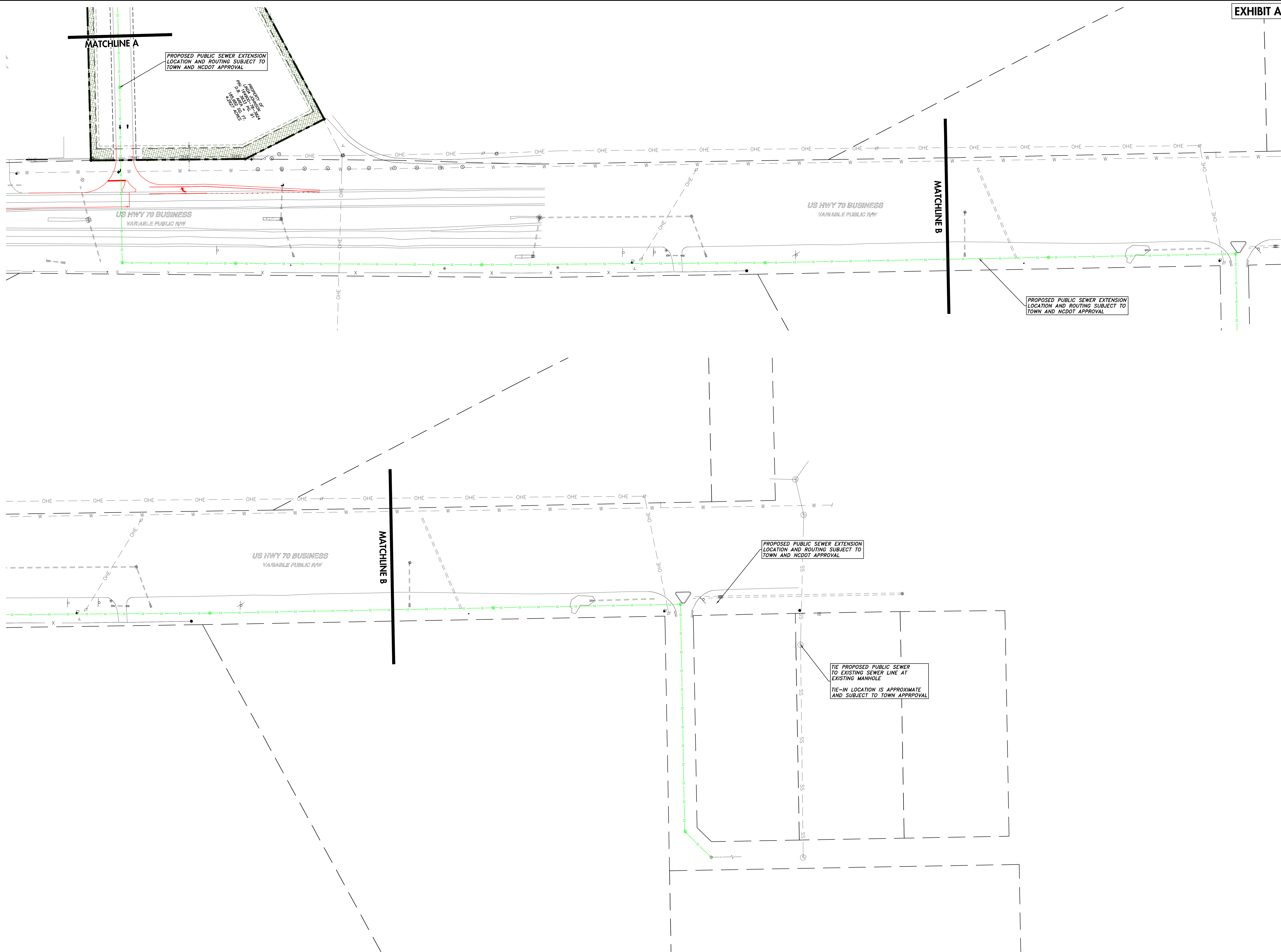
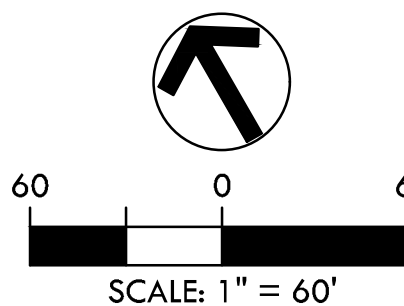
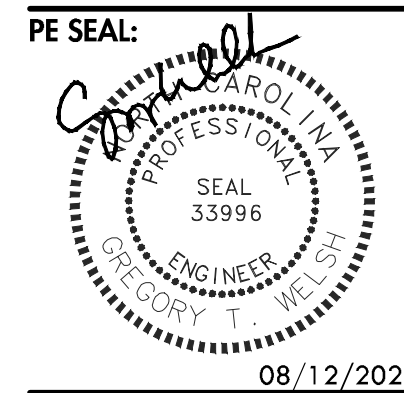


EXHIBIT A



RAMBLEWOOD INDUSTRIAL

RAMBLEWOOD ROAD
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA
PLATFORM REAL ESTATE GROUP

REZONING CONCEPT PLAN

EPW #445033

- REVISIONS:
- 05/22/26 - PER STAFF COMMENTS
 - 06/24/26 - PER STAFF COMMENTS
 - 07/21/26 - PER STAFF COMMENTS
 - 08/17/26 - PER STAFF COMMENTS

ENGINEER: GTW
DRAWN BY: MB
CHECKED BY: LB
PROJECT #: 026.005

SHEET
RZ-3
SHEET 3 OF 3

Conditions of Approval
2026-045-CZM, “Ramblewood Industrial”
September 18, 2026

1. Following Town Council approval, an electronic copy of the Concept Plan, Exhibit A, inclusive of 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, except where specifically modified by the approved Concept Plan, Exhibit A, and Conditions of Approval.
3. The Project shall be constructed in substantial conformance with the Concept Plan, Exhibit A, as approved by the Clayton Town Council. This Condition shall not act as a prohibition on administrative minor modifications as permitted in UDO § 2.3.7.P.
4. The Concept Plan, Exhibit A, is included herein as a Condition of Approval and shall run with the land.
5. Unless referenced or committed to in the Concept Plan, Exhibit A, or Conditions of Approval, 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, Exhibit A, and these Conditions of Approval, these Conditions shall control.
7. The CZI Zoning District shall be limited to the following uses within a single or multi-tenant industrial building as shown on the Concept Plan, Exhibit A:
 - a) Agricultural Packaging & Processing
 - b) Agricultural Storage & Distribution
 - c) Co-Working Space
 - d) Fitness Center
 - e) Heavy Equipment Sales, Rental, & Repair
 - f) Light Equipment Sales, Rental, & Repair
 - g) Micro Brewery, Micro Distillery, or Micro Winery
 - h) Office, High Intensity
 - i) Office, Low Intensity
 - j) Packaging and Shipping
 - k) Repair Shop
 - l) Vehicle Painting/Bodywork
 - m) Vehicle Repair and Service (no painting/bodywork)
 - n) Business Incubator
 - o) Contractor Services Office/Yard
 - p) Electrical, HVAC, or Plumbing Fabrication
 - q) Fuel Oil/Bottled Gas Distribution

- r) Maker Space
- s) Manufacturing, Light
- t) Manufacturing, Medium
- u) Metal Fabrication
- v) Research and Development
- w) Warehouse, Distribution or Storage
- x) Wholesale Sales, Indoor and Outdoor
- y) Wholesale Sales, Indoor Only
- z) Broadcasting Studio
- aa) Fire/EMS/Police Station
- bb) Government Maintenance or Storage Facility
- cc) Government Training Facility
- dd) Laboratory
- ee) Post Office
- ff) Small Wireless Facility
- gg) Telecommunications Facility, Minor or Concealed
- hh) Storage, Indoor, not including Self-Storage
- ii) Storage, Outdoor
- jj) Vehicle Sales and Rental
- kk) Religious Institution, not to exceed 30,000 square feet of gross floor area

8. The CZC Zoning District shall be limited to the following Principal Uses:

- a) Nursery (retail or wholesale)
- b) Animal Boarding, Indoor Only
- c) Bank, Credit Union, or Similar Use
- d) Bar, Cocktail Lounge, Private Club
- e) Bottle Shop (on-premises consumption)
- f) Bulky Item Sales
- g) Catering Establishment
- h) Coffee Shop or Bakery
- i) Computer Related Services
- j) Convenience Store (with gasoline sales)
- k) Co-Working Space
- l) Day Spa (medical or non-medical)
- m) Event Venue, Indoor & Outdoor
- n) Event Venue, Indoor Only
- o) Fitness Center
- p) Funeral Related Services
- q) Grocery Store
- r) Grooming (Animal)
- s) Hair, Nail, and Skin Related Services
- t) Hotel or Motel
- u) Indoor Commercial Recreation
- v) Instructional Services
- w) Laundry and Fabric Cleaning

- x) Light Equipment Sales, Rental, & Repair
- y) Micro Brewery, Micro Distillery, or Micro Winery
- z) Office, High Intensity
- aa) Office, Low Intensity
- bb) Packaging and Shipping
- cc) Pharmacy
- dd) Repair Shop
- ee) Restaurant Indoor and Outdoor Seating
- ff) Restaurant Indoor Seating Only
- gg) Restaurant Walk-Up Service Only
- hh) Restaurant with Drive Through
- ii) Retail, General
- jj) Retail, Micro
- kk) Tanning Salon
- ll) Theatre, Indoors
- mm) Theatre, Outdoors
- nn) Vehicle Parts and Accessory Sales
- oo) Vehicle Repair and Service (no painting/bodywork)
- pp) Vehicle Washing or Detailing
- qq) Veterinary Services, Small Animal
- rr) Business Incubator
- ss) Maker Space
- tt) Adult Day Care
- uu) Auditorium, Coliseum, Convention Center
- vv) Broadcasting Studio
- ww) College or University
- xx) Community Center
- yy) Fire/EMS/Police Station
- zz) Government Office
- aaa) Laboratory
- bbb) Museum
- ccc) Outpatient Facility
- ddd) Post Office
- eee) Small Wireless Facility
- fff) Telecommunications Facility, Minor or Concealed
- ggg) Urgent Care
- hhh) Vehicle Sales and Rental
- iii) Religious Institution, not to exceed 30,000 square feet of gross floor area

9. The CZI shall be limited to the following secondary uses:

- a) Amateur Ham Radio
- b) Art Installation
- c) Automated Teller Machine
- d) Bus Shelter
- e) Cluster Box Unit

- f) Electric Vehicle Charging Station
- g) Flagpole
- h) Garage or Carport, Detached
- i) Guard House, Shelter, or Gatehouse
- j) Mobile Restaurant or Push Cart
- k) Outdoor Dining and Seating
- l) Outdoor Display/Sales
- m) Outdoor Storage
- n) Parking of Heavy Trucks or Trailers
- o) Refuse or Recycling Container
- p) Solar Energy or Conversion, Level 1
- q) Tool/Storage Shed
- r) Underground Storage Tank
- s) Vehicle Repair and Service (non-commercial)
- t) Vehicle Towing or Storage
- u) Vehicle Washing or Detailing
- v) Major Utility
- w) Minor Utility
- x) Antenna Collocation, Major
- y) Antenna Collocation, Minor

10. The CZC shall be limited to the following secondary uses:

- a) Amateur Ham Radio
- b) Art Installation
- c) Automated Teller Machine
- d) Bus Shelter
- e) Canopy (Drive Through, Fuel, Etc)
- f) Child Care, Incidental
- g) Cluster Box Unit
- h) Drive Through
- i) Electric Vehicle Charging Station
- j) Flagpole
- k) Garage or Carport, Detached
- l) Mobile Restaurant or Push Cart
- m) Outdoor Dining and Seating
- n) Outdoor Display/Sales
- o) Outdoor Storage
- p) Parking of Heavy Trucks or Trailers
- q) Play Equipment/Structure
- r) Produce Stand
- s) Refuse or Recycling Container
- t) Solar Energy Conversion, Level 1
- u) Tool/Storage Shed
- v) Underground Storage Tank
- w) Vehicle Repair and Service (non-commercial)
- x) Vehicle Towing or Storage

- y) Vehicle Washing and Detailing
 - z) Minor Utility
 - aa) Antenna Collocation, Major
 - bb) Antenna Collocation, Minor
 - cc) Arboretum or Formal Garden
 - dd) Park or Playground (public or private)
11. Any use with the primary function of processing, storage, hosting, routing, transmission, or management of digital data through servers or similar computing infrastructure, whether individually or in combination, shall be prohibited from both the CZI and CZC districts included in this development.
 12. For the CZI Zoning District, development shall not exceed 275,000 square feet of gross floor area.
 13. In addition to the required Type D perimeter buffer, the Development shall install a berm along its western property line, adjacent to those parcels with PINs 174004-60-6208, 164900-69-6867, 164900-69-6659, 164900-69-6556, 164900-69-6452.
 14. In addition to the required Type D perimeter buffer, the Development shall install a fully opaque six-foot (6') tall fence along its eastern boundary of the CZI District, adjacent to that parcel with PIN 164900-57-5937. Installation of said fence shall allow for a reduction of the required buffer width to thirty feet (30'), consistent with UDO Table 6.6.13.D.
 15. All loading docks within the CZI portion of the lot shall be located on interior-facing building facades.
 16. In order to allow for emergency vehicle access in areas where the required Type D buffer along the railroad is unable to be accommodated, the Development shall install native evergreen variety trees and shrubs, as identified in the UDO Procedures Manual as screening with a minimum planting height of eight feet (8') and a fully opaque six-foot (6') tall fence. The locations of the evergreen plantings and fence are shown on the attached Concept Plan, Exhibit A.
 17. Improvements recommended by the final accepted Traffic Impact Analysis and comments made by the Town of Clayton and NCDOT shall be coordinated and implemented. Any NCDOT driveway permits, encroachment permits and/or control of access permits shall be obtained by the Development from NCDOT and any conditions imposed by NCDOT must be met.
 18. The trip generation used in the TIA is based on the land use assumptions and associated trip generation table included with the approved TIA. Modifications to the land use mix, including changes to the gross floor area, may be permitted as a Minor Modification to the concept plan, provided that documentation is submitted by a licensed Traffic Engineer demonstrating that the overall trip generation does not exceed the total approved in the TIA.

The TIA Approval shall expire in accordance with the concept plan, site plan, subdivision plat, or other approval it is associated with per the UDO.

19. Intersections / Site Accesses and Associated Improvements

a) US 70 Business and Ramblewood Drive:

- US 70 Business- Construct a westbound 50' right-turn lane at Ramblewood Drive with appropriate deceleration and taper.
- Ramblewood Drive- To the degree that it is feasible within existing right-of-way, Ramblewood Drive shall align with the existing median break on US 70 Business. Developer shall realign Ramblewood Drive with existing median break location.
 - Widening shall be considered providing one exclusive 100' right-turn lane and one shared left-through lane on the southbound approach.

b) US 70 Business and Site Drive 1:

- US 70 Business- Construct westbound 50' right-turn lane at Site Drive 1 with appropriate deceleration and taper.
- Site Drive 1- Construct southbound approach with one ingress and one egress lane.
- Provide a 100' Internal Protect Stem.

c) Ramblewood Drive and Site Drive 2:

- Construct westbound approach as Site Drive 2 with one ingress lane and one egress lane striped as a shared left-turn/right-turn lane.
- Provide an IPS of at least 50 feet.
- Provide stop-control for westbound approach of Site Drive 2.

20. The utility layout presented on the Concept Plan, Exhibit A, is conceptual in nature and subject to modifications during site plan and construction drawings review.

21. The Developer shall construct and/or improve that portion of Ramblewood Drive, from the Clayton Boulevard intersection to the Pond Drive intersection (approximately 450'), as shown on the Concept Plan, Exhibit A, to NCDOT standards for the eventual acceptance of Ramblewood Drive by NCDOT or the Town of Clayton. The final scope and design of Ramblewood Drive shall be determined during site plan or construction drawings review.

22. The Development shall construct a ten-foot (10') wide multi-use path ("MUP") along the Property's Clayton Boulevard frontage, consistent with the Town's Comprehensive Transportation Plan ("CTP"). The MUP shall be shown on the site plan for the future development of Lot 2, as shown on the Concept Plan, Exhibit A. The MUP shall not be required to be shown on the site plan for the future development of Lot 1, as shown on the Concept Plan, Exhibit A. The design of the MUP shall be finalized during the construction drawings review and approval for future development of Lot 2.

23. The parking spaces on both the CZI and CZC portions of the site shall be constructed to a size of at least nine feet (9') wide and eighteen feet (18') deep, measured from the face-of-curb.
24. The Applicant commits that the principal buildings within the CZI portion of the Ramblewood Industrial development will incorporate the following architectural features, each of which is standard across the Applicant's portfolio of speculative industrial developments and exceeds the minimum non-residential building design standards of UDO Section 6.2.5, as a means of demonstrating increased development quality:
- a) **Two-Story Corner Storefront Features.** Prominent building corners opposite the truck court, including those visible from Ramblewood Drive and US 70 Highway, shall incorporate two-story vertical architectural elements that establish a distinct focal point and break up the building massing at each corner. This feature exceeds the minimum building articulation standard of Section 6.2.5.F.4, which requires only two types of articulation on primary building walls.
 - b) **Coordinated Multi-Tone Color Schemes.** Building facades shall incorporate a coordinated palette of complementary exterior colors, including base, secondary, and accent tones, applied across all primary and secondary walls to create visual interest and differentiate each building's identity. This exceeds the baseline requirement of Section 6.2.5.F.5.c, which only prohibits neon or day-glow primary colors and limits accent colors to 15 percent of a facade.
 - c) **Two-Story Canopy "Eyelid" Features with Integrated Lighting.** Building corner entries shall include two-story canopy, or "eyelid," elements projecting from the primary facade, with integrated can lighting concealed within the canopy soffit to provide weather protection at entries and accent illumination along the building frontage. These features exceed the weather protection and entrance standards otherwise applicable to non-residential building design. Secondary entrances not on the building corners will also have an architectural canopy feature to protect from weather
 - d) **Recessed Downspouts.** Downspouts on primary and secondary building walls shall be fully recessed within the wall assembly rather than surface-mounted, exceeding the concealment, paint-matching, or screening options otherwise permitted under Section 6.2.5.F.6.d for building wall attachments and fixtures.
 - e) **Reveal Patterns on Tilt-Wall Panels.** Precast/tilt-up concrete wall panels shall incorporate a coordinated pattern of reveals (scored joint lines) to break up the flat plane of each panel and create shadow lines and visual texture across the facade. This directly responds to, and exceeds, the prohibition on untextured tilt-up concrete panels in Section 6.2.5.F.5.b.i by using a deliberate, coordinated reveal pattern rather than the minimum texture necessary to avoid that prohibition.

These architectural features will be depicted in the architectural plans and building elevations submitted to the Town, and the Applicant agrees that this narrative description, together with the associated renderings, may be relied upon as a condition of approval running with the land in accordance with UDO Section 3.3.1.D.4, Deviations or Reductions, and Section 3.3.1.E.6/K.6, Narrative Description of Site Features.

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 above.

Print Name

Signature of Property Owner

Date

Print Name

Signature of Property Owner

Date

Bryd LeLambert
Print Name


Signature of Property Owner

9/16/26
Date

Signature affirms compliance with the Town of Clayton Unified Development Ordinance and North Carolina General Statutes § 160D-703 (b).

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 above.

PRICE KORNEGAY LLC
BILL KORNEGAY
Print Name


Signature of Property Owner

9/18/26
Date

Print Name

Signature of Property Owner

Date

Print Name

Signature of Property Owner

Date

Signature affirms compliance with the Town of Clayton Unified Development Ordinance and North Carolina General Statutes § 160D-703 (b).

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 above.

Print Name

Signature of Property Owner

Date

Ron Mikes

Print Name

Ron Mikes

Signature of Property Owner

9-18-26

Date

Print Name

Signature of Property Owner

Date

Signature affirms compliance with the Town of Clayton Unified Development Ordinance and North Carolina General Statutes § 160D-703 (b).

Justification of Conditional Zoning UDO Modifications “Ramblewood Industrial”

Summary

This document provides project information and desired outcomes that will allow the Ramblewood Industrial project to develop a site with a mix of light industrial and commercial uses under both the Conditional Zoning Industrial and Conditional Zoning Commercial Districts. The project would include light industrial buildings on a majority of the assemblage and commercial uses along that portion of the assemblage fronting Clayton Boulevard. The goal is to develop both light industrial and commercial uses that bring jobs and commercial activity to the Town of Clayton’s western gateway. The requested modifications are intended to address the environmentally sensitive areas on the assemblage’s eastern boundary, while ensuring that the project mitigates impacts to adjacent property owners, plus the minimum vehicular parking space depth.

Modifications

We respectfully submit the following justification in support of the requested modification to specific standards in the Town of Clayton Unified Development Ordinance (“UDO”), particularly related to the buffers along the adjacent railroad lines.

The proposed project includes industrial uses across a majority of the assemblage (likely two separate industrial buildings) and commercial uses within that portion of the assemblage along Clayton Boulevard.

1. Buffers along Adjacent Railroad Lines

The UDO requires at least a 40’ Type D Perimeter Buffer along any railroad lines. The assemblage is bordered to the north by a railroad line. The property is widest along its western boundary, but the property pinches in on both the northern and southern boundaries towards the eastern boundary. The Concept Plan shows an internal driveway along the Property’s southern boundary. This driveway serves both the loading trucks and passenger vehicles. This causes the development to shift north towards the railroad. The Concept Plan shows the buildings and parking areas outside of the required 40’ perimeter buffer. However, the development must allow for emergency vehicles to travel around both sides of the buildings. For these reasons, the development is requesting a modification to the required Type D perimeter buffer only in those areas where emergency vehicle access is necessary to ensure a safe project. Where the development cannot meet the required perimeter buffer standards, we are including a row of evergreen shrubs with a planting height of at least eight feet (8’). These evergreen plantings will ensure that there is a continuous green screen between the development and railroad, while also allow emergency vehicles to travel around the development’s perimeter.

2. Minimum Vehicular Parking Area

The UDO requires that perpendicular (90°) vehicular parking spaces be at least nine feet (9’) wide and twenty feet (20’) deep. However, the Town’s Manual of Standard Specifications & Details (MSSD) specify that perpendicular parking spaces may be only eighteen feet (18’) deep. The

Applicant is proposing to construct parking spaces consistent with the MSSD's guidelines, which includes measuring parking spaces and drive aisles from the face-of-curb (rather than the edge-of-pavement). The proposed parking spaces still provide adequate depth for the employees' and visitors' vehicles.



TRAFFIC IMPACT ANALYSIS

FOR RAMBLEWOOD INDUSTRIAL

LOCATED IN CLAYTON, NC

Prepared For:

Platform Real Estate Group, LLC
2964 Peachtree Road
Atlanta, GA



AUGUST 2026

DRMP Project No. 26386

Prepared By: MW

Reviewed By: MM

TRAFFIC IMPACT ANALYSIS

FOR

RAMBLEWOOD INDUSTRIAL

LOCATED IN

CLAYTON, NC



Prepared For:

Platform Real Estate Group, LLC
2964 Peachtree Road
Atlanta, GA

Prepared By:

DRMP, Inc.
License #F-1524

TRAFFIC IMPACT ANALYSIS RAMBLEWOOD INDUSTRIAL

Clayton, North Carolina

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Ramblewood Industrial development in accordance with the Clayton (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed Ramblewood Industrial development is to be located east of Ramblewood Drive and north of US 70 Business in Clayton, North Carolina. The proposed development, anticipated to be completed in 2027, is assumed to consist of 249,000 s.f. of warehousing and a 36,000 s.f. car dealership. Site access is proposed via one right-in/right-out driveway along US 70 Business and one full movement driveway along Ramblewood Drive.

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the NCDOT and the Town and consists of the following existing intersections:

- US 70 Business and Ramblewood Drive / Eastern Wrecker Driveway
- US 70 Business and White Pine Drive

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed above, in April of 2026 during the typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic volumes were balanced between study intersections, where appropriate.

3. Future Traffic Conditions

Through coordination with the NCDOT and the Town, it was determined that an annual growth rate of 3% would be used to project existing traffic volumes to the year 2027.

4. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 12th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Warehousing (LUC 150)	249 KSF	344	23	7	10	27
<i>Warehousing – Trucks (LUC 150)</i>	<i>249 KSF</i>	<i>108</i>	<i>3</i>	<i>2</i>	<i>3</i>	<i>2</i>
<i>Warehousing – Passenger Cars (LUC 150)</i>	<i>249 KSF</i>	<i>236</i>	<i>20</i>	<i>5</i>	<i>7</i>	<i>25</i>
Automobile Sales (New) (LUC 840)	36 KSF	1,002	43	38	31	46
Total Trips		1,346	66	45	41	73

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2027 no-build traffic volumes to determine the 2027 build traffic volumes.

5. Capacity Analysis Summary

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2026 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions

Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Recommended Improvements by Developer

US 70 Business and Ramblewood Drive / Eastern Wrecker Driveway

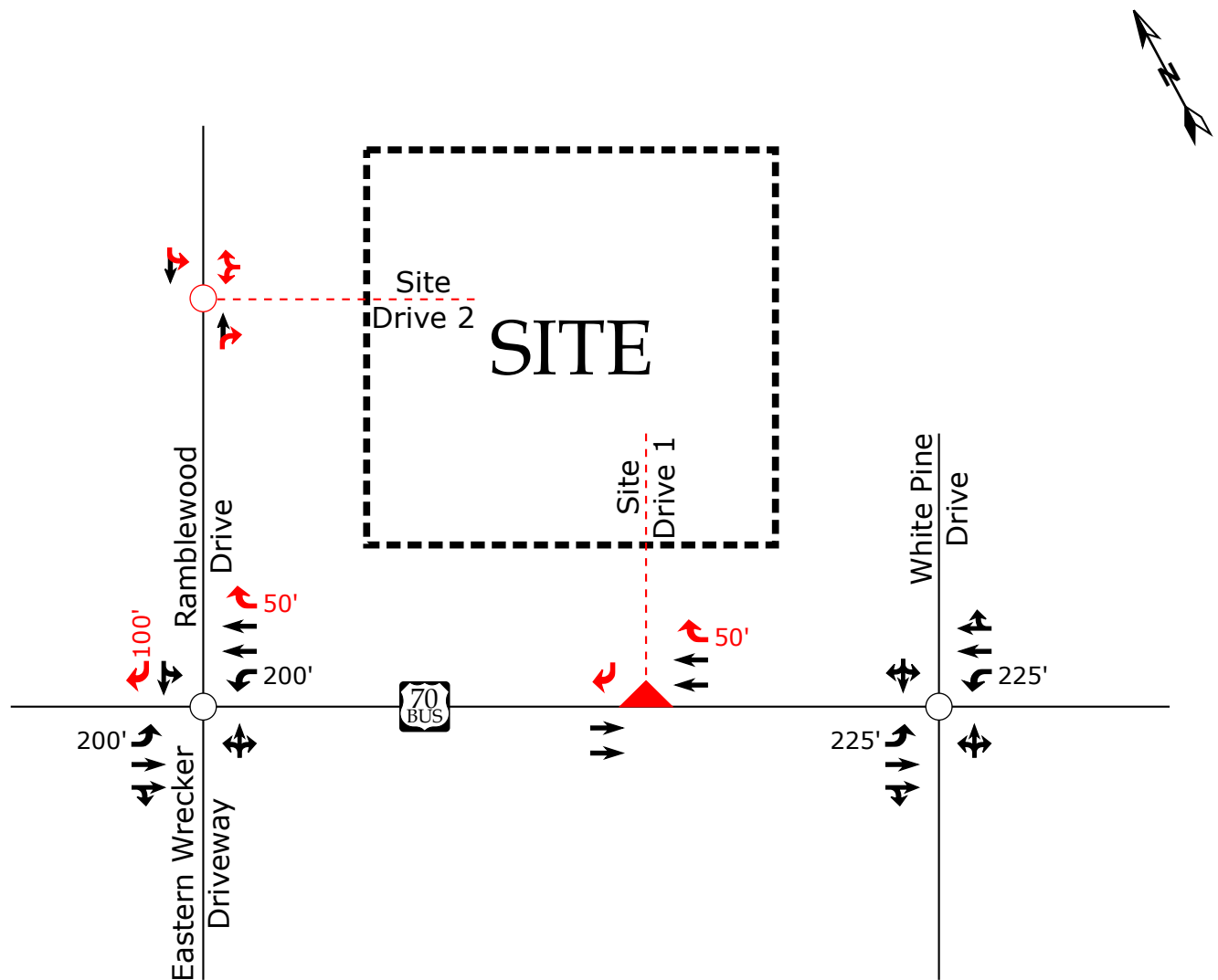
- Make the necessary changes to ensure Ramblewood Drive aligns with the existing median break on US 70 Business. Provide one exclusive right turn lane with at least 100 feet of full-width storage and appropriate deceleration and taper length and one shared left-through lane on the southbound approach.
- Construct westbound right-turn lane along US 70 Business into Ramblewood Drive with at least 50 feet of full-width storage and appropriate deceleration and taper length.

US 70 Business and Site Drive 1

- Construct southbound approach of Site Drive 1 as a right-in/right-out intersection with one ingress lane and one egress lane striped as a right-turn only lane.
- Construct westbound right-turn lane along US 70 Business into Site Drive 1 with at least 50 feet of full-width storage and appropriate deceleration and taper length.
- Provide stop control for southbound approach of Site Drive 1.

Ramblewood Drive and Site Drive 2

- Construct westbound approach as Site Drive 2 with one ingress lane and one egress lane striped as a shared left-turn/right-turn lane.
- Provide stop-control for westbound approach of Site Drive 2.



LEGEND

- Unsignalized Intersection
- ▲ Right-In/Right-Out Intersection
- Existing Lane
- x' Storage (In Feet)
- Improvement by Developer



Ramblewood Industrial
Clayton, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure E-1

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Appendix A:	Scoping Documentation
Appendix B:	Traffic Counts
Appendix C:	Capacity Calculations – US 70 Business and Ramblewood Drive / Eastern Wrecker Driveway
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TRAFFIC IMPACT ANALYSIS

Ramblewood Industrial Clayton, North Carolina

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Ramblewood Industrial development to be located east of Ramblewood Drive and north of US 70 Business in Clayton, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2027, is assumed to consist of the following uses:

- 249,000 square feet (s.f.) of warehousing
- 36,000 s.f. car dealership

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2026 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located east of Ramblewood Drive and north of US 70 Business in Clayton, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and consists of the following existing intersections:

- US 70 Business and Ramblewood Drive / Eastern Wrecker Driveway
- US 70 Business and White Pine Drive

1.2. Proposed Land Use and Site Access

The proposed development, anticipated to be completed in 2027, is assumed to consist of the following uses:

- 249,000 s.f. of warehousing
- 36,000 s.f. car dealership

Site access is proposed via one right-in/right-out driveway along US 70 Business and one full movement driveway along Ramblewood Drive. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of farms, undeveloped land, residential development, and retail development.

1.4. Existing Roadways

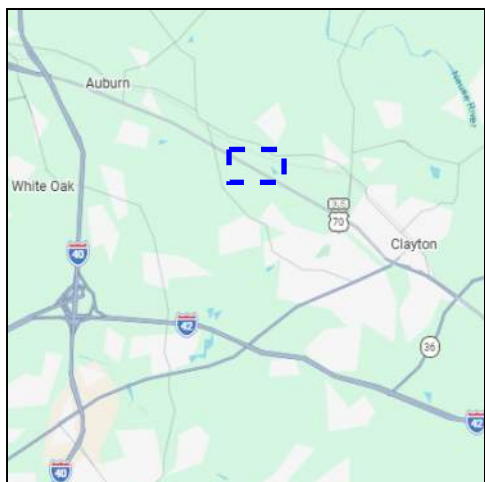
Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1 provides a summary of this information, as well.

Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	AADT (vpd)
US 70 Business		4-lane divided	55 mph	39,500*
Ramblewood Drive	N/A	2-lane undivided	Not Posted	360**
White Pine Drive	N/A	2-lane undivided	Not Posted	50**
Eastern Wrecker Driveway	N/A	2-lane undivided	Not Posted	190**

*AADT based on 2023 data.

**ADT based on the traffic counts from 2026 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



LEGEND

- Study Intersection
- Proposed Site Access
- Study Area



Ramblewood Industrial
Clayton, NC

Site Location Map

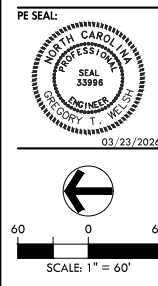
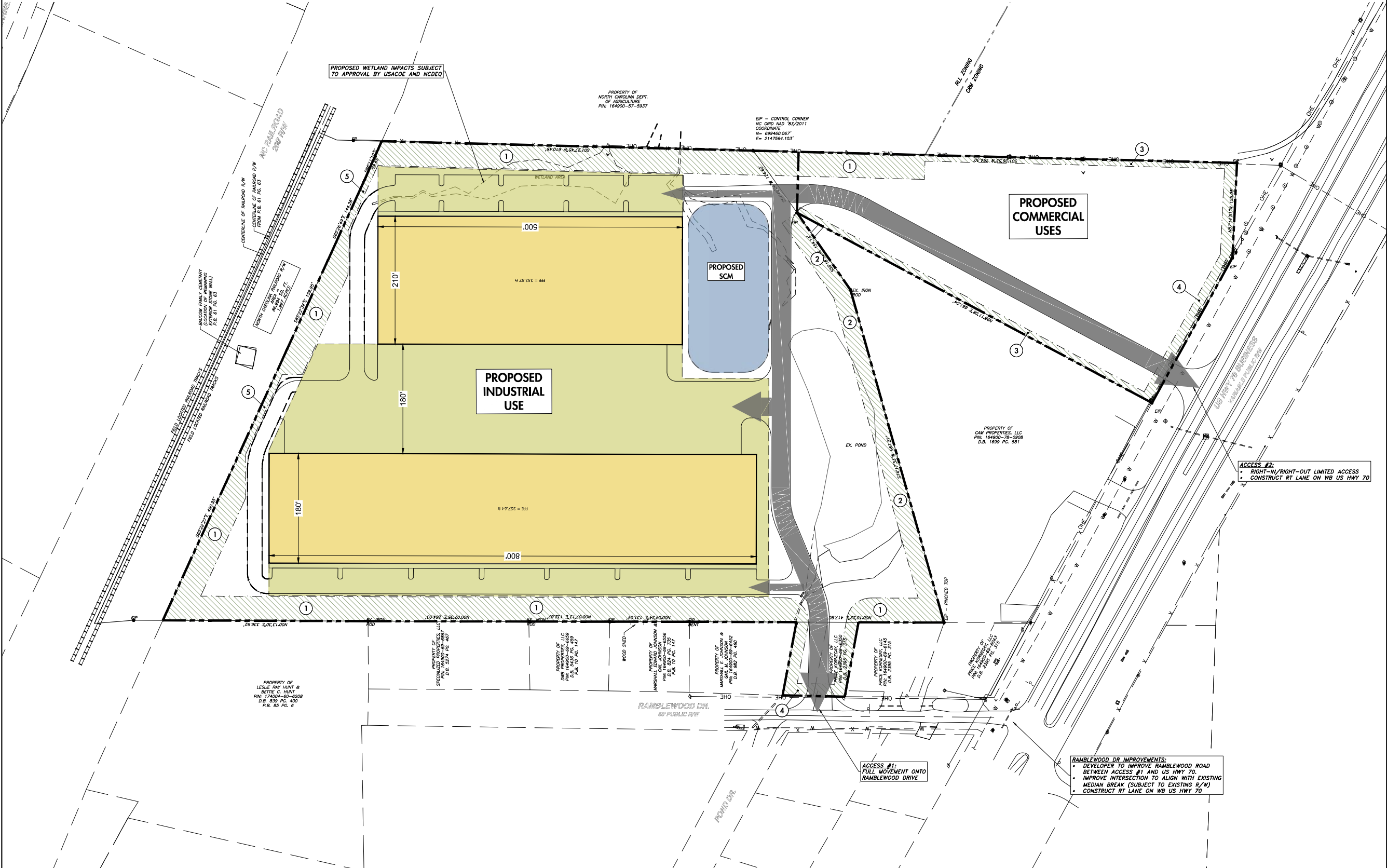
Scale: Not to Scale Figure 1

PROJECT SUMMARY

PROJECT NAME: RAMBLEWOOD INDUSTRIAL
DEVELOPER: PLATFORM REAL ESTATE GROUP, LLC
2964 PEACHTREE RD NW, SUITE 505
ATLANTA, GA 30305
PLANS PREPARED BY: OAK ENGINEERING, PLLC
TAX PARCEL NUMBERS: 05G01026A AND 05G01199R
JURISDICTION: TOWN OF CLAYTON (ETJ)
EXISTING ZONING: CZI AND CMI
PROPOSED ZONING: CZI AND CZC
FUTURE LAND USE MAP: EMPLOYMENT CENTER, MEDIUM RESIDENTIAL, COMMUNITY CENTER OVERLAY
PROJECT SIZE: ±21.82 ACRES (EXCLUDING AREA IN RAILROAD R/W)
PRINCIPAL USE: CZI: LIGHT MANUFACTURING / WAREHOUSING / OFFICE
CZC: COMMERCIAL

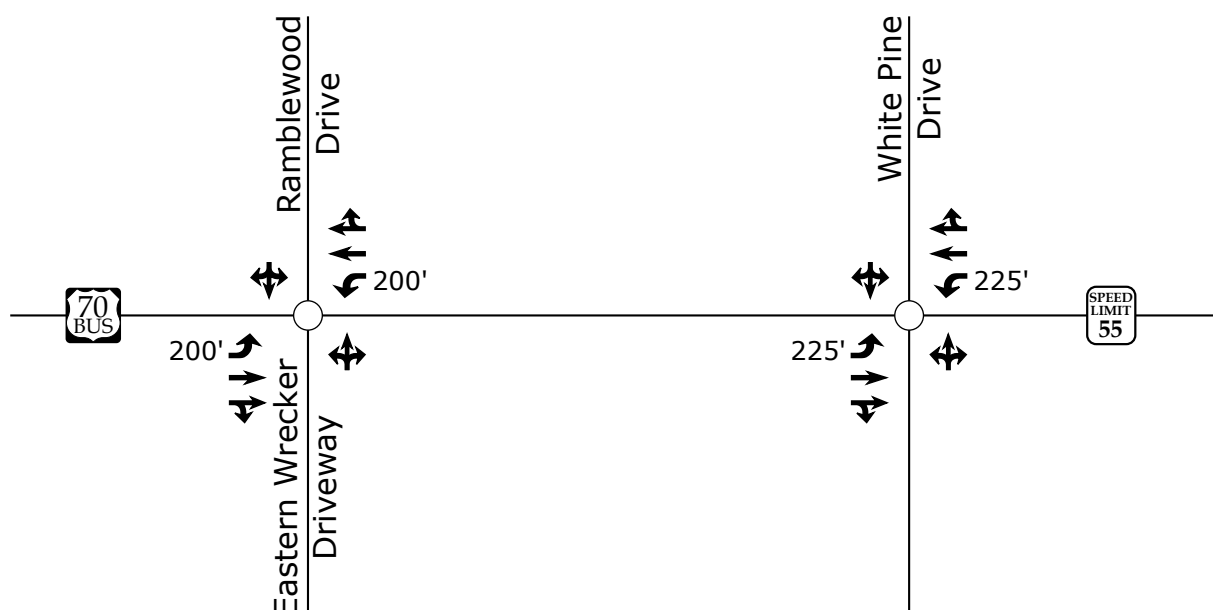
PROPOSED BUFFERS

- 1 40' (MIN) TYPE D BUFFER
- 2 30' (MIN) TYPE C BUFFER
- 3 10' (MIN) TYPE A BUFFER
- 4 20' (MIN) STREETSCAPE BUFFER
REQUIRED STREET TREES SHALL BE PLANTED
WITHIN 20' OF R/W
- 5 10' (MIN) TYPE A BUFFER w/ 6' OPAQUE FENCE



RAMBLEWOOD INDUSTRIAL
RAMBLEWOOD ROAD
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA
PLATFORM REAL ESTATE GROUP
REZONING SITE PLAN

EPM 4445035
REVISIONS:
BROOKER GTW
CHECKED BY: UB
PROJECT #: 026.005
SHEET
RZ-1
SHEET 1 OF 1



LEGEND

- Unsignalized Intersection
- ➔ Existing Lane
- x' Storage (In Feet)
-  Posted Speed Limit



Ramblewood Industrial
Clayton, NC

2026 Existing
Lane Configurations

Scale: Not to Scale Figure 3

2. 2026 EXISTING PEAK HOUR CONDITIONS

2.1. 2026 Existing Peak Hour Traffic Volumes

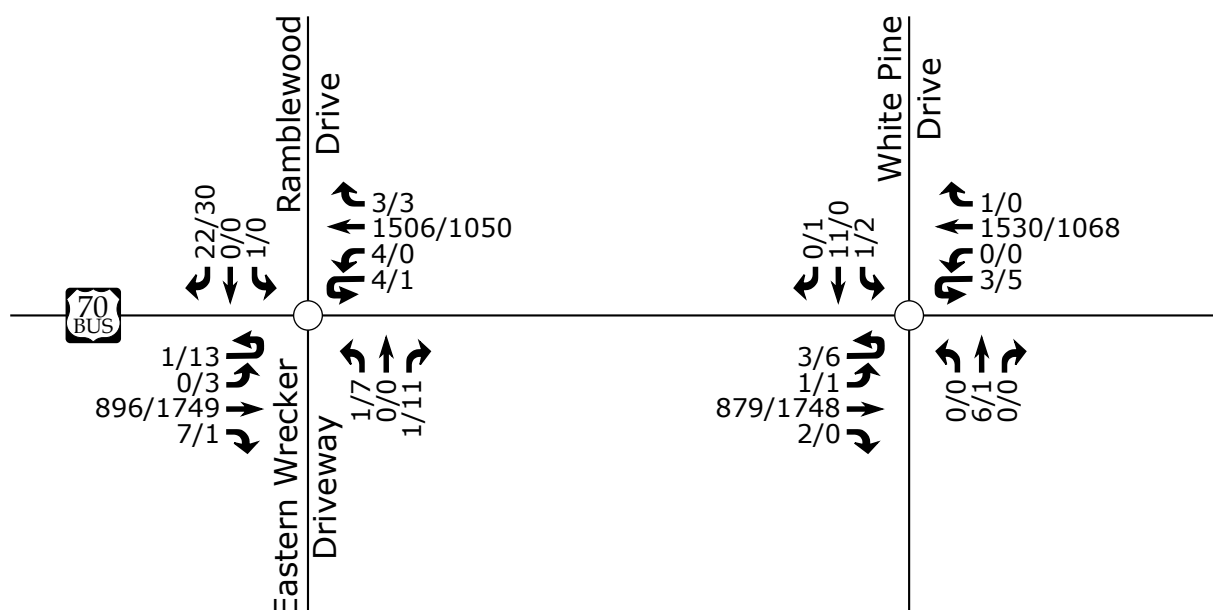
Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in April 2026 during the typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- US 70 Business and Ramblewood Drive / Eastern Wrecker Driveway
- US 70 Business and White Pine Drive

Refer to Figure 4 for 2026 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of 2026 Existing Peak Hour Traffic Conditions

The 2026 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. The results of the analysis are presented in Section 7 of this report.



LEGEND

- Unsignalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.



Ramblewood Industrial
Clayton, NC

2026 Existing
Peak Hour Traffic

Scale: Not to Scale Figure 4

3. 2027 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the NCDOT and the Town, it was determined that an annual growth rate of 3% would be used to project existing traffic volumes to the year 2027.

3.2. Adjacent Development Traffic

Based on coordination with the NCDOT and the Town, it was determined there were no adjacent developments to consider with this study.

3.3. Future Roadway Improvements

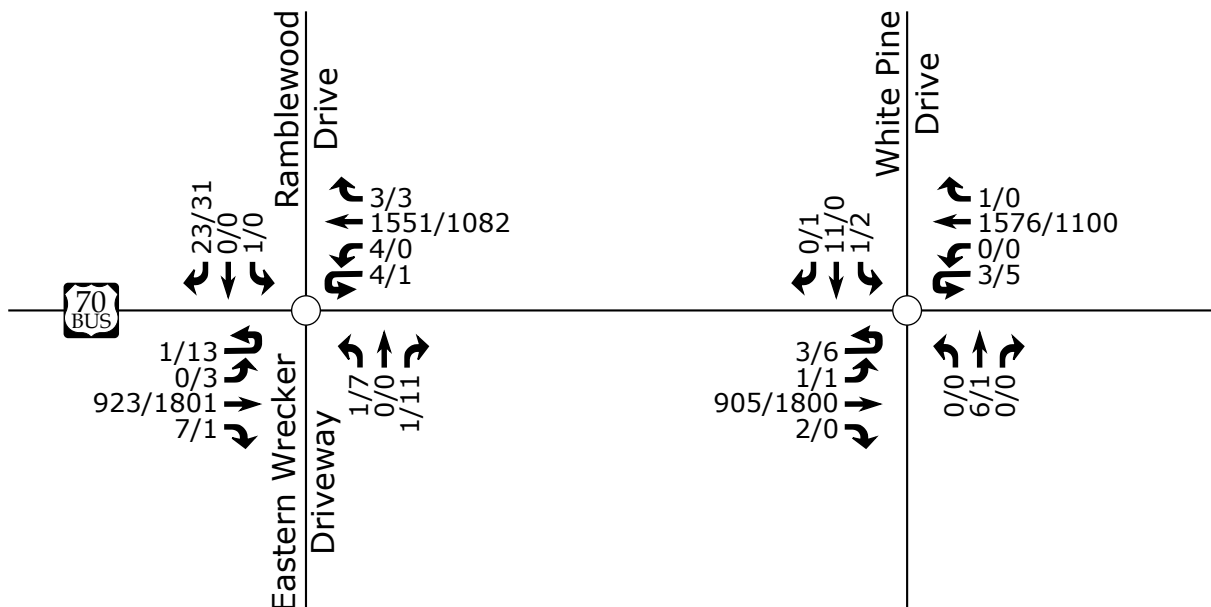
Based on coordination with the NCDOT and the Town, it was determined there were no future roadway improvements to consider with this study.

3.4. 2027 No-Build Peak Hour Traffic Volumes

The 2027 no-build traffic volumes were determined by projecting the 2026 existing peak hour traffic to the year 2027. Refer to Figure 5 for an illustration of the 2027 no-build peak hour traffic volumes at the study intersections.

3.5. Analysis of 2027 No-Build Peak Hour Traffic Conditions

The 2027 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with existing geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.



LEGEND

- Unsignalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.



Ramblewood Industrial
Clayton, NC

2027 No-Build
Peak Hour Traffic

Scale: Not to Scale Figure 5

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is assumed to consist of 249,000 s.f. of warehousing and a 36,000 s.f. car dealership. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the *ITE Trip Generation Manual*, 12th Edition. Table 2 provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Warehousing (LUC 150)	249 KSF	344	23	7	10	27
Warehousing – Trucks (LUC 150)	249 KSF	108	3	2	3	2
Warehousing – Passenger Cars (LUC 150)	249 KSF	236	20	5	7	25
Automobile Sales (New) (LUC 840)	36 KSF	1,002	43	38	31	46
Total Trips		1,346	66	45	41	73

It is estimated that the proposed development will generate approximately 1,346 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 111 trips (66 entering and 45 exiting) will occur during the weekday AM peak hour and 114 trips (41 entering and 73 exiting) will occur during the weekday PM peak hour.

4.2. Site Trip Distribution and Assignment

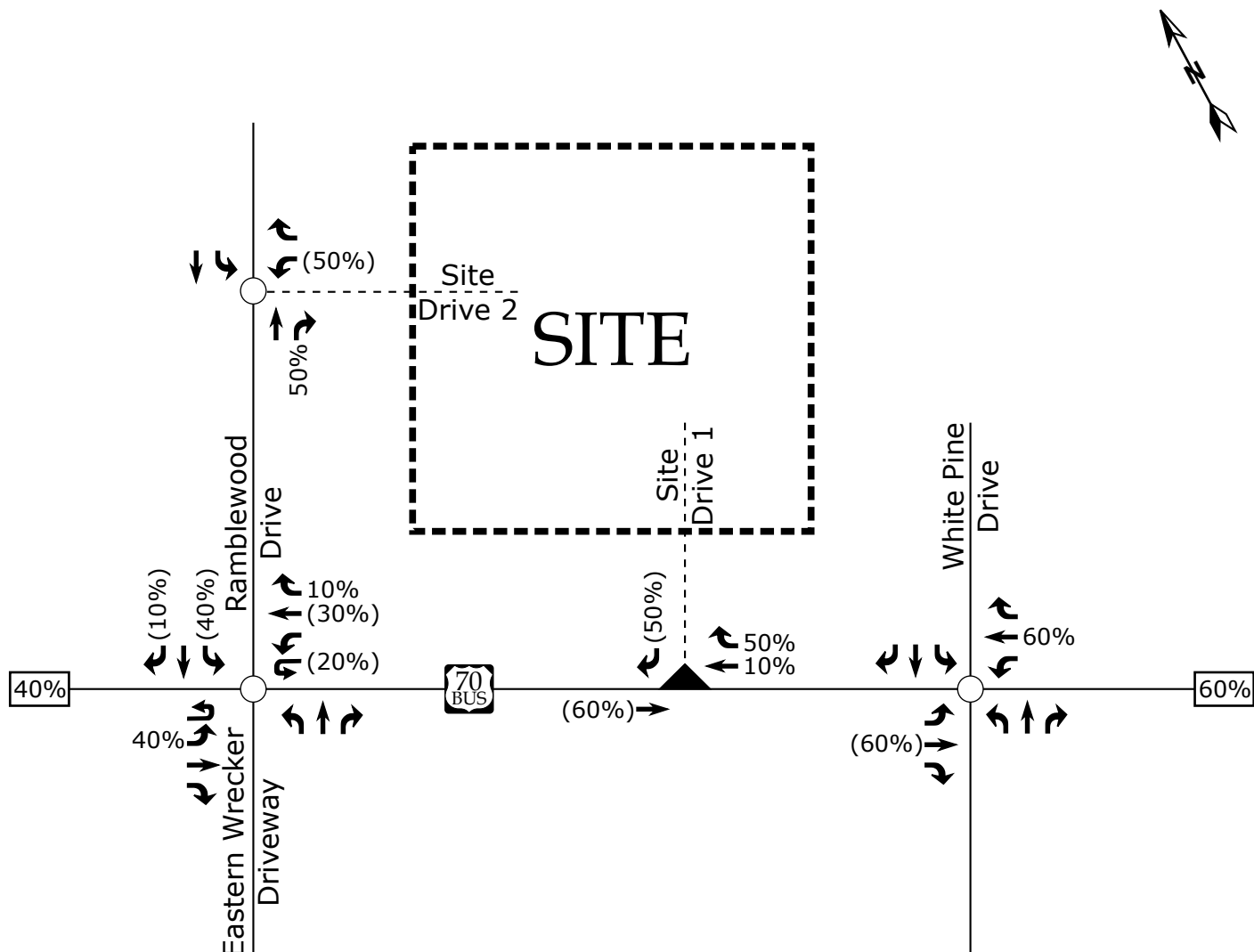
Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

It is estimated that the site trips will be regionally distributed as follows:

- 60% to/from the east via US 70 Business
- 40% to/from the west via US 70 Business

The site trip distribution is shown in Figure 6. Refer to Figure 7a for the passenger car site trip assignment and Figure 7b for the truck site trip assignment.

The total site trips were determined by adding the passenger car site trips and the truck site trips. Refer to Figure 8 for the total peak hour site trips at the study intersections.



LEGEND

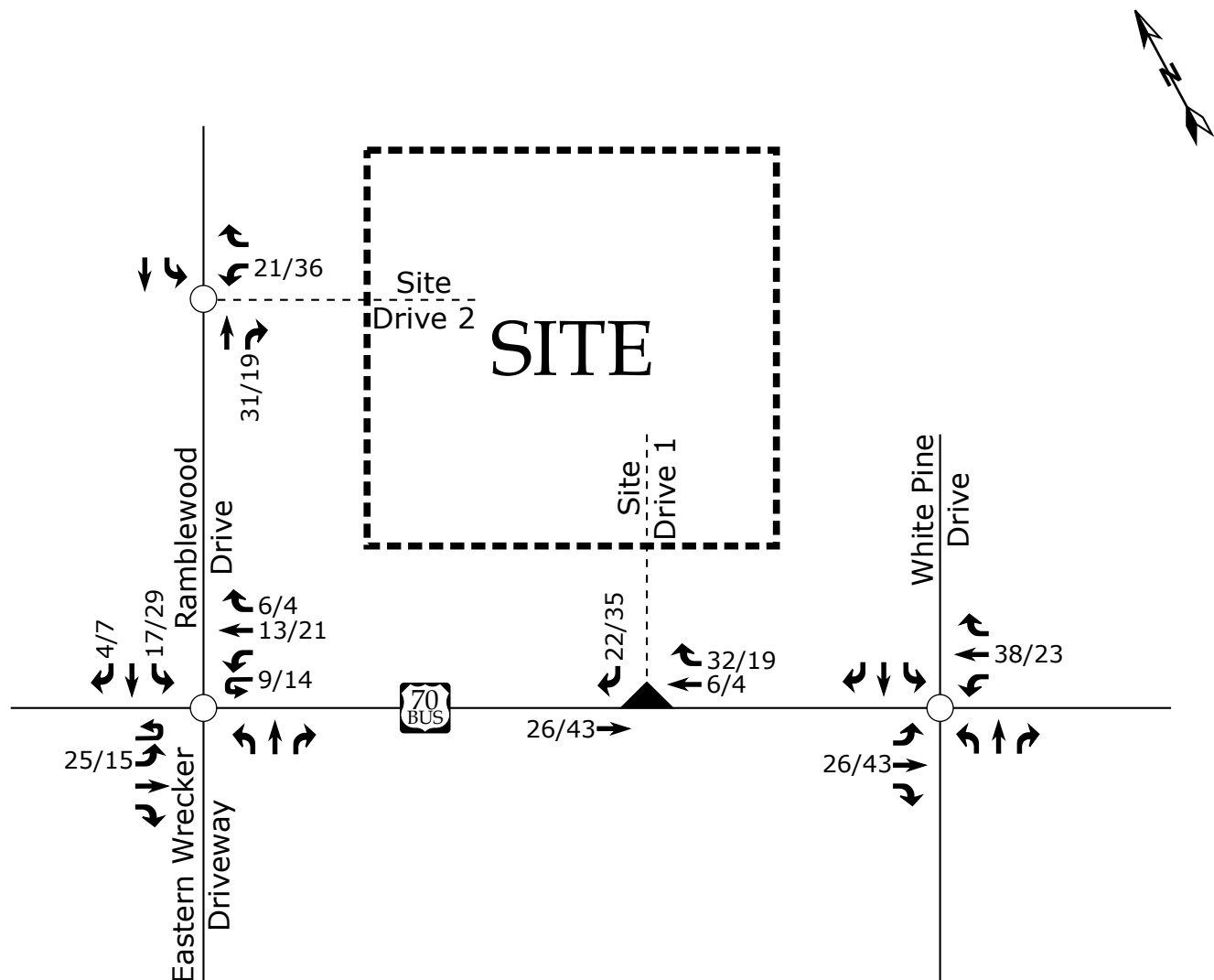
- Unsignalized Intersection
- ▲ Right-In/Right-Out Intersection
- X% → Entering Trip Distribution
- (Y%) → Exiting Trip Distribution
- XX% Regional Trip Distribution



Ramblewood Industrial
Clayton, NC

Site Trip Distribution

Scale: Not to Scale Figure 6



LEGEND

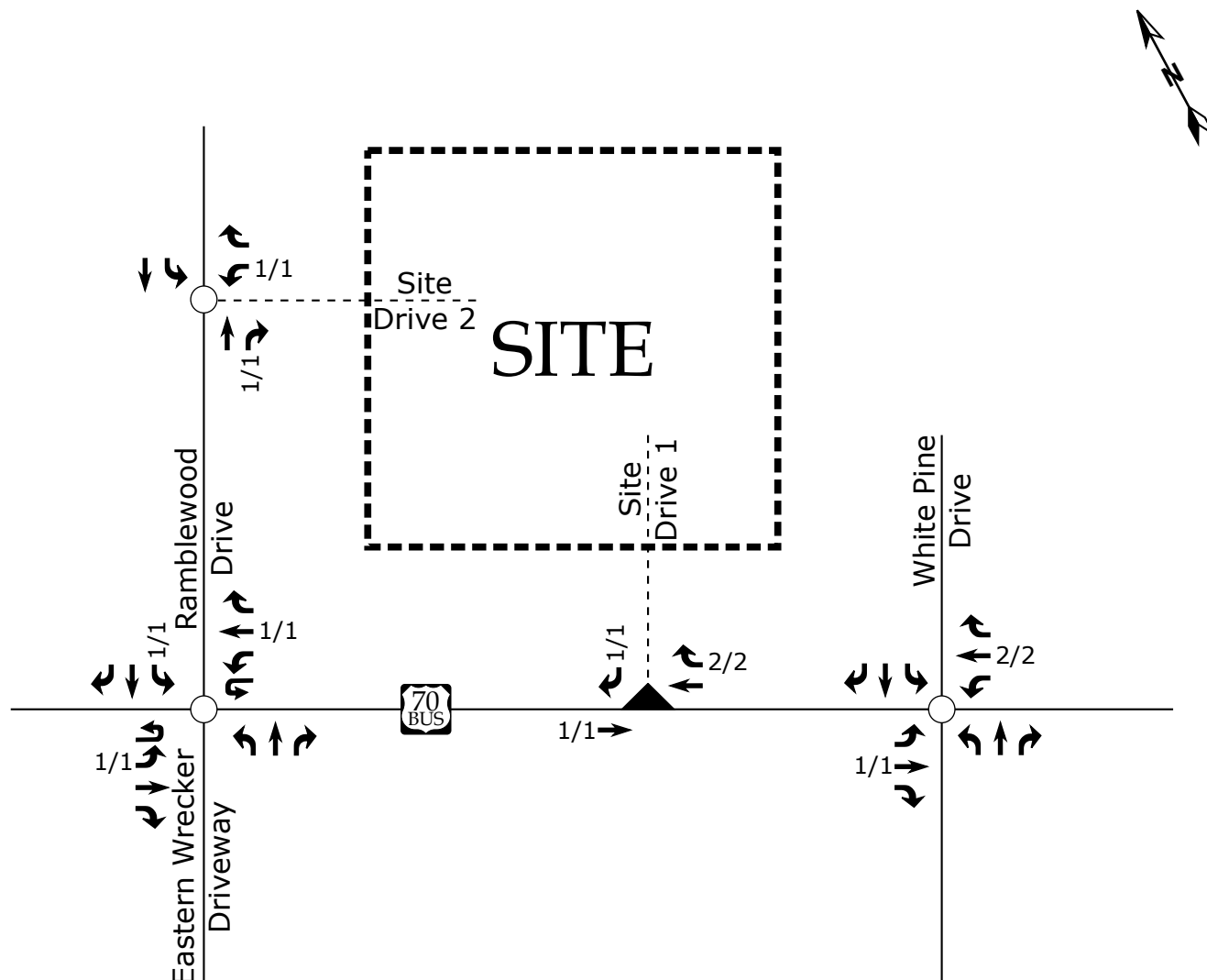
- Unsignalized Intersection
- ▲ Right-In/Right-Out Intersection
- X / Y → Weekday AM / PM Peak Hour Passenger Car Site Trips



Ramblewood Industrial
Clayton, NC

Passenger Car Site
Trip Assignment

Scale: Not to Scale Figure 7a



LEGEND

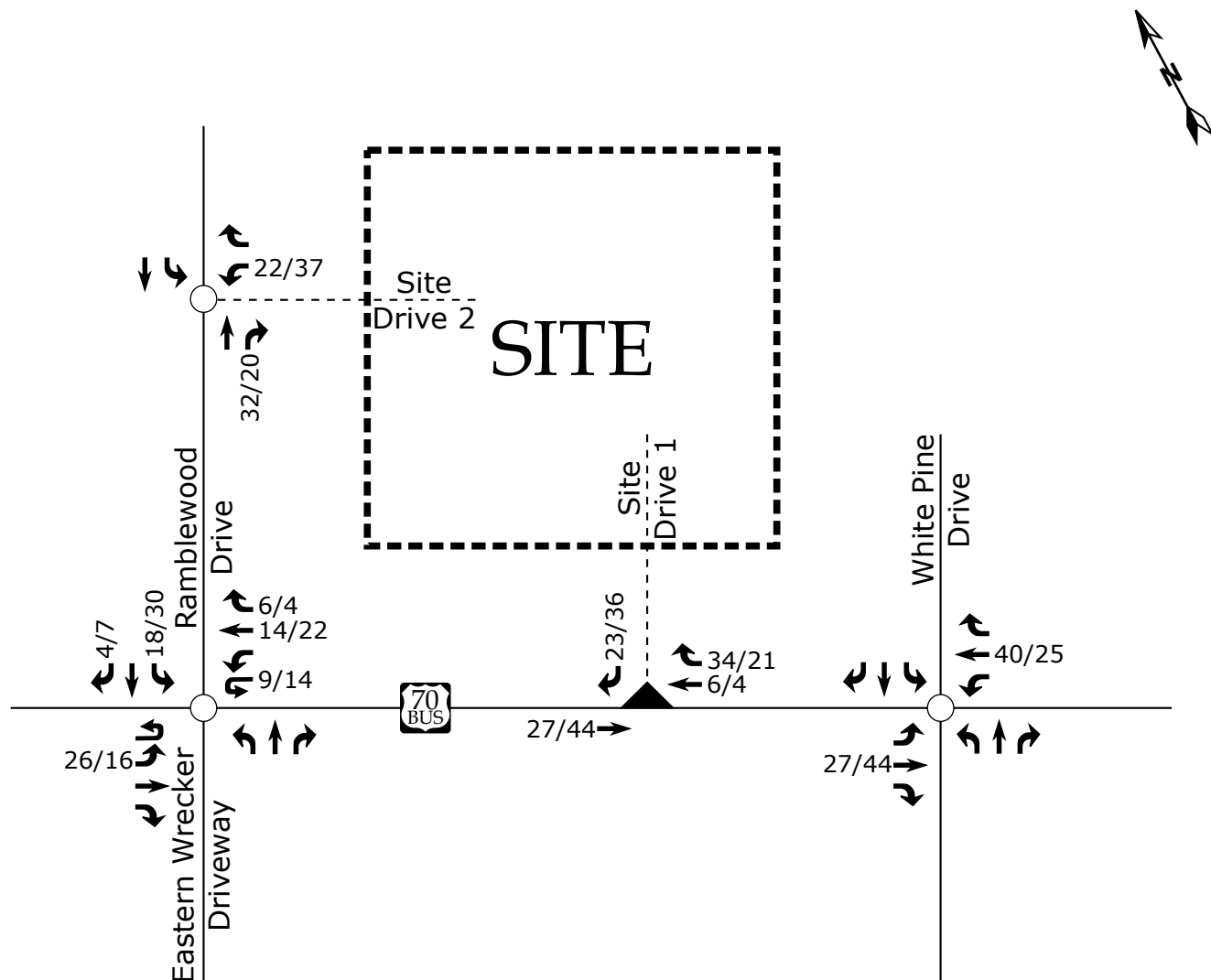
- Unsignalized Intersection
- ▲ Right-In/Right-Out Intersection
- X / Y → Weekday AM / PM Peak Hour
Truck Site Trips



Ramblewood Industrial
Clayton, NC

Truck Site Trip
Assignment

Scale: Not to Scale Figure 7b



LEGEND

- Unsignalized Intersection
- ▲ Right-In/Right-Out Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips



Ramblewood Industrial
Clayton, NC

Total Site Trip
Assignment

Scale: Not to Scale Figure 8

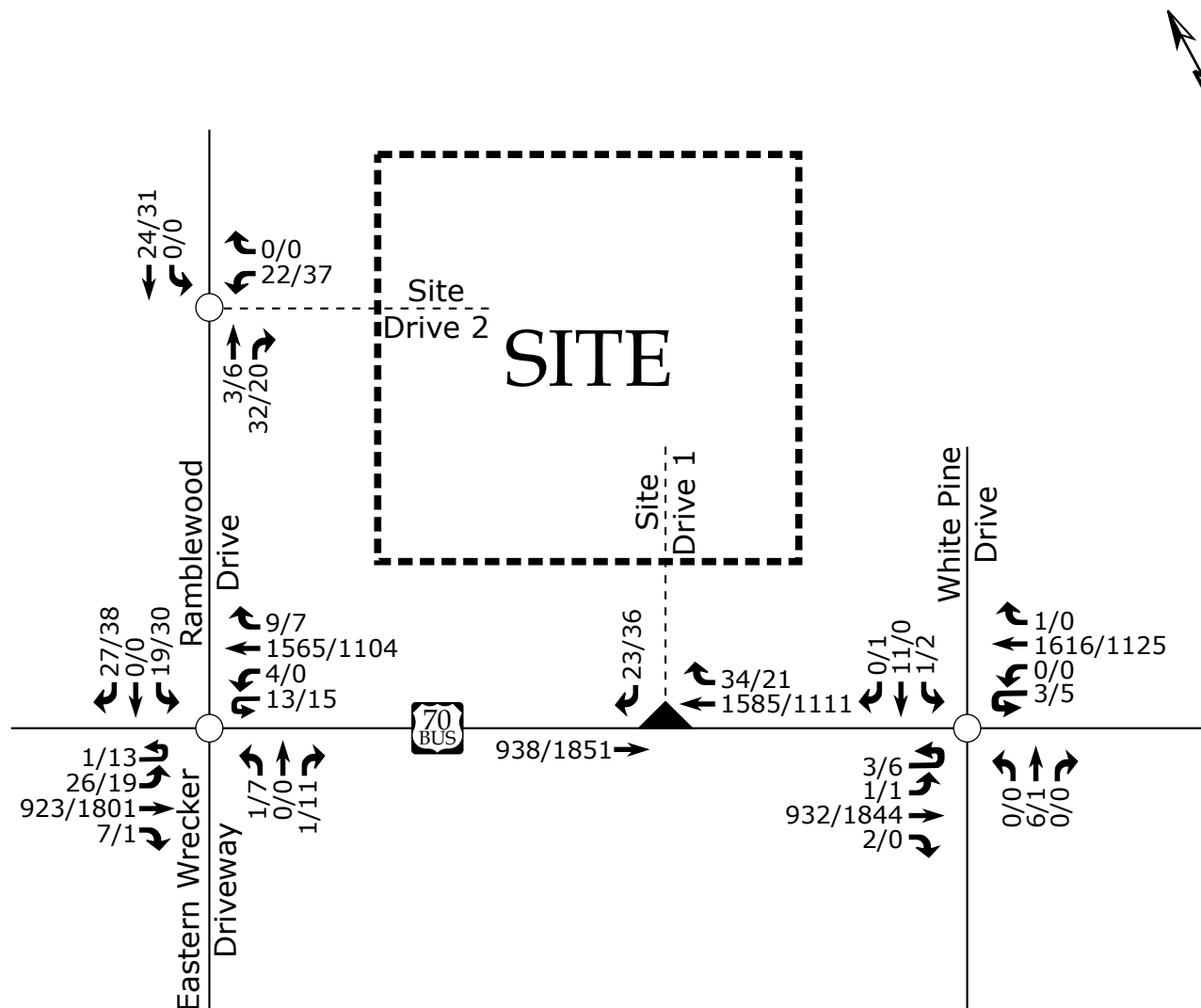
5. 2027 BUILD TRAFFIC CONDITIONS

5.1. 2027 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2027 no-build traffic volumes to determine the 2027 build traffic volumes. Refer to Figure 9 for an illustration of the 2027 build peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of 2027 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2027 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements to mitigate the impact of site trips. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



LEGEND

- Unsignalized Intersection
- ▲ Right-In/Right-Out Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic

Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.



Rambleswood Industrial
Clayton, NC

2027 Build
Peak Hour Traffic

Scale: Not to Scale Figure 9

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 11.1), was used to complete the analyses for the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines.

7. CAPACITY ANALYSIS

The following study intersections were analyzed under 2026 existing, 2027 no-build, and 2027 build traffic conditions:

- US 70 Business and Ramblewood Drive / Eastern Wrecker Driveway
- US 70 Business and White Pine Drive

The proposed site driveways were analyzed under 2027 build traffic conditions. Refer to Tables 4-7 for a summary of capacity analysis results. Refer to Appendices C-G for the Synchro capacity analysis reports and SimTraffic queueing reports.

7.1. US 70 Business and Ramblewood Drive/Eastern Wrecker Dvwy

Refer to the table below for a summary of the capacity analysis results.

Table 4: Analysis Summary of US 70 Business and Ramblewood Drive / Eastern Wrecker Driveway

Analysis Scenario	A p p r o a c h	Lane Configurations	Weekday AM Peak Hour Level of Service		Weekday PM Peak Hour Level of Service	
			Approach	Overall (Seconds)	Approach	Overall (Seconds)
2026 Existing	EB WB NB SB	1 LT, 1 TH, 1 TH-RT 1 LT, 1 TH, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	D ¹ B ¹ F ² F ²	N/A	C ¹ E ¹ F ² F ²	N/A
2027 No-Build	EB WB NB SB	1 LT, 1 TH, 1 TH-RT 1 LT, 1 TH, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	D ¹ B ¹ F ² F ²	N/A	C ¹ E ¹ F ² F ²	N/A
2027 Build	EB WB NB SB	1 LT, 1 TH, 1 TH-RT 1 LT, 1 TH, 1 TH-RT 1 LT-TH-RT 1 LT-TH-RT	C ¹ C ¹ F ² F ²	N/A	C ¹ F ¹ F ² F ²	N/A
2027 Build Improved	EB WB NB SB	1 LT, 1 TH, 1 TH-RT 1 LT, 2 TH, 1 RT 1 LT-TH-RT 1 LT-TH, 1 RT	C ¹ C ¹ F ² F ²	N/A	C ¹ F ¹ F ² F ²	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2026 existing and 2027 no-build traffic conditions indicates that the northbound and southbound minor street approaches are projected to operate at LOS F during the AM and PM peak hours, while the major street left-turn movements are projected to operate at LOS E or better.

Under 2027 build traffic conditions, the minor street approaches are projected to continue to operate at LOS F during the peak hours and the westbound u-/left-turn movement is projected to operate at LOS F in the PM.

These level-of-service are not uncommon for stop-controlled minor street approaches (and major street U-turn/left-turn movements) with heavy mainline traffic volumes. It should be noted that low traffic volumes were observed on the minor street approaches during data collection and that turning movements to/from the minor streets with volumes less than '4' vehicles were conservatively modeled with a volume of '4' per NCDOT Congestion Management Guidelines. It is expected that the upstream signalized intersections along US 70 Business to the east and west will provide sufficient gaps to service the major street U-turn/left-turn movements and minor street traffic at this intersection.

Due to the poor level-of-service expected for the minor-street approaches, a traffic signal was considered at this intersection under 2027 build traffic conditions to achieve acceptable levels-of-service. The peak hour signal warrant from the *Manual on Uniform Traffic Control Devices* (MUTCD) was considered and this intersection is not projected to meet the peak hour warrants for either the weekday AM or PM peak hours under 2027 build traffic conditions. It is also not projected that this intersection would satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for installation of a traffic signal. For these reasons, signalization is not recommended at this intersection.

Widening of Ramblewood Drive near US 70 Business is recommended to provide two egress lanes (one right turn lane and one shared left-through lane) on the approach and align with the existing median break.

An auxiliary right-turn lane was considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and is recommended on the westbound approach of US 70 Business. Refer to Appendix H for a copy of the turn-lane warrants.

Additionally, the max queueing length for the westbound left-turn lane along US 70 Business is projected to exceed capacity under 2027 build conditions. It is recommended that the westbound left-turn lane along US 70 Business is extended to at least 300 feet of storage with appropriate deceleration and taper length. The eastbound left-turn lane max queueing along US 70 Business is expected to remain under 100 feet under 2027 build conditions and is therefore sufficient.

7.2. US 70 Business and White Pine Drive

Refer to the table below for a summary of the capacity analysis results.

Table 5: Analysis Summary of US 70 Business and White Pine Drive

Analysis Scenario	Approach	Lane Configurations	Weekday AM Peak Hour Level of Service		Weekday PM Peak Hour Level of Service	
			Approach	Overall (Seconds)	Approach	Overall (Seconds)
2026 Existing	EB	1 LT, 1 TH, 1 TH-RT	D ¹	N/A	C ¹	N/A
	WB	1 LT, 1 TH, 1 TH-RT	B ¹		E ¹	
	NB	1 LT-TH-RT	F ²		F ²	
	SB	1 LT-TH-RT	F ²		F ²	
2027 No-Build	EB	1 LT, 1 TH, 1 TH-RT	E ¹	N/A	C ¹	N/A
	WB	1 LT, 1 TH, 1 TH-RT	B ¹		E ¹	
	NB	1 LT-TH-RT	F ²		F ²	
	SB	1 LT-TH-RT	F ²		F ²	
2027 Build	EB	1 LT, 1 TH, 1 TH-RT	E ¹	N/A	C ¹	N/A
	WB	1 LT, 1 TH, 1 TH-RT	B ¹		E ¹	
	NB	1 LT-TH-RT	F ²		F ²	
	SB	1 LT-TH-RT	F ²		F ²	

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of 2026 existing and future 2027 no-build and build traffic conditions indicates that minor street approaches are projected to operate at LOS F during the weekday AM and PM peak hours, while the major-street left-turn movements are projected to operate at LOS E or better.

These level-of-service are not uncommon for stop-controlled minor street approaches (and major street left-turn movements) with heavy mainline traffic volumes. It should be noted that very low traffic volumes were observed on the minor street approaches during data collection and that turning movements to/from the minor street with a peak hour volumes of less than '4' vehicles were conservatively modeled with a volume of '4' per NCDOT Congestion Management Guidelines. It is expected that the upstream signalized intersections along US 70 Business to the east and west will provide sufficient gaps to service the major street U-turn/left-turn movements and minor street traffic at this intersection.

Due to the poor level-of-service expected for the minor-street approaches, a traffic signal was considered at this intersection under 2027 build traffic conditions to achieve acceptable levels-of-service. The peak hour signal warrant from the *Manual on Uniform Traffic Control Devices* (MUTCD) was considered and this intersection is not expected to meet the peak hour warrants for either the weekday AM or PM peak hours under 2027 build traffic conditions. It is also not expected that this intersection would satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for installation of a traffic signal. For these reasons, signalization is not recommended at this intersection. Due to the minor impacts by the proposed development and lack of warrants for additional improvements, no improvements by the developer are recommended at this intersection.

7.3. US 70 Business and Site Drive 1

Refer to the table below for a summary of the capacity analysis results.

Table 6: Analysis Summary of US 70 Business and Site Drive 1

Analysis Scenario	Approach	Lane Configurations	Weekday AM Peak Hour Level of Service		Weekday PM Peak Hour Level of Service	
			Approach	Overall (Seconds)	Approach	Overall (Seconds)
2027 Build	EB WB SB	2 TH 2 TH, 1 RT 1 RT	-- -- C¹	N/A	-- -- B¹	N/A

Improvements by developer are shown in bold.

1. Level of service for minor-street approach.

Capacity analysis of 2027 build traffic conditions indicates that the minor street approach is projected to operate at LOS C during the weekday AM peak hour and at LOS B during the weekday PM peak hour.

An auxiliary right-turn lane was considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and is recommended on the westbound approach of US 70 Business. Refer to Appendix H for a copy of the turn-lane warrants.

7.4. Ramblewood Drive and Site Drive 2

Refer to the table below for a summary of the capacity analysis results.

Table 7: Analysis Summary of Ramblewood Drive and Site Drive 2

Analysis Scenario	Approach	Lane Configurations	Weekday AM Peak Hour Level of Service		Weekday PM Peak Hour Level of Service	
			Approach	Overall (Seconds)	Approach	Overall (Seconds)
2027 Build	WB NB SB	1 LT-RT 1 TH- RT 1 LT -TH	A ² -- A ¹	N/A	A ² -- A ¹	N/A

Improvements by developer are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of 2027 build traffic conditions indicates that the major-street left-turn movement and minor-street approach are projected to operate at LOS A during the weekday AM and PM peak hours.

Auxiliary turn lanes are not warranted nor recommended on Ramblewood Drive.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the Ramblewood Industrial development to be located east of Ramblewood Drive and north of US 70 Business in Clayton, North Carolina. The proposed development, anticipated to be completed in 2027, is assumed to consist of 249,000 s.f. of warehousing and a 36,000 s.f. car dealership. Site access is proposed via one right-in/right-out driveway along US 70 Business and one full movement driveway along Ramblewood Drive

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2026 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions

Trip Generation

The site is projected to generate approximately 111 trips (66 entering and 45 exiting) during the weekday AM peak hour and 114 trips (41 entering and 73 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines.

Intersection Capacity Analysis Summary

Due to the relatively high traffic volumes on US 70 Business, minor-street approaches like Ramblewood Drive and White Pine Drive are projected to operate at poor levels of service during the peak hours. Traffic volumes on the minor-street approaches are not projected to be high enough to warrant installation of a traffic signal. The presence of upstream and downstream traffic signals along US 70 Business would be expected to provide sufficient gaps to service minor-street traffic.

The site driveways are projected to operate at good levels of service and with short queues during the peak hours.

9. RECOMMENDATIONS

Based on the findings of this study, the following improvements have been identified and are recommended to accommodate future traffic conditions with the proposed development. Refer to Figure 10 for an illustration of the recommended lane configuration for the proposed development.

Recommended Improvements by Developer

US 70 Business and Ramblewood Drive / Eastern Wrecker Driveway

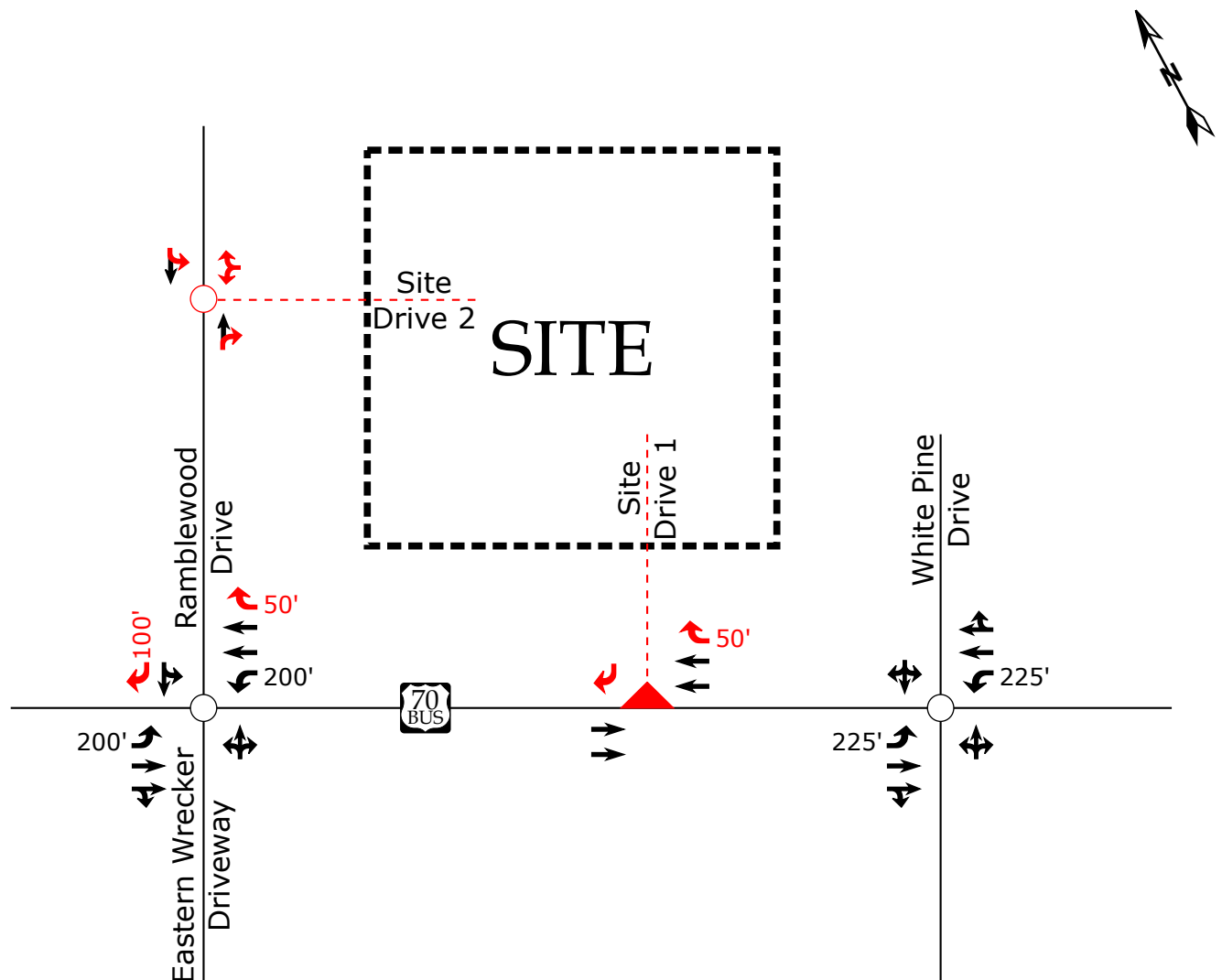
- Make the necessary changes to ensure Ramblewood Drive aligns with the existing median break on US 70 Business. Provide one exclusive right turn lane with at least 100 feet of full-width storage and appropriate deceleration and taper length and one shared left-through lane on the southbound approach.
- Construct westbound right-turn lane along US 70 Business into Ramblewood Drive with at least 50 feet of full-width storage and appropriate deceleration and taper length.

US 70 Business and Site Drive 1

- Construct southbound approach of Site Drive 1 as a right-in/right-out intersection with one ingress lane and one egress lane striped as a right-turn only lane.
- Construct westbound right-turn lane along US 70 Business into Site Drive 1 with at least 50 feet of full-width storage and appropriate deceleration and taper length.
- Provide stop control for southbound approach of Site Drive 1.

Ramblewood Drive and Site Drive 2

- Construct westbound approach as Site Drive 2 with one ingress lane and one egress lane striped as a shared left-turn/right-turn lane.
- Provide stop-control for westbound approach of Site Drive 2.



LEGEND

- Unsignalized Intersection
- ▲ Right-In/Right-Out Intersection
- ➔ Existing Lane
- x' Storage (In Feet)
- ➔ Improvement by Developer



Ramblewood Industrial
Clayton, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure 10



TOWN OF CLAYTON

ENGINEERING
111 E. Second St.
Clayton, NC 27520
Phone: 919-553-5002
www.TownofClaytonNC.org

August 24, 2026

Platform Real Estate Group, LLC
Attn: Madison Jones
2964 Peachtree Rd NW, Suite 505
Atlanta, GA 30305
229-224-1655
mjones@platformrealestategroup.com

RE: Ramblewood Industrial
PROJECT # 2026-045-CZM
TRAFFIC IMPACT ANALYSIS ACCEPTANCE

Dear Madison Jones,

The Town of Clayton has reviewed the Traffic Impact Analysis (TIA) entitled "Ramblewood Industrial, Clayton, NC, Prepared for: Platform Real Estate Group, LLC" prepared by DRMP, Inc. and sealed by Molly Mathewson (NC PE #037449) on 8/6/2026. The TIA has been deemed to be acceptable to the Town of Clayton in accordance with section 2.3.29.I of the Town's 07/21/2025 Unified Development Ordinance (UDO), with the following required improvements:

1. Intersections/ Site Accesses and Associated Improvements:
 - a. US 70 Business and Ramblewood Drive:
 - US 70 Business- Construct a westbound 50' right-turn lane at Ramblewood Drive with appropriate deceleration and taper.
 - Ramblewood Drive- To the degree that it is feasible within existing right-of-way, Ramblewood Drive shall align with the existing median break on US 70 Business. Developer shall realign Ramblewood Drive with existing median break location.
 - Widening shall be considered providing one exclusive 100' right-turn lane and one shared left-through lane on the southbound approach.
 - b. US 70 Business and Site Drive 1:
 - US 70 Business- Construct westbound 50' right-turn lane at Site Drive 1 with appropriate deceleration and taper.
 - Site Drive 1- Construct southbound approach with one ingress and one egress lane.
 - Provide a 100' Internal Protect Stem.

- c. Ramblewood Drive and Site Drive 2:
 - Construct westbound approach as Site Drive 2 with one ingress lane and one egress lane striped as a shared left-turn/right-turn lane.
 - Provide an IPS of at least 50 feet.
 - Provide stop-control for westbound approach of Site Drive 2.
2. Address any actions required per the 7/10/2026 NCDOT final review letter (attached for reference) for which DRMP was provided a copy.

Should you have any questions or require any additional information, please do not hesitate to contact Alena Cook at acook@townofclaytonnc.org or 919-553-5002.

Sincerely,

A handwritten signature in blue ink, reading "Jonathan W. Ham". The signature is fluid and cursive, with the first name "Jonathan" being more prominent than the last name "W. Ham".

Jonathan W. Ham, PE, MBA
Engineering Director

Encl.: 7/10/2026 NCDOT Highway Division 4 Final Review of Ramblewood Industrial TIA

cc: Alena Cook, PE, Town Development Plan Reviewer (*via email*)
Haley Downey, AICP, CZO, Assistant Planning Director (*via email*)
Molly Matthewson, PE, DRMP (*via email*)
Jennifer K. Collins, NCDOT District 4 Engineer (*via email*)
File Copy



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL JOHNSON
SECRETARY

DELIVERY VIA EMAIL

July 10, 2026

Kinsey Holton
Assistant Engineering Director
Town of Clayton
111 E. Second Street
Clayton, NC 27520

COUNTY: Johnston

SUBJECT: **NCDOT Final Review – Ramblewood Industrial - TIA**

Dear Mr. Holton,

Highway Division Four (4) has reviewed the Traffic Impact Analysis (TIA) for the subject development and offers the following comments. All requirements or recommendations included herein are based on current Department policies. **This review should not be mistaken for approval of the driveway permit, design/construction plans, or final plat. A driveway permit must be obtained prior to construction.** All design aspects of any submitted plans shall comply with the current NCDOT Standard Specifications for Roads and Structures and Policy on Street and Driveway Access to North Carolina Highways.

GENERAL COMMENTS

- Any roadway improvements and right-of-way dedication necessary to accommodate the road construction shall be the responsibility of the owner/developers. All required ROW shall be dedicated as public ROW in the final plat. Installation of right turn lanes will typically require at least 15' of dedication.
- Lane Closures for required improvement construction will only be permitted under restricted hours due to heavy traffic volumes in the vicinity of the proposed development. These restrictions will be determined during the driveway permitting application and approval.
- These conditions are based on current traffic volumes and projected growth for the study area. If the proposed build-out year for this development, as stated in the TIA, varies more than one year an addendum or revised TIA may be required.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIV. 4 DIST. 3
67 JR RD SUITE 700
SELMA, NC 27576

Telephone: (919) 739-5300
Fax: (919) 731-2017
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
67 JR RD SUITE 700
SELMA, NC 27576

- Improvements being identified by a TIA for an adjacent development does not dismiss or release this development from installation and/or participation of these improvements. It is recommended that the Developers coordinate this installation with other committed developments. The Department will not participate in determining the value of each individual contribution to this roadway improvement.
- Any additional improvements that are constructed after the completion of this TIA must be maintained while constructing the improvements required by this letter.

INTERSECTIONS / SITE ACCESSES AND ASSOCIATED IMPROVEMENTS

US 70 Business and Ramblewood Drive:

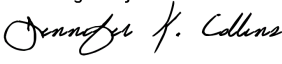
- US 70 Business
 - Construct a westbound 50' right-turn lane at Ramblewood Drive with appropriate deceleration and taper.
- Ramblewood Drive
 - Ramblewood Drive must align with the existing median break on US 70 Business. Developer shall consider realignment of Ramblewood Drive with existing median break location or consider requesting a median modification to shift the median break east.
 - If shifting existing median break is preferred, the request shall be reviewed/approved by the State Traffic Engineer.
 - If realignment of Ramblewood Drive is preferred, widening shall be considered providing one exclusive 100' right-turn lane and one shared left-through lane on the southbound approach.

US 70 Business and Site Drive 1:

- US 70 Business
 - Construct westbound 50' right-turn lane at Site Drive 1 with appropriate deceleration and taper.
- Site Drive 1
 - Construct southbound approach with one ingress and one egress lane.
 - 100' Internal Protect Stem.

Please note additional development may require additional improvements in the future. Feel free to contact me if you have any additional questions or concerns.

Sincerely,

DocuSigned by:

 F47E03DD04B84F2...

Jennifer K. Collins
 District Engineer

cc: Matt Clarke, PE – Division Engineer
Paul Marak, PE - Division Traffic Engineer
Doumit Y. Ishak, Congestion Mgmt. Regional Engineer
Charles Sorrell – Congestion Management Project Design Engineer
Matthew West – DRMP
Driveway Permit File



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

June 29, 2026

Ramblewood Industrial Site

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2026-112
Division: 4
County: Johnston



Clarence B Bunting, P.E. Regional Engineer
Bria Greene, Project Design Engineer

Ramblewood Industrial Site

SC-2026-112

Clayton

Johnston County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	06/01/26	Date of Site Plan	03/23/26
Date of Complete Information	06/01/26	Date of Sealed TIA	05/28/26

Proposed Development

The TIA assumes the development is completed by 2027 and consists of the following:

Land Use	Land Use Code	Size
Warehousing	150	249,000 sq.ft.
Automobile Sales (New)	840	36,000 sq.ft.

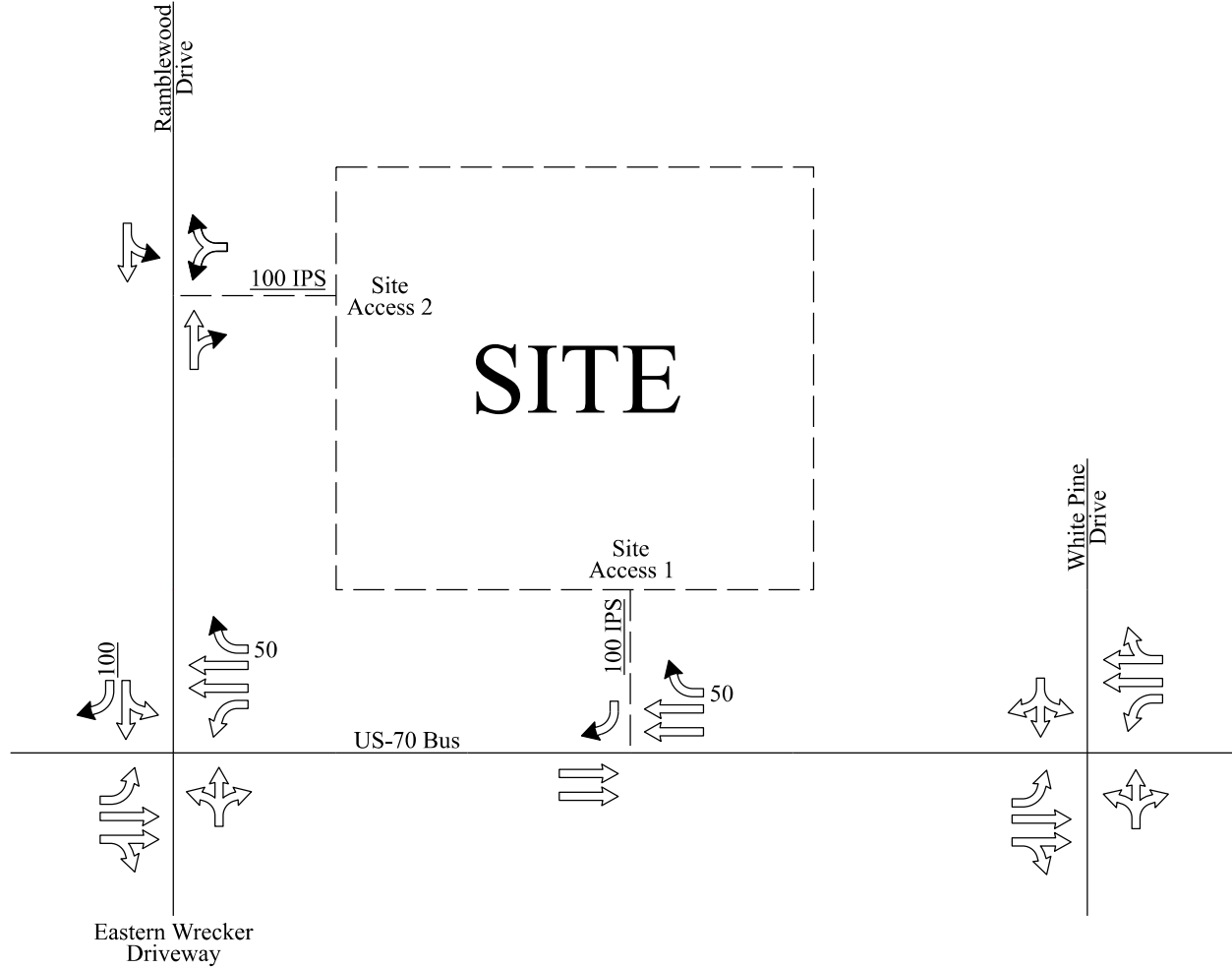
Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	66	45	111
PM Peak Hour	41	73	114
Daily Trips			1,346

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.



Ramblewood Industrial Site SC-2026-112

-  Existing Laneage
-  Recommended Laneage
-  Laneage Built By Others
-  NCDOT Recommendation
-  Existing Signal
-  Signal Proposed By Others
-  Developer Proposed Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale



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

PUBLIC NOTICE

September 18, 2026

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

Scan **QR Code** for
more information:



RE: A Public Meeting by the Clayton Planning Board

Dear Property Owner,

You are receiving this public notice because, according to the appropriate 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 under review by the Town of Clayton.

You are invited to attend a public meeting hosted by the Clayton Planning Board to share your comments on the proposed project. The meeting will be held on September 28th, 2026 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:	Ramblewood Industrial Type III Conditional Rezoning, 2026-046-CZM
Location:	North side of Clayton Boulevard, just outside the Town limits, with frontage on Clayton Boulevard and Ramblewood Drive
PIN(s):	164900-79-1785, 164900-78-3824, 164900-69-6350, and 164900-69-7332
Applicants:	Platform Real Estate Group, LLC
Request:	A Type III Conditional Rezoning request for approximately 23.963 acres currently located within the Town's ETJ. The proposed rezoning request is to rezone the properties from CZR (Conditional Zoning Residential) to Conditional Zoning Industrial (CZI) and Conditional Zoning Commercial (CZC) zoning districts. The request includes a Concept Plan where industrial uses will be permitted and other supporting site improvements. The application has been submitted concurrently with an annexation petition (2026-085-ANX), as required for rezoning requests involving property located outside the Town limits.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002 ext. 5501, or at lstaudenmaier@townofclaytonnc.org

Sincerely,

Lauren Staudenmaier, AICP | Senior Planner

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

www.TownofClaytonNC.org



TOWN OF CLAYTON COMMUNITY DEVELOPMENT

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

AVISO PÚBLICO

18 de septiembre de 2026

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

Escanee el código QR
para más información:



RE: Una reunión pública de la Junta de Planificación 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 reunión pública organizada por la Junta de Planificación de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 28 de septiembre de 2026 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	Ramblewood Industrial Type III Conditional Rezoning, 2026-046-CZM
Ubicación:	Lado norte de Clayton Boulevard, justo fuera de los límites del municipio, con frente a Clayton Boulevard y Ramblewood Drive.
PIN(s):	164900-79-1785, 164900-78-3824, 164900-69-6350, and 164900-69-7332
Solicitantes:	Platform Real Estate Group, LLC
Pedido:	Una solicitud de reclasificación de zonificación condicional de Tipo III para aproximadamente 23,963 acres situados actualmente dentro de la Jurisdicción Extraterritorial (ETJ) del municipio. La propuesta busca reclasificar las propiedades de la categoría CZR (Zonificación Residencial Condicional) a los distritos de Zonificación Industrial Condicional (CZI) y Zonificación Comercial Condicional (CZC). La solicitud incluye un plan conceptual que contempla usos industriales y otras mejoras complementarias en el sitio. Esta petición se ha presentado simultáneamente con una solicitud de anexión (2026-085-ANX), tal como lo exigen las solicitudes de reclasificación de zonificación para propiedades ubicadas fuera de los límites municipales.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5501 o en lstaudenmaier@townofclaytonnc.org.

Atentamente,

Lauren Staudenmaier, AICP | Senior Planner

VISIÓN | Una comunidad acogedora y comprometida que aprecia su encantador carácter local y promueve la vitalidad económica, la gestión ambiental, la seguridad y las oportunidades para todos.

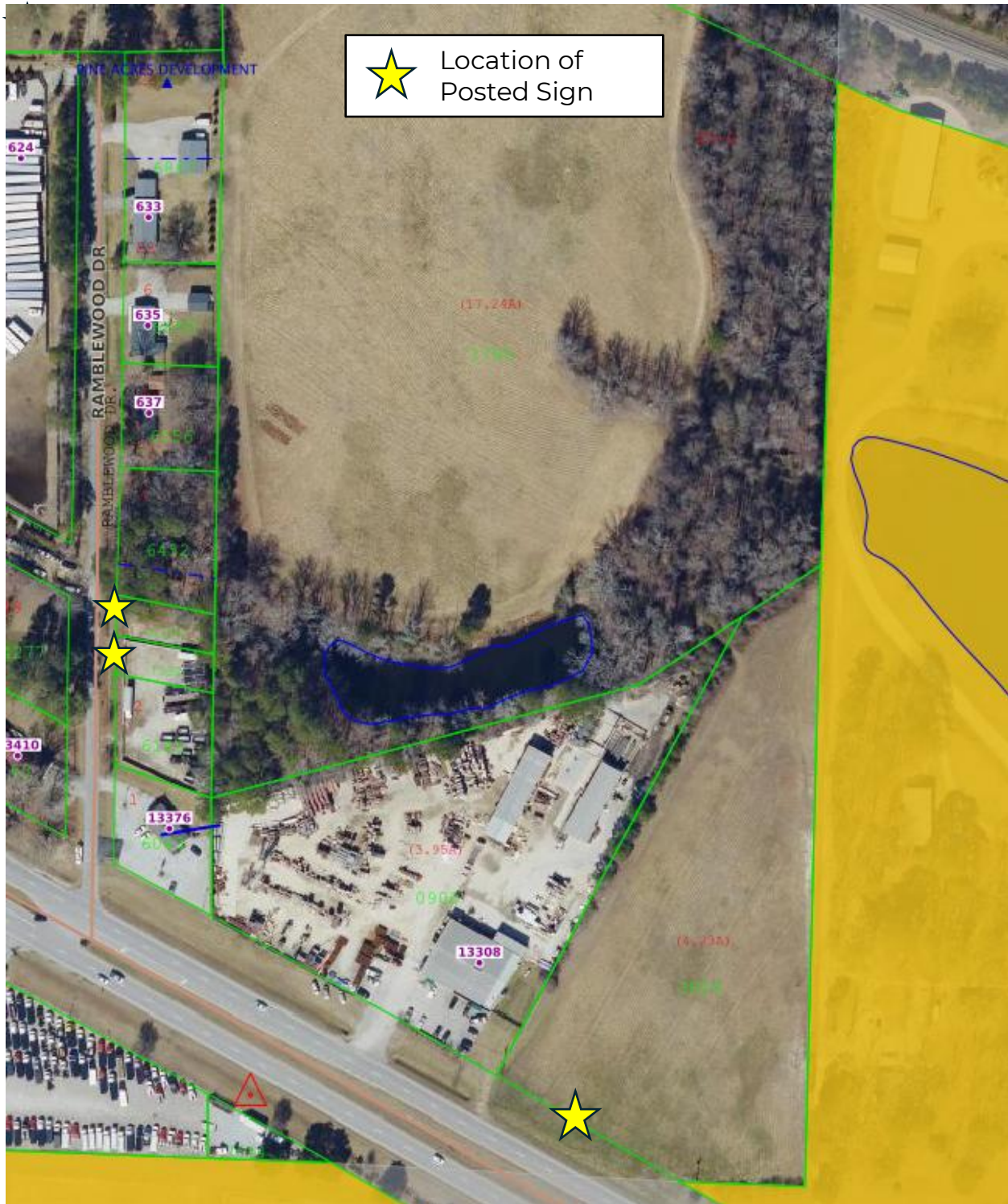
MISIÓN | Servidores públicos dedicados y receptivos que brindan servicios esenciales que unen a las personas y promueven la calidad de vida en la comunidad de Clayton.

VALORES | RESPONSABILIDAD • COMUNIDAD • COMPROMISO • RESPETO

www.TownofClaytonNC.org

ParcelID	Name1	Name2	Address1	Address2	CityStateZip
05G01026A	PRICE KORNEGAY, L.L.C.	LAMBERT, BOYD LEE	13401 CLAYTON BLVD		CLAYTON, NC 27520-2139
05G01025Z	JOHNSON, LINDA RUTH TRUSTEE		148 CANYON ROAD		CLAYTON, NC 27520-0000
05G01198B	PINE HOLLOW GOLF CLUB		3300 E GARNER RD		CLAYTON, NC 27520-5109
05G01199V	GARCIA, SIMON	GARCIA, ADRIAN	13430 CLAYTON BLVD		CLAYTON, NC 27520-2138
05G01195A	CAM PROPERTIES LLC		1301 FRONTENAC RD		NAPERVILLE, IL 60563-1710
05G01199F	JOHNSON, MARSHALL E	JOHNSON, GAIL M	637 RAMBLEWOOD DR		CLAYTON, NC 27520-0000
05G01199G	JOHNSON, MARSHALL EDWARD	JOHNSON, GAIL	637 RAMBLEWOOD DR		CLAYTON, NC 27520-0000
05G02001O	PRICE KORNEGAY LLC		13401 CLAYTON BLVD		CLAYTON, NC 27520-2139
05G01200A	RUBY B. PARRISH REVOCABLE TRUST	PARRISH, RUBY B. TRUSTEE	13410 CLAYTON BLVD		CLAYTON, NC 27520-2138
05G01025D	INGLESIA MONTE DE SION		4600 BUSHY BRANCH DR		GARNER, NC 27529-7345
05E99020F	STATE OF NORTH CAROLINA		1001 MAIL SERVICE CENTER		RALEIGH, NC 27699-1001
05G01200N	BRIGHT SKIES L.L.C.		PO BOX 707		GARNER, NC 27529-0707
05G01199I	HUNT, LESLIE RAY	HUNT, BETTIE C	629 RAMBLEWOOD DR		CLAYTON, NC 27520-0000
05G01029	FEIGHERY, COLLIN JOINT TENANTS (WROS)	WATSON, CRYSTAL JOINT TENANTS (WROS)	3101 OLD US 70 HWY W		CLAYTON, NC 27520-6571
05G01199N	BANNISTER, JOHN RYAN			633 RAMBLEWOOD DR	CLAYTON, NC 27520-2132
05G01200I	D & S PROPERTIES, LLC			PO BOX 1238	GARNER, NC 27529-1238
05G01195B	EASTERN WRECKER SALES INC		13401 US 70 HWY W		CLAYTON, NC 27520-2139
05E99023B	D & S PROPERTIES, LLC			PO BOX 1238	GARNER, NC 27529-1238
05G01199D	SKILLEN, RICHARD D		902 RICHARDSON RD		GARNER, NC 27529-0000

Ramblewood Industrial Conditional Rezoning
2026-046-CRM
Planning Board Meeting 09.28.26
Signs posted no later than 09.18.26





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: Ramblewood Industrial, Type III Conditional Rezoning, 2026-046-CZM
Town Board: Planning Board
Date of Meeting: September 28, 2026

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	LD	9-18-26
2. Property Posted	Sign Posted on Property	LD	9-18-26
3. Website Updated	Project Information added to the Website	LB	9.9.26

Certified by:

Conrad Olmedo for
Haley Downey, AICP, CZO
Assistant Planning Director

9.18.26
Date

Conrad Olmedo
Conrad Olmedo, AICP, CZO
Planning Director

9.18.26
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.

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www.TownofClaytonNC.org

Motions for Consistency Statements

The Planning Board may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

Motion 1: Approval – Consistent with the 2045 Comprehensive Growth Plan

I make a motion to recommend approval of the Ramblewood Industrial Type III Conditional, the associated Concept Plan, and the Conditional of Approval, based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU 1 moves to preserve Clayton’s character while allowing for growth and development in appropriate areas.
- Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.
- Goal ED 2 recommends to continue promoting Clayton for new businesses and residents regionally and beyond.

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

- The Comprehensive Growth Plan encourages industrial growth in appropriate corridors.

If approved, the Future Land Use Map designation of the property associated with PIN 164900-79-1785 will be designated as Employment Center, which envisions a variety of industrial and commercial uses that support employment and economic development opportunities.

Motion 2: Approval – Inconsistent with the 2045 Comprehensive Growth Plan

I make a motion to recommend approval of the Ramblewood Industrial Type III Conditional Rezoning, the associated Concept Plan, and Conditions of Approval. While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The property associated with PIN 164900-79-1785 is designated as Medium Density Residential on Future Land Use Map.

This action is reasonable and in the public interest, in that the proposed rezoning is consistent with the adopted 2045 Comprehensive Plan, in that:

- PIN 164900-78-3824 is designated as Employment Center in the Future Land Use Map.
- PINs 164900-69-6350 and 164900-69-7332 are designated as Employment Center with a Community Center Overlay in the Future Land Use Map.
- The proposed rezoning is consistent with the following Goals:
 - Goal LU1 moves to preserve Clayton’s character while allowing for growth and development in appropriate areas.
 - Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.

- Goal ED 2 recommends to continue promoting Clayton for new businesses and residents regionally and beyond.

Motion 3: Denial – Consistent with the Future Land Use Map

I make a motion to recommend denial of this rezoning request. While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU1 moves to preserve Clayton’s character while allowing for growth and development in appropriate areas.
- Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.
- Goal ED 2 recommends to continue promoting Clayton for new businesses and residents regionally and beyond.

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

- The current zoning designation, or a similar designation within the Town of Clayton, is preferable for the area.

Motion 4: Denial – Inconsistent with the Future Land Use Map

I make a motion to recommend denial of this rezoning request based on inconsistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The property associated with PIN 164900-79-1785 is designated as Medium Density Residential on Future Land Use Map.

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

- The current zoning designation, or a similar designation within the Town of Clayton, is preferable for the area.

TOWN OF CLAYTON
AN ORDINANCE TO AMEND THE ZONING MAP OF THE
TOWN OF CLAYTON, NORTH CAROLINA
2025-046-CZM, RAMBLEWOOD INDUSTRIAL, TYPE III CONDITIONAL REZONING

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton by rezoning NC PINs (TAG #s): 164900-79-1785 (05G01026A), 164900-69-6350 (05G01199C), 164900-69-7332 (05G02001O) from Conditional Zoning Residential (CZR) to Conditional Zoning Industrial (CZI) zoning district, and NC PIN (TAG #) 164900-78-3824 (05G01199R) from Conditional Zoning Residential (CZR) to Conditional Zoning Commercial (CZC) zoning district. The subject parcels are approximately 23.963 acres; and

WHEREAS said properties are owned by Price Kornegay, LLC and Three Kids Building and Development, LLC; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed rezoning request at their September 28, 2026 meeting and made a recommendation thereupon; and

WHEREAS notice of a Public Hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by the Town of Clayton Unified Development Ordinance and by North Carolina General Statutes §160D-602; and

WHEREAS a notice of a public hearing to consider the proposed zoning change was mailed to the owner of the parcel(s) of land involved, as shown on the Johnston County Tax Listing, and to the owners of all parcels of land abutting that (those) parcels(s) of land and within 300 feet of the subject parcel(s) of land, as shown on the Johnston County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by the Town of Clayton Unified Development Ordinance and by North Carolina General Statutes §160D-602; and

WHEREAS notice of a public hearing to consider the proposed zoning change was posted on the property as required by the Town of Clayton Unified Development Ordinance and the and by North Carolina General Statutes §160D-602 of the; and

WHEREAS the said public hearing was conducted at the Town Council meeting held at 6:00 p.m. on **MONTH, DAY, YEAR**, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

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

SECTION 1. The Official Zoning Map of the Town of Clayton is hereby amended to designate the following described property as part of the CZM district:

General Description:

Outside of the Town of Clayton Corporate Limits but within the ETJ, located on the north side of Clayton Boulevard with frontage on Clayton Boulevard and Ramblewood Drive. Railroad is located to the north. The parcels are identified as NC PINs (TAG #s): 164900-79-1785 (05G01026A), 164900-78-3824 (05G01199R), 164900-69-6350 (05G01199C), 164900-69-7332 (05G02001O).

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 (2026-045-CZM Ramblewood Industrial, Type III Conditional Zoning)

1. Following Town Council approval, an electronic copy of the Concept Plan, Exhibit A, inclusive of 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, except where specifically modified by the approved Concept Plan, Exhibit A, and Conditions of Approval.
3. The Project shall be constructed in substantial conformance with the Concept Plan, Exhibit A, as approved by the Clayton Town Council. This Condition shall not act as a prohibition on administrative minor modifications as permitted in UDO § 2.3.7.P.
4. The Concept Plan, Exhibit A, is included herein as a Condition of Approval and shall run with the land.
5. Unless referenced or committed to in the Concept Plan, Exhibit A, or Conditions of Approval, 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, Exhibit A, and these Conditions of Approval, these Conditions shall control.
7. The CZI Zoning District shall be limited to the following uses within a single or multi-tenant industrial building as shown on the Concept Plan, Exhibit A:
 - a) Agricultural Packaging & Processing
 - b) Agricultural Storage & Distribution
 - c) Co-Working Space
 - d) Fitness Center
 - e) Heavy Equipment Sales, Rental, & Repair
 - f) Light Equipment Sales, Rental, & Repair
 - g) Micro Brewery, Micro Distillery, or Micro Winery
 - h) Office, High Intensity
 - i) Office, Low Intensity
 - j) Packaging and Shipping
 - k) Repair Shop
 - l) Vehicle Painting/Bodywork
 - m) Vehicle Repair and Service (no painting/bodywork)
 - n) Business Incubator
 - o) Contractor Services Office/Yard
 - p) Electrical, HVAC, or Plumbing Fabrication
 - q) Fuel Oil/Bottled Gas Distribution
 - r) Maker Space
 - s) Manufacturing, Light
 - t) Manufacturing, Medium
 - u) Metal Fabrication
 - v) Research and Development
 - w) Warehouse, Distribution or Storage
 - x) Wholesale Sales, Indoor and Outdoor
 - y) Wholesale Sales, Indoor Only
 - z) Broadcasting Studio
 - aa) Fire/EMS/Police Station
 - bb) Government Maintenance or Storage Facility
 - cc) Government Training Facility
 - dd) Laboratory
 - ee) Post Office
 - ff) Small Wireless Facility
 - gg) Telecommunications Facility, Minor or Concealed
 - hh) Storage, Indoor, not including Self-Storage
 - ii) Storage, Outdoor
 - jj) Vehicle Sales and Rental
 - kk) Religious Institution, not to exceed 30,000 square feet of gross floor area

8. The CZC Zoning District shall be limited to the following Principal Uses:

- a) Nursery (retail or wholesale)
- b) Animal Boarding, Indoor Only
- c) Bank, Credit Union, or Similar Use
- d) Bar, Cocktail Lounge, Private Club
- e) Bottle Shop (on-premises consumption)
- f) Bulky Item Sales
- g) Catering Establishment
- h) Coffee Shop or Bakery
- i) Computer Related Services
- j) Convenience Store (with gasoline sales)
- k) Co-Working Space
- l) Day Spa (medical or non-medical)
- m) Event Venue, Indoor & Outdoor
- n) Event Venue, Indoor Only
- o) Fitness Center
- p) Funeral Related Services
- q) Grocery Store
- r) Grooming (Animal)
- s) Hair, Nail, and Skin Related Services
- t) Hotel or Motel
- u) Indoor Commercial Recreation
- v) Instructional Services
- w) Laundry and Fabric Cleaning
- x) Light Equipment Sales, Rental, & Repair
- y) Micro Brewery, Micro Distillery, or Micro Winery
- z) Office, High Intensity
- aa) Office, Low Intensity
- bb) Packaging and Shipping
- cc) Pharmacy
- dd) Repair Shop
- ee) Restaurant Indoor and Outdoor Seating
- ff) Restaurant Indoor Seating Only
- gg) Restaurant Walk-Up Service Only
- hh) Restaurant with Drive Through
- ii) Retail, General
- jj) Retail, Micro
- kk) Tanning Salon
- ll) Theatre, Indoors
- mm) Theatre, Outdoors
- nn) Vehicle Parts and Accessory Sales
- oo) Vehicle Repair and Service (no painting/bodywork)
- pp) Vehicle Washing or Detailing
- qq) Veterinary Services, Small Animal

- rr) Business Incubator
- ss) Maker Space
- tt) Adult Day Care
- uu) Auditorium, Coliseum, Convention Center
- vv) Broadcasting Studio
- ww) College or University
- xx) Community Center
- yy) Fire/EMS/Police Station
- zz) Government Office
- aaa) Laboratory
- bbb) Museum
- ccc) Outpatient Facility
- ddd) Post Office
- eee) Small Wireless Facility
- fff) Telecommunications Facility, Minor or Concealed
- ggg) Urgent Care
- hhh) Vehicle Sales and Rental
- iii) Religious Institution, not to exceed 30,000 square feet of gross floor area

9. The CZI shall be limited to the following secondary uses:

- a) Amateur Ham Radio
- b) Art Installation
- c) Automated Teller Machine
- d) Bus Shelter
- e) Cluster Box Unit
- f) Electric Vehicle Charging Station
- g) Flagpole
- h) Garage or Carport, Detached
- i) Guard House, Shelter, or Gatehouse
- j) Mobile Restaurant or Push Cart
- k) Outdoor Dining and Seating
- l) Outdoor Display/Sales
- m) Outdoor Storage
- n) Parking of Heavy Trucks or Trailers
- o) Refuse or Recycling Container
- p) Solar Energy or Conversion, Level 1
- q) Tool/Storage Shed
- r) Underground Storage Tank
- s) Vehicle Repair and Service (non-commercial)
- t) Vehicle Towing or Storage
- u) Vehicle Washing or Detailing
- v) Major Utility
- w) Minor Utility
- x) Antenna Collocation, Major
- y) Antenna Collocation, Minor

10. The CZC shall be limited to the following secondary uses:

- a) Amateur Ham Radio
- b) Art Installation
- c) Automated Teller Machine
- d) Bus Shelter
- e) Canopy (Drive Through, Fuel, Etc)
- f) Child Care, Incidental
- g) Cluster Box Unit
- h) Drive Through
- i) Electric Vehicle Charging Station
- j) Flagpole
- k) Garage or Carport, Detached
- l) Mobile Restaurant or Push Cart
- m) Outdoor Dining and Seating
- n) Outdoor Display/Sales
- o) Outdoor Storage
- p) Parking of Heavy Trucks or Trailers
- q) Play Equipment/Structure
- r) Produce Stand
- s) Refuse or Recycling Container
- t) Solar Energy Conversion, Level 1
- u) Tool/Storage Shed
- v) Underground Storage Tank
- w) Vehicle Repair and Service (non-commercial)
- x) Vehicle Towing or Storage
- y) Vehicle Washing and Detailing
- z) Minor Utility
- aa) Antenna Collocation, Major
- bb) Antenna Collocation, Minor
- cc) Arboretum or Formal Garden
- dd) Park or Playground (public or private)

11. Any use with the primary function of processing, storage, hosting, routing, transmission, or management of digital data through servers or similar computing infrastructure, whether individually or in combination, shall be prohibited from both the CZI and CZC districts included in this development.

12. For the CZI Zoning District, development shall not exceed 275,000 square feet of gross floor area.

13. In addition to the required Type D perimeter buffer, the Development shall install a berm along its western property line, adjacent to those parcels with PINs 174004-60-6208, 164900-69-6867, 164900-69-6659, 164900-69-6556, 164900-69-6452.

14. In addition to the required Type D perimeter buffer, the Development shall install a fully opaque six-foot (6') tall fence along its eastern boundary of the CZI District, adjacent to that parcel with PIN 164900-57-5937. Installation of said fence shall allow for a reduction of the required buffer width to thirty feet (30'), consistent with UDO Table 6.6.13.D.
15. All loading docks within the CZI portion of the lot shall be located on interior-facing building facades.
16. In order to allow for emergency vehicle access in areas where the required Type D buffer along the railroad is unable to be accommodated, the Development shall install native evergreen variety trees and shrubs, as identified in the UDO Procedures Manual as screening with a minimum planting height of eight feet (8') and a fully opaque six-foot (6') tall fence. The locations of the evergreen plantings and fence are shown on the attached Concept Plan, Exhibit A.
17. Improvements recommended by the final accepted Traffic Impact Analysis and comments made by the Town of Clayton and NCDOT shall be coordinated and implemented. Any NCDOT driveway permits, encroachment permits and/or control of access permits shall be obtained by the Development from NCDOT and any conditions imposed by NCDOT must be met.
18. The trip generation used in the TIA is based on the land use assumptions and associated trip generation table included with the approved TIA. Modifications to the land use mix, including changes to the gross floor area, may be permitted as a Minor Modification to the concept plan, provided that documentation is submitted by a licensed Traffic Engineer demonstrating that the overall trip generation does not exceed the total approved in the TIA. The TIA Approval shall expire in accordance with the concept plan, site plan, subdivision plat, or other approval it is associated with per the UDO.
19. Intersections / Site Accesses and Associated Improvements
 - a) US 70 Business and Ramblewood Drive:
 - US 70 Business- Construct a westbound 50' right-turn lane at Ramblewood Drive with appropriate deceleration and taper.
 - Ramblewood Drive- To the degree that it is feasible within existing right-of-way, Ramblewood Drive shall align with the existing median break on US 70 Business. Developer shall realign Ramblewood Drive with existing median break location.
 - Widening shall be considered providing one exclusive 100' right-turn lane and one shared left-through lane on the southbound approach.

b) US 70 Business and Site Drive 1:

- US 70 Business- Construct westbound 50' right-turn lane at Site Drive 1 with appropriate deceleration and taper.
- Site Drive 1- Construct southbound approach with one ingress and one egress lane.
- Provide a 100' Internal Protect Stem.

c) Ramblewood Drive and Site Drive 2:

- Construct westbound approach as Site Drive 2 with one ingress lane and one egress lane striped as a shared left-turn/right-turn lane.
- Provide an IPS of at least 50 feet.
- Provide stop-control for westbound approach of Site Drive 2.

20. The utility layout presented on the Concept Plan, Exhibit A, is conceptual in nature and subject to modifications during site plan and construction drawings review.

21. The Developer shall construct and/or improve that portion of Ramblewood Drive, from the Clayton Boulevard intersection to the Pond Drive intersection (approximately 450'), as shown on the Concept Plan, Exhibit A, to NCDOT standards for the eventual acceptance of Ramblewood Drive by NCDOT or the Town of Clayton. The final scope and design of Ramblewood Drive shall be determined during site plan or construction drawings review.

22. The Development shall construct a ten-foot (10') wide multi-use path ("MUP") along the Property's Clayton Boulevard frontage, consistent with the Town's Comprehensive Transportation Plan ("CTP"). The MUP shall be shown on the site plan for the future development of Lot 2, as shown on the Concept Plan, Exhibit A. The MUP shall not be required to be shown on the site plan for the future development of Lot 1, as shown on the Concept Plan, Exhibit A. The design of the MUP shall be finalized during the construction drawings review and approval for future development of Lot 2.

23. The parking spaces on both the CZI and CZC portions of the site shall be constructed to a size of at least nine feet (9') wide and eighteen feet (18') deep, measured from the face-of-curb.

24. The Applicant commits that the principal buildings within the CZI portion of the Ramblewood Industrial development will incorporate the following architectural features, each of which is standard across the Applicant's portfolio of speculative industrial developments and exceeds the minimum non-residential building design standards of UDO Section 6.2.5, as a means of demonstrating increased development quality:

- a) **Two-Story Corner Storefront Features.** Prominent building corners opposite the truck court, including those visible from Ramblewood Drive and US 70 Highway, shall incorporate two-story vertical architectural elements that establish

a distinct focal point and break up the building massing at each corner. This feature exceeds the minimum building articulation standard of Section 6.2.5.F.4, which requires only two types of articulation on primary building walls.

- b) **Coordinated Multi-Tone Color Schemes.** Building facades shall incorporate a coordinated palette of complementary exterior colors, including base, secondary, and accent tones, applied across all primary and secondary walls to create visual interest and differentiate each building's identity. This exceeds the baseline requirement of Section 6.2.5.F.5.c, which only prohibits neon or day-glow primary colors and limits accent colors to 15 percent of a facade.
- c) **Two-Story Canopy “Eyelid” Features with Integrated Lighting.** Building corner entries shall include two-story canopy, or “eyelid,” elements projecting from the primary facade, with integrated can lighting concealed within the canopy soffit to provide weather protection at entries and accent illumination along the building frontage. These features exceed the weather protection and entrance standards otherwise applicable to non-residential building design. Secondary entrances not on the building corners will also have an architectural canopy feature to protect from weather
- d) **Recessed Downspouts.** Downspouts on primary and secondary building walls shall be fully recessed within the wall assembly rather than surface-mounted, exceeding the concealment, paint-matching, or screening options otherwise permitted under Section 6.2.5.F.6.d for building wall attachments and fixtures.
- e) **Reveal Patterns on Tilt-Wall Panels.** Precast/tilt-up concrete wall panels shall incorporate a coordinated pattern of reveals (scored joint lines) to break up the flat plane of each panel and create shadow lines and visual texture across the facade. This directly responds to, and exceeds, the prohibition on untextured tilt-up concrete panels in Section 6.2.5.F.5.b.i by using a deliberate, coordinated reveal pattern rather than the minimum texture necessary to avoid that prohibition.

These architectural features will be depicted in the architectural plans and building elevations submitted to the Town, and the Applicant agrees that this narrative description, together with the associated renderings, may be relied upon as a condition of approval running with the land in accordance with UDO Section 3.3.1.D.4, Deviations or Reductions, and Section 3.3.1.E.6/K.6, Narrative Description of Site Features.

SECTION 4. That the Town Council hereby adopts the following Statement of Consistency and Reasonableness for the proposed rezoning:

While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The property associated with PIN 164900-79-1785 is designated as Medium Density Residential on Future Land Use Map.

This action is reasonable and in the public interest, in that the proposed rezoning is consistent with the adopted 2045 Comprehensive Plan, in that:

- PIN 164900-78-3824 is designated as Employment Center in the Future Land Use Map.
- PINs 164900-69-6350 and 164900-69-7332 are designated as Employment Center with a Community Center Overlay in the Future Land Use Map.
- The proposed rezoning is consistent with the following Goals:
 - Goal LU1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
 - Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.
 - Goal ED 2 recommends to continue promoting Clayton for new businesses and residents regionally and beyond.

If approved, the Future Land Use Map designation of the property will be designated as Employment Center, which envisions a variety of industrial and commercial uses that support employment and economic development opportunities.

SECTION 5. That the Town of Clayton Future Land Use Map of the 2045 Comprehensive Growth Plan be updated to "Employment Center", in alignment with the newly assigned zoning district of Conditional Industrial (CZI), for PIN 164900-79-1785.

SECTION 6. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this [] day of [] 202[], while in regular Session.

Jody L. McLeod
Mayor

ATTEST:

APPROVED AS TO FORM:

Heidi Holland, CMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney



**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION**

**Ramblewood Industrial
2026-046-CZM
Type III- Conditional Rezoning**

On September 28, 2026 the Planning Board heard the above-referenced request and passed the following motion with a simple majority vote of the Board:

Recommendation to the Town Council:

- ☐ Motion 1: Recommend Approval - Consistent with the 2045 Comprehensive Growth Plan.
- ☐ Motion 2: Recommend Approval - Inconsistent with the 2045 Comprehensive Growth Plan.
- ☐ Motion 3: Recommend Denial - Consistent with the 2045 Comprehensive Growth Plan.
- ☐ Motion 4: Recommend Denial - Inconsistent with the 2045 Comprehensive Growth Plan.

Additional or other Action by the Planning Board:

- ☐ The Motion was made with the following considerations for the Town Council:

- ☐ Send the application back to the Town Technical Review Committee (TRC) for review and to bring back the request to the Planning Board.

Recommendation(s) made this during the Planning Board meeting held on September 28, 2026.

Jodie Dupree, Planning Board Chair



Planning Board Regular Meeting Agenda Cover Sheet

Meeting Date

September 28, 2026

Agenda Location

NEW BUSINESS

Item Title

Planning Director's Report

Presenter(s)

Conrad Olmedo, Planning Director

Suggested Action

Receive the Planning Director's Report as information.

Strategic Priorities Alignment



DESIRABLE
AMENITIES
AND SPACES

Please chose all that apply from the "Text Snippets" menu above.

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

The Planning Director's Report includes information gathered regarding neighborhood meetings and shipping containers as permanent structures. Both these topics were researched by staff. The report provides background, findings, analysis, and a recommendation by the Planning Director.

Funding Source

Corresponding Documentation

1. Planning Directors Report - 9.18.26_v01
2. 01_UDO 4.6.5.D Portable Storage Containers
3. 02_UDC-Use Table-Pages from UDC Chapter 155 - claytonnc-nc-1
4. 03_UDC-Accessory Uses-Pages from UDC Chapter 155 - claytonnc-nc-1-2
5. 04_UDOTA 2-26 - Portable Shipping Containers - 9.16.26 - DRAFT
6. 05_UDOTA 2-26 - Temporary Off-Site Portable Shipping Containers - 9.16.26 - DRAFT
7. 06_UDO 2.4.4. Neighborhood Meeting

Submitted By: Conrad Olmedo, Planning Director

Reviewed By:

Conrad Olmedo, Planning

Created/Initiated - 9/18/2026



Planning Director's Report

Planning Board Meeting | September 28, 2026

To: Town of Clayton Planning Board
From: Conrad Olmedo, Planning Director

Thank you for the opportunity to investigate and elaborate on two important matters that were brought before the board's June 22 and July 27, 2026 meetings. Staff conducted research to better understand how the Town of Clayton current practices compare with other North Carolina communities. In general, the two topics researched pertain to the allowance of permanent shipping containers and elected and appointed board members' attendance at neighborhood meetings.

With respect to permanent shipping containers, this consideration comes from the request of a citizen and direction from the Planning Board. The Unified Development Ordinance Text Amendments (UDOTA) provided herein do not confirm the support from either staff or the Town Council. They are provided as requested and are in an initial draft form only and are subject to change. To confirm, the final approval of any text amendments to the Town's Unified Development Ordinance (UDO) is at the sole discretion of the Town Council.

This report provides a description of each question, the research conducted, staff analysis, and recommendations for further action.

Attachments:

1. UDO 4.6.5.D Portable Storage Containers
2. UDC 155.202 Table 2-1
3. UDC 155.308(D)(8)
4. UDOTA 2-26 Draft, Permanent Portable Storage Container
5. UDOTA 2-26 Draft, Temporary Portable Storage Container
6. UDO 2.4.4 Neighborhood Meeting

Permanent Portable Storage Containers (Shipping Containers)

Introduction

At the June 22, 2026 Planning Board meeting, staff provided a presentation on portable storage containers, also known as “shipping containers.” The use of a shipping container is currently treated as a temporary use and structure per UDO Section 4.6.5.D (Att 1). This is a change from the Town’s prior Unified Development Code (UDC), which allowed shipping containers to be treated as ‘Outdoor Storage, General’ and permitted them in the I-1 and I-2 zoning districts, corresponding Light Industrial (LID) and Heavy Industrial (HID) zoning districts (Att 2, UDC 155.202 Table 2-1 and Att3, Section 155.308(D)(8)). As such, the treatment of shipping containers as a permanent means of storage on property has changed. At the June 22, 2026 meeting, the board asked staff to prepare draft UDOTA to consider allowing permanent shipping containers. In the preparation of this UDOTA, staff conducted research on the treatment of shipping containers in other North Carolina communities.

Research

The question was posed to staff to consider UDO text amendments related to the allowance of shipping containers as a permanent structure. Staff conducted research in other North Carolina communities in July of 2026.

Staff reviewed the land use codes of 25 North Carolina communities to determine how they regulate the permanent and temporary placements of shipping containers: Apex, Goldsboro, Raleigh, Smithfield, Garner, Cary, Zebulon, Fuquay-Varina, Durham, Morrisville, Mebane, Burlington, Holly Springs, Wilmington, Wilson, Kernersville, Sanford, Rolesville, Wake Forest, Greensboro, High Point, Asheville, Selma, Hillsborough, and Chapel Hill.

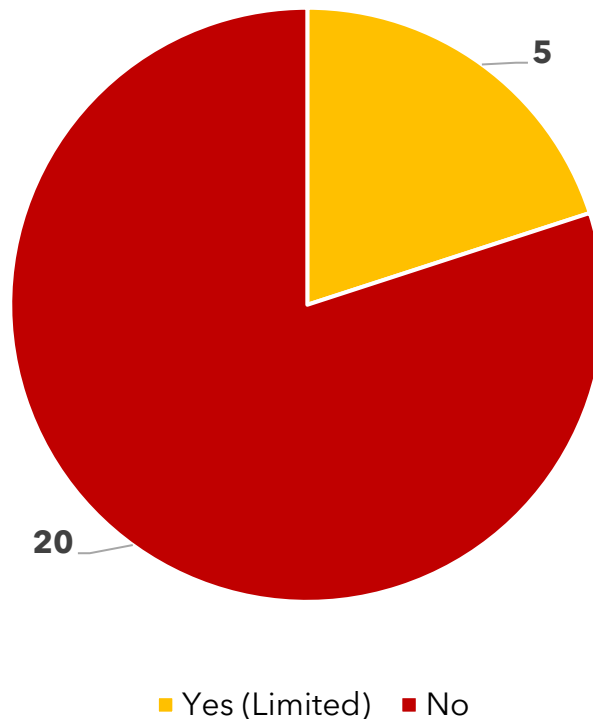
Findings of this research are elaborated in Table 1 and Figure 1, which show the communities and their allowance or prohibition of permanent and temporary shipping containers. A total of five communities allow permanent and temporary placement of shipping containers under certain conditions and requirements. The remaining 19 communities do not allow permanent shipping containers but allow temporary placement. One community does not allow either permanent or temporary placement of shipping containers.

With adoption of the Town’s UDO on November 20, 2023, provisions allowing shipping containers as permanent structures were removed. Since that time, the Town has treated shipping containers as temporary structures. This approach is consistent with the majority of communities reviewed, which treat these types of structures as temporary. Nonetheless, staff analyzed the five communities that allow permanent shipping containers and identified the following common themes:

- Limited to non-residential zoning districts
- Located behind the principal building
- Not visible from the public right-of-way
- Screened from the public right-of-way
- Limited in number permitted on a property
- Subject to dimensional standards
- Limited by cumulative square footage
- Maintained in good condition

Table 1: Shipping Containers Allowance		
Jurisdiction	Permanent	Temporary
Apex, NC	Yes (Limited)	Yes
Goldsboro, NC	Yes (Limited)	Yes
Raleigh, NC	Yes (Limited)	Yes
Smithfield, NC	Yes (Limited)	Yes
Garner, NC	Yes (Limited)	Yes
Cary, NC	No	Yes
Zebulon, NC	No	Yes
Fuquay-Varina, NC	No	Yes
Durham, NC	No	Yes
Morrisville, NC	No	Yes
Mebane, NC	No	Yes
Burlington, NC	No	Yes
Holly Springs, NC	No	Yes
Wilmington, NC	No	Yes
Wilson, NC	No	Yes
Kernersville, NC	No	Yes
Sanford, NC	No	Yes
Rolesville, NC	No	Yes
Wake Forest, NC	No	Yes
Greensboro, NC	No	Yes
High Point, NC	No	Yes
Asheville, NC	No	Yes
Selma, NC	No	Yes
Hillsborough, NC	No	Yes
Chapel Hill, NC	No	No

Figure 1: Permanent Shipping Container Permitted



Analysis

The Town's treatment of shipping containers as temporary structures is generally consistent with the communities reviewed. Staff also recognizes that temporary shipping containers can serve a useful role during construction and development activities. Accordingly, opportunities exist to clarify and expand their permitted temporary use.

UDOTA 2-26 Draft

At the Planning Board's request, staff has created draft UDOTA 2-26 to allow permanent placement of a shipping container (Atts 4 and 5). This draft language would require a shipping container to be permitted with a Zoning Compliance Permit and only in the Light Industrial (LID), Heavy Industrial (HID), and Public Facilities (PUB) zoning districts. The draft also establishes use-specific standards applicable to permanent shipping containers.

In addition to language regarding permanent shipping containers, UDOTA 2-26 draft language expands the role of a shipping container used in a temporary capacity. This expanded temporary use is consistent with needs expressed by the development community for off-site construction. Use-specific standards are provided as well for the temporary use of portable storage containers.

Recommendation

Staff recommends that the UDO continue to treat shipping containers as a temporary use while providing reasonable opportunities for their use in support of construction activities.

Neighborhood Meetings

Introduction

At the July 27, 2026 Planning Board meeting, staff provided a Planning Board training session. As part of the training session, a discussion regarding neighborhood meetings occurred and a question arose regarding whether board members should attend neighborhood meetings. Currently, neighborhood meetings are required for some applications per UDO Section 2.4.4 (Att 6). The Town currently has no requirement or policy requiring elected or appointed officials to be notified of or invited to neighborhood meetings. Staff researched practices in other North Carolina communities to determine how the Town's current approach compares with those jurisdictions.

Research

The question was posed to staff to investigate whether other jurisdictions have Planning Board and Town Council members attend neighborhood meetings. This question was posed to the North Carolina planners' listserv in April of 2026. Eleven responses were received from jurisdictions and planning professionals, including a private consultant and representatives from Orange County, Garner, Greensboro, Jamestown, Brevard, Apex, Brunswick County, Guilford County, Butner, and Rolesville.

Responses indicated that neighborhood meetings may be required or, when not required, are strongly encouraged (Table 2). Of the jurisdictions that responded, none expressed a practice in which Planning Board or Town Council members attend neighborhood meetings. Issues raised by Town staff and the responding jurisdictions with respect to having Planning Board and Town Council members include the following:

- **Quorum**
Attendance by multiple board members could inadvertently result in a quorum.
- **Meetings of Public Bodies**
Under NCGS Chapter 143 Article 33C, meetings of public bodies are required to be conducted openly. Attendance by elected or appointed officials at a neighborhood meeting could potentially impact these requirements.

- **Potential for Premature Conclusions**

A project may change during the formal review process after a neighborhood meeting. Early participation by decision-makers could create concerns that conclusions were reached before the formal review process was completed.

- **Off-Topic Discussion**

Participants may begin to discuss issues of concern that are not related to the project due to the presence of other officials.

- **Formal Review Process**

There is a standardized and procedural-based opportunity for the Planning Board and Town Council to review a project at the formal public meeting and public hearing.

- **Staff and Member Attendance**

The presence of staff and members may distract from the conversations and relationship building necessary with the applicant and the community.

- **Projects That Do Not Proceed**

A project presented at a neighborhood meeting may not result in a formal application.

- **Consistency**

Staff and board members must treat all projects equally and would need to consider attending all neighborhood meetings rather than on a case-by-case basis.

Table 2: Neighborhood Meeting Participation by Boards				
ID	Source	Neighborhood Meeting	Participation of Planning Board	Participation of Town Council
1	Orange County, NC	Required	Do not typically attend (may be notified)	Do not typically attend (may be notified)
2	Garner, NC	Required	Do not typically attend (may be notified)	Do not typically attend (may be notified)
3	Greensboro, NC	Encouraged	Do not typically attend (may be notified)	Do not typically attend (may be notified)
4	Jamestown, NC	Encouraged	Do not attend	Do not attend
5	Brevard, NC	Required	Do not attend	Do not attend
6	Apex, NC	Required	Do not attend	Do not attend

Table 2: Neighborhood Meeting Participation by Boards				
7	Brunswick County, NC	Not required	Do not attend	Do not attend
8	Guilford County, NC	Encouraged	Do not attend	Do not attend
9	Butner, NC	Not required	N/A	N/A
10	Rolesville, NC	Required	Do not attend	Do not attend
Note: Table 2 reflects only the 10 governmental jurisdictions.				

Analysis

Upon review of the information gathered, the Town's current approach to neighborhood meetings is generally consistent with the practices reported by other communities in the region and state. Responding jurisdictions generally rely on the formal legislative review process to provide Planning Board and governing board members with an opportunity to review proposed projects and receive public input.

Recommendation

Staff recommends that members of the Planning Board and Town Council not be routinely invited to attend neighborhood meetings. Instead, members should review neighborhood meeting materials provided with their agenda packets and receive public input through the Town's formal public meeting and public hearing processes.

B. OUTDOOR SEASONAL SALES

Outdoor seasonal sales are permitted on a lot in all zoning districts, except lots occupied by residential uses, subject to the following standards:

1. Seasonal sales shall be limited to seasonal agricultural products such as Christmas trees, pumpkins, and living plants;
2. The maximum hours of operation of an outdoor seasonal sales use shall be from 8:00 AM to 11:00 PM, except when located in a residential district, then the seasonal sales use shall cease by 9:00 PM;
3. Exterior lighting shall comply with the requirements in Section 6.4, Exterior Lighting;
4. One recreational vehicle is allowed as a temporary dwelling for security purposes in association with the seasonal sales use, provided it meets the general standards of Section, 4.6.5F, Temporary Dwelling, and is removed at the end of the sales;
5. The on-site secondary sale of seasonal products by an agricultural use or retail sales use is not considered outdoor seasonal sales and is not subject to these standards; and
6. Outdoor seasonal sales shall be limited in duration in accordance with Table 4.6.4, Table of Common Temporary Uses and Duration. **AMENDED 7.21.25 (UDOTA 1-25)**

C. OTHER SPECIAL EVENTS

1. EXEMPT EVENTS

A special event is not subject to the requirements in this section, if:

- a. The event lasts one day or less within a 180-day period on a lot with an established principal use; or
- b. The event is sponsored by the Town, a county, or the State.

2. SUBJECT TO THIS ORDINANCE

A special event not otherwise exempted from the standards in this section is permitted on a lot in a non-residential zoning district, subject to the following standards:

- a. A special event includes, but is not limited to arts and crafts shows, cultural events, musical events, concerts, and stage shows, celebrations, festivals, fairs, carnivals, circuses, or outdoor religious events; and
- b. Circuses, carnivals, and similar amusements may be subject to the applicable provisions of the Town Code of Ordinances.
- c. The special event shall be limited in duration in accordance with Table 4.6.4, Table of Common Temporary Uses and Duration. **AMENDED 7.21.25 (UDOTA 1-25)**

D. PORTABLE STORAGE CONTAINERS

1. RESIDENTIAL USES

Storage in a storage container (e.g., a portable storage container) may be permitted as a temporary use to a single-family detached, single-family attached, duplex, triplex, or quadplex dwelling unit, subject to the following standards.

a. TYPES DISTINGUISHED

Storage containers shall take one of the following two forms:

- i. A container used for the purposes of storage of personal property such as household items being temporarily stored or relocated; or
- ii. A roll-off box, bin, or construction dumpster used for the collection and hauling of waste or debris.



b. PERMIT REQUIRED

A building permit shall not be required for a storage container, but a temporary use permit issued in accordance with [Section 2.3.27, Temporary Permit](#), is required.

c. EXEMPTIONS

The standards in this section shall not apply to storage containers used as temporary construction trailers, construction dumpsters, or construction materials recycling facilities, provided construction on the site is on-going.

d. MAXIMUM SIZE

Containers shall be no larger in dimension than eight feet in height, eight feet in width, or 20 feet in length.

e. MAXIMUM NUMBER

No more than two storage containers shall be located on a single lot or parcel of land.

f. HAZARDOUS SUBSTANCES

Storage containers shall not be used to store or transport non-residential materials and substances, including but not limited to the following: solid waste, hazardous materials, explosives, or unlawful substances and materials.

g. LOCATION

- i. A storage container may be located in a driveway, a designated parking area, or behind a dwelling.
- ii. If site conditions make placement of the storage container behind a dwelling, on a driveway, or in a designated parking area impossible, then the storage container may be located immediately adjacent to the driveway or designated parking area.
- iii. A storage container shall not be located between the front of a dwelling and the street it faces unless any other placement is impossible due to site conditions.
- iv. In no instance shall a storage container be located within a Town street, public street right-of-way, or in a location that poses a threat to public health or safety.

h. DURATION

Portable storage containers shall be limited in duration in accordance with Table 4.6.4, Table of Common Temporary Uses and Duration. **AMENDED 7.21.25 (UDOTA 1-25)**

2. NON-RESIDENTIAL AND MIXED USES

Storage of goods, products, or materials within a storage container (e.g., portable storage container, shipping container, etc.) may be permitted as a temporary use as part of a lawfully established non-residential or mixed-use, subject to the following standards:

a. TYPES DISTINGUISHED

Storage containers shall take one of the following four forms:

- i. A portable storage container (sometimes referred to as a "POD") used for the purposes of storage of finished goods or bulk materials within packaging;
- ii. A shipping container;
- iii. A roll-off box, bin, or construction dumpster used for the collection and hauling of waste or debris; or
- iv. A fully-enclosed, non-motorized, trailer (commonly known as a semi-trailer) with wheels intended to be towed to a site for the purpose of storage or transport of goods, materials, or equipment.

b. PERMIT REQUIRED

A building permit shall not be required for a storage container, but a temporary use permit issued in accordance with [Section 2.3.27, Temporary Permit](#), is required.

c. EXEMPTIONS



The standards in this section shall not apply to storage containers used as temporary construction trailers, construction dumpsters, or construction materials recycling facilities, provided construction on the site is on-going.

d. MAXIMUM SIZE

Containers shall be no larger in dimension than ten feet in height, eight feet in width, or 40 feet in length.

e. MAXIMUM NUMBER

No more than four storage containers shall be located on a single lot or parcel of land.

f. HAZARDOUS SUBSTANCES

Storage containers shall not be used to store or transport solid waste, hazardous materials, explosives, or unlawful substances and materials.

g. LOCATION

- i. A storage container may be located to the side or rear of a building, but shall not be located between a primary building wall and the street.
- ii. If site conditions make placement of the storage container behind or beside a building impossible, then the storage container may be located within designated parking or loading area provided such placement does not interfere with the safe operation of vehicles and provided the placement does not render the site nonconforming with respect to off-street parking space requirements.
- iii. In no instance shall a storage container be located within a Town street, public street right-of-way, or in a location that poses a threat to public health or safety.

h. DURATION

Portable storage containers shall be limited in duration in accordance with Table 4.6.4, Table of Common Temporary Uses and Duration. **AMENDED 7.21.25 (UDOTA 1-25)**

E. TEMPORARY DISASTER DWELLING

A temporary disaster dwelling unit is permitted on a lot in a residential, business, special, or conditional zoning district, subject to the following standards:

1. One temporary dwelling may be used to house occupants of the principal dwelling under construction or subject to repair due to a disaster, natural or fire or other damage.
2. Temporary dwellings shall be located on the same lot as the structure under construction.
3. Temporary emergency dwellings operated by a religious institution, governmental agency, or nonprofit organization may be located to provide emergency shelter where fire, flood, or other natural disaster has displaced persons.
4. A temporary dwelling shall be removed within 30 days of issuance of a certificate of occupancy for the structure, or removed immediately if the building permit expires or is revoked.
5. A temporary dwelling shall be limited in duration in accordance with Table 4.6.4, Table of Common Temporary Uses and Duration. **AMENDED 7.21.25 (UDOTA 1-25)**

F. TEMPORARY DWELLING

A temporary dwelling is permitted on a lot while a permanent dwelling is being constructed, subject to the following standards:

1. GENERAL STANDARDS

- a. A temporary dwelling may be either a dwelling that meets all applicable North Carolina Building Code requirements for a dwelling or a recreational vehicle.
- b. The temporary dwelling shall be located on the lot in a manner to meet the dimensional standards of the zoning district, to the maximum extent practicable.

sidewalk, greenway, or street.

- (f) Signs may extend into required yards in conformance with standards found in §155.403.
- (g) Pedestrian bridges, breezeways, building connections, and supports of these structures may extend into required yards upon findings by the approving authority that the connecting feature is necessary to provide safe pedestrian access or to improve transit access.
- (h) Security gates and guard stations may be located within any required yard.
- (i) Unenclosed patios, decks or terraces, including lighting structures, may extend up to four feet into any required side yard, or up to eight feet into any required rear yard.
- (j) Covered porches may encroach a maximum of 20% of the required front yard setback depth.
- (k) Mechanical equipment for residential uses, such as HVAC units and security lighting, may extend into any required side yard but shall remain at least four feet from the property line.
- (l) Bay windows, entrances, balconies, and similar features that are less than ten feet wide may extend up to 18 inches into any required yard, but shall remain at least six feet from the property line.
- (m) Structures below and covered by the ground may extend into any required yard.
- (n) Driveways may extend into any required yard, provided that, to the extent practicable, they extend across rather than along the setback area and may be no closer than two feet from the property line.
- (o) Planters, retaining walls, fences, hedges, and other landscaping structures may encroach into any required yard subject to visibility restrictions.
- (p) Utility lines located underground and minor structures accessory to utility lines (such as hydrants, manholes, and transformers and other cabinet structures) may encroach into any required yard.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2012-04-02, passed 4-2-12; Am. Ord. 2012-12-02, passed 12-3-12; Am. Ord. 2014-03-01, passed 3-17-14; Am. Ord. 2016-04-04, passed 4-4-16; Am. Ord. 2021-02-02, passed 2-15-21; Am. Ord. 2023-09-01, passed 9-5-23)

§ 155.202 LAND USE REGULATIONS.

- (A) *Use Regulations Table.* The use regulations table is subject to the explanation as set forth below.
- (1) *Key to Types of Use.*
- (a) *Permitted.* A "P" indicates that a use is permitted in the respective district subject to the specific use standards in §§155.300 through 155.311. Such uses are also subject to all other applicable requirements of this chapter.
 - (b) *Special Use Review.* An "S" indicates a use that may be permitted in the respective general use district only where approved by the Town Council upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards, and in accordance with § 155.711. Special uses are subject to all other applicable requirements of this chapter, including the specific use standards contained in §§ 155.300 through 155.311, except where such use standards are expressly modified by the Town Council as part of the special use approval.
 - (c) *Conditional Zoning District Required.* A "C" in a cell of the principal use table indicates that a specific use type is permitted as part of the approval of a conditional zoning district, provided the conditional zoning district request is accompanied by either a site plan or master plan and narrative in accordance with § 155.203(L) of this chapter.
 - (d) *Specific Use Section.* The "Specific Use Section" column on the table is a cross-reference to any specific use standard listed in §§ 155.300 through 155.311. Where no cross-reference is shown, no additional use standard shall apply.
 - (e) *Uses Not Permitted.* A blank cell in the use table indicates that a use is not permitted in the respective district. Except as pursuant to §§ 155.110 and 155.300, the following uses are entirely prohibited within the jurisdiction of the Town, although such enumeration shall not necessarily be deemed exclusive or all-inclusive:
 - 1. Open dump;
 - 2. Outdoor gun range;
 - 3. Electronic gaming operations; and
 - 4. Any use prohibited by an applicable overlay zoning district.
- (2) *Uses.* Table 2-1 "Use Regulations" lists the principal uses regulated by this chapter for conventional districts. For conditional zoning districts see § 155.200(C), for overlay districts see § 155.200(D), and for accessory structures and uses see § 155.308. In all cases, additional clarification and/or restrictions may be found in the Specific Use Standards (Article 3 of this chapter).

Table 2-1 Use Regulations

Use Type	Zoning Districts												Specific Use Section
	Residential					Nonresidential							
	R-E	R-10	R-8	R-6	C	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF
Use Type	Zoning Districts												Specific Use Section
	Residential					Nonresidential							

	R-E	R-10	R-8	R-6	C	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF
RESIDENTIAL USES													
Group Care Home (2 to 6 Residents)	P	P	P	P									§ 155.301(A)
Group Care Home (7 to 12 Residents)	S	S	S	S		S	S		S				§ 155.301(A)
Group Care Home (13+ Residents)							S		S				§ 155.301(A)
Apartments					C								§ 155.301(B)
Boarding House				S			S		S				§ 155.301(C)
Duplex					C								§ 155.301(G)
Manufactured Home	P												§ 155.301(D)
Manufactured Home Park	S												§ 155.301(E)
Nursing Home (Congregate Living Facility)	P						P		P	P			§ 155.301(F)
Townhouse					C								§ 155.301(H)
Security/Caretaker Quarters	P									S			§§ 155.301(I)
Single Family House	P	P	P	P		P							§ 155.301(J)
Upper-story Residence						P	P	P	P	P			§ 155.301(K)
Zero Lot Line House		P	P	P									§ 155.301(L)
PUBLIC AND CIVIC USES													
Assembly	S						P	S	S	P			P§ 155.302(A)
Cemetery	P									S			P§ 155.302(B)
Church or Place of Worship	S	S	S	S			P		P	S			§ 155.302(C)
College or University							P						P§ 155.302(D)
Day Care Facility	S	S	S	S		S	P		P	P			§ 155.302(E)
Government Service	S	S	S	S		P	P	P	P	P	P	P	P§ 155.302(F)
Hospital or Medical Center							P			P			P§ 155.302(G)
School (Elementary or Secondary)	S	S	S	S			P						P§ 155.302(H)
School (Technical, Trade or Business)	S	S	S	S			P			P	P	P	P§ 155.302(I)
RECREATIONAL USES													
Entertainment, Indoor							P	S	P	P	P		P§ 155.303(A)
Entertainment, Outdoor										S	P		P§ 155.303(B)
Fitness/Recreation Center							P	S	P	P	P		P§ 155.303(C)
Golf Course	P	P	P	P									P§ 155.303(D)
Gun Range								S		S	S	S	§§ 155.303(E)
Park	P	P	P	P		P	P	S	P				P§ 155.303(F)
Stable, Private	P												§ 155.303(G)
AGRICULTURAL USES													
Agriculture, Livestock	S												§ 155.304(A)
Agriculture, Sales and Service	P											S	§ 155.304(B)
Nursery	P						P	S	P	P			P§ 155.304(C)
COMMERCIAL USES													
Adult-Oriented Business											S		§ 155.305(A)
Bed & Breakfast	P			S		S		S					§ 155.305(B)
Car Wash/Auto Detailing									P	P			§ 155.305(C)
Contractor Office							P			P	P	P	§ 155.305(D)
Convenience Store with Gas Sales									P	P	P		§ 155.305(E)
Creative Studio						P	P	P	P	P			§ 155.305(F)
Financial Institution							P	S	P	P			§ 155.305(G)
Funeral Home	S					P	P						§ 155.305(H)

Hotel, Motel							P	S	P	P			§ 155.305(I)
Kennel	S								P	P			§ 155.305(J)
Laundry Services									P	P	P	P	§ 155.305(K)
Lounge, Cocktail								S	S	S	S		§ 155.305(L)
Microbrewery								P	S	P	P	P	§ 155.305(M)
Publisher							P			P	P	P	§ 155.305(N)
Office, General							P	P	P	P	P		P§ 155.305(O)
Office, Medical							P	P	P	P	P		§ 155.305(P)
Outdoor Seating/Sidewalk Café								P	P	P	P		§ 155.305(Q)
Parking Lot								S	S	S	S	S	S§ 155.305(R)
Pawn Shop										P	P		§ 155.305(S)
Radio or Television Studio										P	P	P	§ 155.305(T)
Restaurant							P	P	P	P			§ 155.305(U)
Retail Sales									P	P	P	P	§ 155.305(V)
Self-storage Facility										S	P		§ 155.305(W)
Service							P	P	P	P			§ 155.305(X)
Tattoo Parlor										P			§ 155.305(Y)
Towing Service and Storage										S	S	P	§ 155.305(Z)
Vehicle Repair or Service										S	P	P	§ 155.305(AA)
Vehicle Sales and Rental										S	P	P	§ 155.305(BB)
Veterinary Clinic								P		P	P		§ 155.305(CC)
INDUSTRIAL USES													
Building Supplies, Wholesale											P	P	§ 155.306(A)
Crematorium											P	P	§ 155.306(B)
Gas and Fuel, Wholesale											P	P	P§ 155.306(C)
Laboratory, Research								P			P	P	§ 155.306(D)
Manufacturing, Light											P	P	§ 155.306(E)
Manufacturing, Heavy												P	§ 155.306(F)
Research and Development								P			P	P	§ 155.306(G)
Warehouse, Freight Movement										S	P	P	§ 155.306(H)
UTILITIES													
Recycling Center											S	P	P§ 155.307(A)
Renewable Energy Facility	S										S	S	S§ 155.307(B)
Telecommunication Facility	S	S	S	S		S	S	S	S	S	S	S	S§ 155.307(C)
Utility, Minor	P	P	P	P		P	P	P	P	P	P	P	P§ 155.307(D)
Utility, Major											P	P	P§ 155.307(E)
Waste Service											S	P	P§ 155.307(F)
ACCESSORY USES													
Accessory Dwelling Unit	S	S	S	S									§ 155.308(C)(1)
Food Truck							P	P	P	P	P	P	P§ 155.308(D)(2)
Day Care Facility	S	S	S	S			P		P	P	P	P	P§ 155.308(D)(3)
In-Home Day Care	P	P	P	P		P							§ 155.308(C)(3)
Park										P			P§ 155.308(D)(4)
Outdoor Display/Sales								P	P	P			§ 155.308(D)(5)
Outdoor Dining							P	P	P	P			§ 155.308(D)(6)
Outdoor Storage, Limited										S	P	P	P§ 155.308(D)(7)
Outdoor Storage, General											P	P	P§ 155.308(D)(8)
Key:													
P - Permitted													

S - Special Use permitted in the zoning district only if approved by the Town Council (TC) (§55.711)
C - Conditional Zoning District required for this use (§§ 155.203(L) and 155.705)

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2006-06-01, passed 6-19-06; Am. Ord. 2007-04-05, passed 4-2-07; Am. Ord. 2007-05-02, passed 5-7-07; Am. Ord. 2009-06-06, passed 6-1-09; Am. Ord. 2009-08-03, passed 8-3-09; Am. Ord. 2012-01-04, passed 1-3-12; Am. Ord. 2012-04-02, passed 4-2-12; Am. Ord. 2012-12-02, passed 12-3-12; Am. Ord. 2014-12-02, passed 12-1-14; Am. Ord. 2015-09-03, passed 9-8-15; Am. Ord. 2016-04-04, passed 4-4-16; Am. Ord. 2017-04-06, passed 4-3-17; Am. Ord. 2019-07-04, passed 7-15-19; Am. Ord. 2020-02-06, passed 2-17-20; Am. Ord. 2021-02-02, passed 2-15-21; Am. Ord. 2022-04-03, passed 4-18-22; Am. Ord. 2023-02-01, passed 2-20-23; Am. Ord. 2023-07-02, passed 7-17-23)

§ 155.203 CONVENTIONAL DISTRICT STANDARDS.

- (A) *Intent.* The conventional district development standards establish lot sizes and certain restrictions for residential and nonresidential development. These standards allow for variety in housing types while maintaining the overall character of neighborhoods and commercial areas of the Town. Separate standards are established to regulate development in each conventional district. This approach to district development standards benefits the public by:
- (1) Allowing for development that is more sensitive to the environment and encourages the preservation of open and natural areas.
 - (2) Promoting quality site design and energy-efficient development.
 - (3) Promoting affordable and life-cycle housing.
 - (4) Promoting development intensities that maximize existing and proposed infrastructure investments.
- (B) *Resource conservation areas.* See Article 5 for restrictions on the use of resource conservation areas.
- (C) *Clayton general design guidelines.* The town has established a manual to guide the future growth of development. The design guidelines provide a basis for making decisions about the appropriate treatment of new construction and land development. Property owners, real estate agents, developers, tenants, architects and decision makers shall use the guidelines contained in the document when considering a project. This will help establish an appropriate direction for its design. For any project subject to review, the applicant shall refer to the guidelines at the outset, to avoid planning efforts that later may prove to be inappropriate.
- (D) *How to use this section.* This section is divided into the following:

Part 1. Residential Districts. This Part sets forth specific standards for development in residential districts.	§ 155.203(E) through § 155.203(J)
Part 2. Nonresidential Districts. This Part sets forth specific standards for development in nonresidential districts.	§ 155.203(K)
Part 3. Conditional Zoning Districts. This Part sets forth specific standards for development in conditional districts.	§ 155.203(L)

PART 1. RESIDENTIAL DISTRICTS

- (E) *Purpose and intent.* The purpose and intent of the residential districts is to provide a safe and healthy living environment for residents, protect the town's existing neighborhoods from incompatible uses, maintain natural areas and open spaces within neighborhoods, encourage connectivity and interconnectivity for multiple modes of transportation, and ensure adequate public facilities and services are available to meet the needs of current and future residents.
- (F) *Residential subdivision types.* Development within the residential districts allows a variety of housing types. To further the purpose of residential districts, two types of residential subdivisions are permitted, as follows.
- (1) *Conventional residential subdivision.* A conventional residential subdivision is a pattern of residential development that provides a majority of property owners with substantial yards on their own property. A recreation and open space dedication or payment of a fee-in-lieu is required for conventional residential subdivisions.
 - (2) *Open space residential subdivision.* An open space residential subdivision trades conventional minimum lot size and dimensions for additional common recreation and open space. An open space residential subdivision shall be a sufficient size to ensure adequate common recreation and open space can be incorporated into the subdivision design. An open space residential subdivision may allow additional density provided certain enhancements are incorporated into the design of the subdivision.
- (G) *Conventional subdivision standards.*
- (1) *Applicability.* A conventional residential subdivision is permitted in all residential districts subject to the following standards.
 - (2) *Density.* In the R-10 and R-8 Districts, townhouse parcels, apartment parcels and upper-story residential units shall not exceed a density of ten units per acre. In the R-6 District, townhouse parcels, apartment parcels and upper-story residential units shall not exceed a density of 12 units per acre.
 - (3) *Development standards.* Applicants utilizing the conventional residential subdivision option shall meet all applicable development standards as set forth in § 155.400 through § 155.404 and § 155.500 through § 155.502. Applicants shall comply with all other provisions in this chapter and all other applicable laws.
 - (4) *Lots not served by public water and sewer.* No permit to install a septic tank system shall be issued until the County Health Director has determined by a field investigation of the area that the site is acceptable for a septic tank system and that such a system can be installed at the site in compliance with these rules and regulations. The field investigations shall include evaluation of such factors as size and shape of the lot or lots, character and porosity of soil, percolation rate, topography, depth of the water table, rock or other impervious formations, location or proposed location of any water supply wells, and the success or failure history of any other septic tank systems in the area. The County Health Director shall not issue a permit if he determines that the site is not acceptable for septic tank systems.
 - (5) *Dimensional standards.* Applicants utilizing the conventional residential subdivision option shall meet the dimensional standards

related to glare, light, loitering, and noise.

2. Patron tables and other outdoor dining area components shall be clearly defined and located on the same site as the other facilities of the restaurant or on the adjacent public right-of-way. Separation between the seating and vehicular or pedestrian traffic by a physical barrier may be required, with the design to be approved by the Planning Director.

3. Separation may be achieved through the use of materials which include, but are not limited to landscape planters, walls, railings or a combination thereof. Only barriers composed of landscape planters or masonry walls may be solid.

(c) The additional parking necessary to accommodate seating created in the outdoor dining area shall comply with the parking requirements set forth in § 155.401 of this chapter.

(d) Outdoor dining areas and associated structural elements, such as awnings, covers, umbrellas, or other physical elements shall be compatible with the overall design of the main structure and must maintain a height clearance of eight feet and meet ADA accessibility requirements. Dining equipment (including, but not limited to tables, chairs, space heaters, barriers) may remain in place.

(e) The Town may revoke the outdoor dining area if it is determined that its operation is causing litter problems either on or off the property where the dining is located or that such use is otherwise creating a danger to the public health or safety.

(f) In addition to the requirements set forth above, if any portion of the outdoor dining area is to be located within a public right-of-way (sidewalks only), the dining area must also receive approval from the Town Manager or his designee, and agree to comply with the following stipulations. Outdoor dining within right-of-way owned and operated by the State of North Carolina, must also meet the requirements of G.S. § 136-27.4 listed below.

1. Tables, chairs, and other furnishings shall be placed a minimum of six feet from any travel lane.

2. Tables, chairs, and other furnishings shall be placed in such a manner that at least five feet of unobstructed paved space of the sidewalk, measured from any permanent or semi-permanent object, remains clear for the passage of pedestrians and provides adequate passing space that complies with the Americans with Disabilities Act.

3. Tables, chairs, and other furnishings shall not obstruct any driveway, alleyway, building entrance or exit, emergency entrance or exit, fire hydrant or standpipe, utility access, ventilations areas, or ramps necessary to meet accessibility requirements under the Americans with Disabilities Act.

4. The maximum posted speed permitted on the roadway adjacent to the right-of-way to be used for sidewalk dining activities shall not be greater than 45 miles per hour.

5. The restaurant operator shall provide evidence of adequate liability insurance specified by the Town under G.S. § 160A-485 as the limit of the Town's waiver of immunity or the amount of Tort Claim liability specified in G.S. § 143-299.2, whichever is greater. The insurance shall protect and name NCDOT and the Town as additional insured on any policies covering the business and the sidewalk activities.

6. The restaurant operator shall provide an agreement to indemnify and hold harmless NCDOT and the Town from any claim resulting from the operation of sidewalk dining activities.

7. The restaurant operator shall provide a copy of all permits and licenses issued by the state, county or Town, including health and ABC permits, if any, necessary for the operation of the restaurant or business, or a copy of the application for the permit if no permit has been issued. This requirement includes any permits or certificates issued by the Town for exterior alterations or improvements to the restaurant.

8. The restaurant operator shall cease part or all sidewalk dining activities in order to allow construction, maintenance, or repair of any street, sidewalk, utility, or public building, by NCDOT, the Town, its agents or employees, or by any other governmental entity or public utility.

9. Any other requirements deemed necessary by the NCDOT, either for a particular Town or a particular component of the state highway system.

(g) The Town reserves the right to terminate the use of outdoor dining within the public right-of-way at any time. Upon notice, all furnishings must be removed from the sidewalk within 24 hours of notice from the Town. If furnishings are not removed within the time specified, the Town has the right to remove and dispose of these items and may assess the property owner for the cost of removal and disposal. The Town has the right to remove such items immediately in emergency situations. The Town is not responsible for damage to the furnishings under any circumstances.

(h) The owner of the business utilizing a dining area within a public sidewalk is responsible for repairing any incidental damage to public sidewalk resulting from outdoor dining furnishings.

(7) Accessory Limited Outdoor Storage.

(a) Accessory limited outdoor storage shall be defined as the overnight outdoor storage of vehicles (not associated with outdoor sales and display including vehicle sales, vehicle repair or car rental), merchandise or material in boxes, crates, on pallets or other kinds of containers, shopping carts, or other similar merchandise, material or equipment.

(b) Limited outdoor storage shall only be considered as an accessory use and permitted in districts as set forth in the Use Regulations Table (Table 2-1 § 155.202). Limited outdoor storage areas shall meet the standards below:

1. Limited outdoor storage shall not be more than 12 feet in height and shall be fully screened from view from the public right-of-way, public parking areas, or adjacent residential development by a 100% opaque visual barrier or screen.

2. All limited outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential use or residentially-zoned district.

3. Limited outdoor storage shall not be permitted in a street yard or otherwise forward of the front building line.

(8) Accessory General Outdoor Storage.

(a) General outdoor storage shall be defined as salvage yards, vehicle junk yards, overnight outdoor storage of shipping containers, lumber, pipe, steel, junk and other similar merchandise, material or equipment.

(b) General outdoor storage shall only be considered an accessory use and permitted in districts as set forth in the Use Regulations Table (Table 2-1 § 155.202). General outdoor storage areas shall meet the standards below:

1. General outdoor storage shall be screened by 100% opaque, eight foot high visual barrier or screen. When located abutting or across the street from a residential use or residentially-zoned property, such screening shall be high enough to completely conceal all outdoor storage from view.

2. All general outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential use or residential district.

3. No general outdoor storage shall be permitted in a street yard or otherwise forward of the front building line.

4. General outdoor storage may be located in the side or rear yard.

(9) *Swimming Pools.*

(a) Outdoor pools shall meet the standards of Chapter 154, Swimming Pools, of the Town Code of Ordinances.

(b) Outdoor pools including decking shall be located at least 50 feet from any property line adjacent to a residential district or use, and at least 25 feet from any property line adjacent to any other district or use.

(c) When the pool is adjacent to residences, the playing of music detectable off-site on a public address system is prohibited. Informational announcements shall be permitted. This requirement may be waived if a permit has been issued for a special event.

(E) *Accessory Uses for Places of Worship.* Accessory uses are permitted for a place of worship in accordance with the following standards.

(1) The following facilities may be considered accessory to a place of worship. Additional buffering may be required through the review and approval of a site plan to address the intensity of the proposed place of worship and the proposed accessory uses.

(a) Offices for the place of worship;

(b) Rooms for religious instruction or counseling;

(c) Meeting rooms for intermittent community meetings or instruction;

(d) Fellowship hall;

(e) Kitchen facilities;

(f) Senior center, neighborhood arts center or other community center;

(g) Temporary child care during religious services or events;

(h) Outdoor play area;

(i) Columbarium;

(j) "Meals on Wheels" or other similar programs using the kitchen in the place of worship but delivering food elsewhere; and

(k) Residence for clergy employed by the place of worship.

(2) The following accessory uses are subject to approval of a site plan (see §155.707).

(a) Gymnasium or similar indoor recreational facility;

(b) Cemetery;

(c) Overnight accommodation for visiting clergy and non-paying guests of clergy employed by the place of worship;

(d) Child care center;

(e) School;

(f) Soup kitchen or other social service facility; and

(g) Athletic field or similar facility.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-04-05, passed 4-2-07; Am. Ord. 2012-04-03, passed 4-2-12; Am. Ord. 2012-12-03, passed 12-3-12; Am. Ord. 2013-10-01, passed 10-7-13; Am. Ord. 2017-04-06, passed 4-3-17; Am. Ord. 2019-07-04, passed 7-15-19; Am. Ord. 2021-02-02, passed 2-15-21)

§ 155.309 TEMPORARY USES.

(A) *General requirements.* Certain uses are temporary in character. They vary in type and degree, as well as length of time involved. Such uses may have little impact on surrounding and nearby properties or they may present questions involving potential incompatibility of the temporary use with existing uses. Unless otherwise specified in this chapter, the following regulations shall govern temporary uses.

(B) *Temporary uses exempt from permit.* The following permitted temporary uses are exempt from these requirements.

(1) Christmas tree sales lots.

(2) Garage or yard sales are permitted only by the property owner on their property and are allowed once every four months at any given location. The sale may not exceed three consecutive days in length. Advertising signs may not be placed on any rights-of-way or off-site locations without the owners' permission.

(3) Storage pods for off-site storage of household or other goods located in any street yard are permitted for a maximum of seven consecutive days, and any side or rear yard for a maximum of 30 consecutive days.

(C) *Temporary use permit required.* The following temporary uses are allowed in the frequency stated below, except that no property shall have more than four of the events listed below in one calendar year.

(1) *Commercial circuses, carnivals or fairs.* Commercial circuses, carnivals or fairs, for not more than two consecutive weeks in any calendar year.

2.3.332.3.34 ZONING COMPLIANCE PERMIT

A. PURPOSE AND INTENT

The purpose of a Zoning Compliance Permit is to ensure no development occurs until there is assurance the development complies with the requirements of this Ordinance and all other applicable requirements.

B. APPLICABILITY

1. A Zoning Compliance Permit is required for the following:
AMENDED 12.16.25 (UDOTA 3-24); AMENDED 7.21.25 (UDOTA 1-25);
AMENDED 11.17.25 (UDOTA 2-25);
a. Art Installations Section 4.5.5D, Art Installation;
b. Driveway Permits Section 2.3.13, Driveway Permit;
c. Family Care Homes Section 4.3.45, Family Care Home;
d. Fences and walls less than or equal to six feet in height Section 6.3.2A, Generally;
e. Flagpoles that are freestanding and detached from the wall or roof of a building, Section 4.5.5N, Flagpole
f. Retaining walls less than five feet in height, including the buried portion Section 6.3.2A, Generally;
g. Mobile Restaurant or Push Cart Section 4.5.5T, Mobile Restaurant or Push Cart;
h. Ornamental or other pools with depths of less than 24 inches, [exempt from Building Permit per](#) Section 2.3.5B, Exemptions; [\[#14\]](#)
i. Outdoor Dining (up to 20 people) Section 4.5.5U, Outdoor Dining or Seating;
j. Outdoor Display (< 50 sf) Section 4.5.5V, Outdoor Display/Sales;
k. Patios and At-Grade Walkways, [exempt from Building Permit per](#) Section 2.3.5B, Exemptions; [\[#14\]](#)
l. Secondary Structure (when no building permit required) Section 2.3.5B, Exemptions;
m. Any change in principal use within an existing non-residential, multi-family, or mixed-use structure Section 4.2.3, Change of a Principal Use;
~~n. A home occupation~~ Section 4.5.5Q, Home Occupation, Level 1; [\[#10\]](#)
~~o.n.~~ Establishment of a secondary use Section 4.5.1B, Establishment of a Secondary Use;
~~p.o.~~ Establishment of a principal use Section 4.2.2, Establishment of a Principal Use; or
~~p.~~ Change of tenant Section 4.2.3, Change of a Principal Use.
q. [Portable Storage Container](#) Section 4.5.5AA, [Portable Storage Container](#). [\[#13\]](#)
2. In cases where a Building Permit is required, review for zoning compliance shall take place as a part of the review for the Building Permit application, and as a result, no Zoning Compliance Permit shall be required for developments subject to a Building Permit.

FIGURE 2.3.33 ZONING COMPLIANCE PERMIT PROCEDURE

STEP	ACTION
1	Pre-Application Conference (Optional)
2	File Application - Submitted to Planning Director - Must include a plan or generalized sketch of the development
3	Completeness Determination
4	Planning Director Review and Decision
5	Notification of Decision

C. EXEMPTIONS

1. The following forms of uses or structures are exempt from the requirement to obtain a Zoning Compliance Permit: AMENDED 11.17.25 (UDOTA 2-25)
a. [Play Equipment and Play Structure](#) identified as a secondary use to a residential dwelling; [and](#):
~~a.b.~~ [A home occupation](#) Section 4.5.5Q, [Home Occupation](#), Level 1. [\[#10\]](#)

TABLE 4.5.4: LISTING OF COMMON SECONDARY USES

AMENDED 9.16.24 (UDOTA 2-24); AMENDED 12.16.24 (UDOTA 3-24); AMENDED 7.21.25 (UDOTA 1-25); AMENDED 11.17.25 (UDOTA 2-25)

"C" = Permitted, subject to [Section 2.3.7, Conditional Rezoning](#), applicable secondary use-specific standards, and conditions of approval

"P" = Permitted, subject to applicable secondary use-specific standards

"S" = Permitted subject to [Section 2.3.24, Special Use Permit](#), and applicable secondary use-specific standards

" • " (blank cell) = Not allowed or no additional secondary use-specific standards

[#] Table Note

Most secondary uses are subject to use standards in [Section 4.5.5, Standards for Specific Secondary Uses](#)

SECONDARY USE TYPE [1]	CONVENTIONAL RESIDENTIAL DISTRICTS						CONVENTIONAL NON- RESIDENTIAL DISTRICTS								SPECIAL DISTRICTS			CONDITIONAL DISTRICTS				
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNN	DTNT	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI
Garage or Carport, Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	•	P	P	C	C	C	C	C
Guard House, Shelter, or Gatehouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P	•	P	P	C	C	C	C	C
Helistop	•	•	•	•	•	•	S	•	•	•	•	•	•	S	•	•	S	•	C	C	C	C
Home Occupation, Level 1	P	P	P	P	P	•	P	P	P	P	P	P	•	•	•	•	•	C	•	•	•	•
Home Occupation, Level 2	P	•	•	•	•	•	•	P	P	P	P	P	•	•	•	•	•	C	C	C	•	•
Membrane Structure	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	•	•	•	•
Mobile Restaurant or Push Cart	•	•	•	•	•	•	•	P	P	P	•	P	P	P	•	•	•	•	C	C	C	C
Outdoor Dining and Seating	•	•	•	•	•	P	P	P	P	P	P	P	P	P	•	P	•	C	C	C	C	C
Outdoor Display/Sales	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	S	P	•	C	C	C	•
Outdoor Storage	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	•	P	•	•	C	C	C
Parking of Heavy Trucks or Trailers	P	•	•	•	•	•	•	•	•	•	•	P	P	P	•	•	P	•	•	C	•	C
Parking of Recreational Vehicles	P	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•
Play Equipment/Structure [2]	P	P	P	P	P	P	P	P	P	P	P	•	•	•	P	P	P	C	C	C	C	•
Portable Storage Container [13]	•	•	•	•	•	•	•	•	•	•	•	•	P	P	•	•	P	•	•	•	•	C
Private Stables	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•
Produce Stand	P	P	P	P	P	•	P	P	P	P	P	P	•	•	•	•	•	C	•	C	C	•
Refuse or Recycling Container)	•	•	•	•	•	P	P	P	P	P	P	P	P	P	•	P	P	C	C	C	C	C
Solar Energy Conversion, Level 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	•	P	P	C	C	C	C	C
Swimming Pool/Hot Tub	P	P	P	P	P	P	P	P	P	P	P	P	•	•	•	P	•	C	C	C	C	•
Tool/Storage Shed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	•	P	P	C	C	C	C	C
Underground Storage Tank	•	•	•	•	•	•	•	•	•	•	P	P	P	P	•	•	P	•	•	C	•	C
Urban Archery	P	P	P	•	•	•	•	•	•	•	•	•	•	•	P	•	P	C	•	•	•	•
Vehicle Repair (non-commercial)	P	P	P	P	•	•	P	•	•	•	P	P	P	•	•	•	•	C	•	C	•	•
Vehicle Towing or Storage	•	•	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	C	•	C

NOTES:

[1] Unlisted secondary uses may be permitted in accordance [Section 4.7, Unlisted Uses](#).

[2] Exempted from the requirement to obtain Zoning Compliance Permit as a secondary use to a residential dwelling.

[3] Flagpoles that are freestanding and detached from the wall or roof of a building shall require a Zoning Compliance Permit, [Section 2.3.34B, Applicability](#).

3. Nothing in this section shall preclude a RV owner from parking the RV on a parcel of land they own provided the RV is not used as an occupied dwelling or business.
4. Recreational vehicles shall meet the setbacks of a single-family dwelling in the zoning district in which it is located.
5. An RV shall be parked on an improved surface of asphalt, concrete, gravel, or other all-weather surface suitable for vehicular parking. RV parking areas shall comply with all applicable driveway standards in [Section 6.1.4, Driveways](#). **AMENDED 4.15.24 (UDOTA 1-24)**
6. Sewer or water connections are not permitted.
7. Any source of electricity must be solely intended for the RV and be on the same parcel of land as the RV.
8. Removal of wheels of a recreational vehicle except for temporary repairs shall be prohibited.
9. Any RV subject to these standards must be road ready and capable of moving within 24 hours.
10. These standards shall not apply to RVs located within a lawfully established and operating recreational vehicle park.

Z. PLAY EQUIPMENT

1. Play equipment shall comply with the setback requirements for the zoning district where located, though it may encroach into setbacks in accordance with [Section 3.6.9, Setback Encroachments](#).
2. In no instance shall play equipment be located between the front façade of a residential dwelling and the street it faces in cases where the lot or tract is two acres or less in area.

AA. PORTABLE STORAGE CONTAINER [\[#13\]](#)

1. [A permanent Portable Storage Container shall take one of the following two forms:](#)
 - a. [A portable storage container \(sometimes referred to as a "POD"\) used for the purposes of storage of finished goods or bulk materials within packaging; or](#)
 - b. [A shipping container;](#)
2. [A Building Permit shall be required as per \[Section 2.3.5, Building Permit\]\(#\).](#)
3. [A Zoning Compliance Permit shall be required as per \[Section 2.3.34, Zoning Compliance Permit\]\(#\).](#)
4. [Containers shall be no larger in dimension than ten feet in height, eight feet in width, or 40 feet in length.](#)
5. [No more than two storage containers shall be located on a single lot or parcel of land.](#)
6. [Containers shall not be used to store solid waste, explosives, or unlawful substances and materials.](#)
7. [Containers shall not be used to store hazardous materials unless done in accordance with the North Carolina Fire and Building Code.](#)
8. [Containers shall be located to the rear of a building, but shall not be located between a primary building wall and the street.](#)
9. [In no instance shall a container be located within a Town street, public street right-of-way, or in a location that poses a threat to public health or safety.](#)
10. [Screening in accordance with \[Table 6.6.15.F: Views to Be Screened\]\(#\).](#)
11. [Shall comply with design standards for secondary structures per \[Section 4.5.3E, Compliance with Design Standards\]\(#\).](#)

TABLE 6.6.154.E: SCREENING METHODS [1]

LEVEL OF SCREENING
Requirements
A. SCREENING LEVEL 1 UNDERSTORY SHRUB ROW

i. All shrubs shall be of the same species and all shrubs shall be of an evergreen species. ii. Screening shall include one row of evergreen shrubs. iii. The screening shall include plants capable of providing a fully opaque screen of at least 36 inches in depth from the grade to the minimum height required. iv. Shrubs shall maintain an on-center spacing of no greater than 36 inches. v. Shrubs shall be of a minimum height necessary at time of planting to achieve a minimum height of 5 feet above grade within 3 years. vi. If damaged in a manner that impairs the performance of screening, vegetative material shall be promptly replaced.
B. SCREENING LEVEL 2 EVERGREEN TREE HEDGEROW

i. All trees shall be evergreen and of the same species. ii. The screening material shall be configured as two staggered rows of trees that together form a hedgerow. iii. The area devoted to screening material shall be at least six feet in depth. iv. Each trees shall be capable of providing a fully opaque screen of at least 36 inches in depth from the grade to the required height. v. Tree rows shall be planted no more than 36 inches apart. vii. Trees shall maintain an on-center spacing of no greater than 36 inches. vii. Trees shall be of a minimum height necessary at time of planting to achieve a minimum height of 6 feet above grade within 3 years. ix. If damaged in a manner that impairs the performance of the screening, vegetative material shall be promptly replaced.
C. SCREENING LEVEL 3 CHAIN LINK FENCE WITH SEMI-OPAQUE SLATS/FABRIC

TABLE 6.6.154.E: SCREENING METHODS [1]

LEVEL OF SCREENING

Requirements



- i. Fencing must be configured in accordance with Section 6.3, Fences and Walls.
- ii. All fencing shall remain subject to maximum fence or wall height standards for the district where located.
- iii. Fencing shall be at least 60 percent opaque, when viewed from a distance of 10 feet or more.
- iv. All gates shall maintain a complementary level of opacity excluding gaps for mounting hardware, latches, and hinges.
- v. Slats or fabric shall extend downwards to the grade level.
- vi. The fence and screening material shall be comprised of consistent materials and shall maintain a single color.
- vii. Slats may be plastic or wood and shall be promptly repaired if damaged in any way.

D. SCREENING LEVEL 4 CHAIN LINK FENCE WITH FULLY OPAQUE SLATS/FABRIC



- i. Fencing must be configured in accordance with Section 6.3, Fences and Walls.
- ii. All fencing shall maintain a minimum height of six feet above adjacent grade, but shall not exceed the maximum fence height standards for the district where located.
- iii. Fencing shall be 100 percent opaque, when viewed from a distance of 10 feet or more.
- iv. All gates shall maintain a complementary level of opacity excluding gaps for mounting hardware, latches, and hinges.
- v. Slats or fabric shall extend downwards to the grade level.
- vi. The fence and screening material shall be comprised of consistent materials and shall maintain a single color.
- vii. Slats may be plastic or wood and shall be promptly repaired if damaged in any way.

E. SCREENING LEVEL 5 WOODEN OPAQUE FENCE

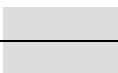


TABLE 6.6.154.E: SCREENING METHODS [1]

LEVEL OF SCREENING

Requirements



- i. Fencing shall be configured in accordance with Section 6.3, Fences and Walls, and the North Carolina Building Code.
- ii. All fencing shall maintain the minimum height necessary to fully screen the site feature or activity, but shall not exceed a maximum height of 10 feet.
- iii. All gates shall maintain a complementary level of opacity excluding gaps for mounting hardware, latches, and hinges.
- iv. The fence shall be comprised of consistent materials and colors.
- v. Enclosures for refuse and recycling containers shall meet all applicable Town requirements for such enclosures.
- vi. Screening material shall be promptly repaired if damaged in any way.

F. SCREENING LEVEL 6 OPAQUE MASONRY WALL



- i. Walls shall be configured in accordance with Section 6.3, Fences and Walls.
- ii. All walls shall maintain the minimum height necessary to fully screen the site feature or activity, but shall not exceed a maximum height of 10 feet.
- iii. The wall shall be comprised of consistent materials and colors to those used on the principal structure.
- iv. Masonry walls may incorporate louvers or similar features, provided the screening function is maintained.
- v. All gates shall be comprised of a complementary material and be opaque, excluding gaps for mounting hardware, latches, and hinges.
- vi. Support columns may exceed the maximum height as necessary for wall construction.
- vii. Enclosures for refuse and recycling containers shall meet all applicable Town requirements for such enclosures.
- viii. Screening material shall be promptly aired if damaged in a manner that reduces the screening function.

G. SCREENING LEVEL 7 BERMS AND MOUNDS

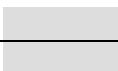


TABLE 6.6.154.E: SCREENING METHODS [1]

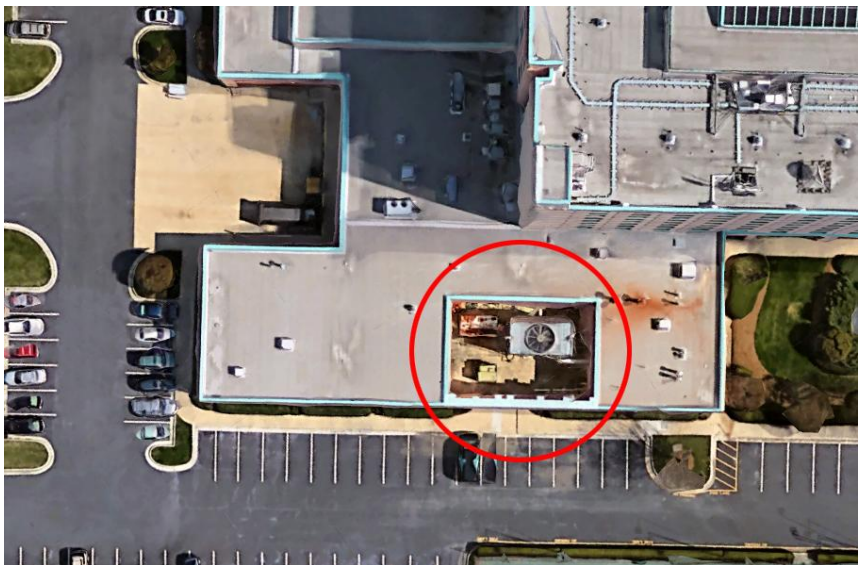
LEVEL OF SCREENING

Requirements



- i. Berms shall be configured in accordance with the standards in Section 6.6.12D, Berms.
- ii. Nothing shall limit the use of retaining walls, as necessary.
- iii. Berms shall be supplemented with walls, fencing, or vegetation as necessary to meet screening objectives.

H. SCREENING LEVEL 8 CONCEALMENT BY OTHER ON-SITE STRUCTURES



- i. Site features and activities subject to these standards may be screened by other permanent buildings or structures on the same lot.
- ii. Buildings or structures used to provide screening shall be permanent and shall be of a minimum height necessary to provide required screening.

(note: red circle in photo added for clarity)

I. SCREENING LEVEL 9 ROOF SCREENING

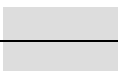


TABLE 6.6.15⁴.E: SCREENING METHODS [1]

LEVEL OF SCREENING

Requirements



- i. Roof screening shall match the primary exterior color of the building, be 100 percent opaque, and shall only be used to screen items on a roof.
- ii. Roof screening shall extend the minimum height necessary to fully screen roof-mounted equipment as seen at grade from any lot line.
- iii. Roof-mounted equipment on pitched roofs shall be located on the side of the roof least visible from the street, to the maximum extent practicable.

J. SCREENING LEVEL 10 PARAPET WALL

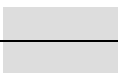


- i. Parapet walls shall be comprised of the same exterior material or be the same color as the building and shall be capped with a cornice, coping, or other decorative molding.
- ii. Parapet walls shall be in alignment with the exterior building wall below.
- iii. Parapet walls shall extend above the roof deck the minimum height necessary to screen roof-mounted equipment as seen from grade-level at the lot line.
- iv. Parapet walls shall be engineered to comply with all applicable North Carolina Building Code requirements, including wind loading.

NOTES:

[1] Screening provided in accordance with this section shall be credited towards perimeter buffer and parking lot landscaping requirements when the screening methods contribute to the performance objective of required landscaping.

3.



F. VIEWS TO BE SCREENED

Site features and activities subject to these standards shall be screened from identified locations in Table 6.6.15~~4~~.F, Views to be Screened. The level of screening provided is at the applicant or landowner's discretion, provided it meets or exceeds the minimum screening level specified in the table below.

TABLE 6.6.15~~4~~.F: VIEWS TO BE SCREENED

FEATURE OR ACTIVITY TO BE SCREENED	REQUIRED SCREENING LEVEL, BY LOCATION			
	FROM AN ABUTTING PUBLIC STREET, SIDEWALK, GREENWAY, OR OPEN SPACE	FROM LAND IN A RESIDENTIAL OR MIXED-USE ZONING DISTRICT	FROM LAND IN A COMMERCIAL ZONING DISTRICT	FROM LAND IN AN INDUSTRIAL ZONING DISTRICT
Refuse or Recycling Containers or Compactors <u>and permanent Portable Storage Containers</u> <u>#13</u>	6 or higher	5 or higher	3 or higher	2 or higher
Ground-based Mechanical Equipment	4 or higher	4 or higher	3 or higher	1 or higher
Roof-mounted Equipment	10	9 or higher	9 or higher	9 or higher
Above Ground Storage Tanks	6 or higher	5 or higher	3 or higher	1 or higher
Outdoor Storage of Raw or Semi-finished Materials	5 or higher	4 or higher	3 or higher	1 or higher
Outdoor Storage of Finished Products for Sale including vehicles for sale, but not including parts or partial assemblies of products	2 or higher	2 or higher	1 or higher	1 or higher
Outdoor Storage of Equipment and Vehicles that are Licensed and Operable but not for Purposes of Sale	4 or higher	5 or higher	4 or higher	1 or higher

TABLE 6.6.145.F: VIEWS TO BE SCREENED

FEATURE OR ACTIVITY TO BE SCREENED	REQUIRED SCREENING LEVEL, BY LOCATION			
	FROM AN ABUTTING PUBLIC STREET, SIDEWALK, GREENWAY, OR OPEN SPACE	FROM LAND IN A RESIDENTIAL OR MIXED-USE ZONING DISTRICT	FROM LAND IN A COMMERCIAL ZONING DISTRICT	FROM LAND IN AN INDUSTRIAL ZONING DISTRICT
All Other Forms of Outdoor Storage of Equipment or Vehicles, including Inoperable, Unlicensed, Wrecked, or Junked	5 or higher	5 or higher	4 or higher	3 or higher

6.6.16 SITE LANDSCAPING

A. PURPOSE AND INTENT

Site landscaping material is intended to soften the visual impact of the building foundation as seen from a street.

B. SITE LANDSCAPING STANDARDS

- 1. Site landscaping shall be required for all development except single-family detached, single-family attached, and duplex dwellings.
- 2. Site landscaping shall consist of shrubs, grasses, or a combination of these kinds of plantings. At least 50 percent of site landscaping shall be evergreen.
- 3. Shrubs shall be planted at a rate of one shrub per every five linear feet of building façade that faces a public or private street.
- 4. Shrubs shall be planted within 15 feet of the building façade.
- 5. Site landscaping shall meet the requirements in Section 6.6.9, Plant Material Specifications.
- 6. Shrub placement may be interrupted as needed to accommodate utilities, accessways, architectural projections, outdoor dining or gathering areas, or other features, however, the minimum required number of shrubs shall be located upon each site (see Figure 6.6.156: Site Landscaping).
- 7. These site landscaping standards are waived in cases where development is located on lots of two acres or more in size provided the buildings may not been seen from off-site areas.
- 8.

FIGURE 6.6.165: SITE LANDSCAPING

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); 11.17.25 (UDOTA 2-25)

TERM	DEFINITION(S)
PLAT, PRELIMINARY	A drawing or plan prepared by a professional land surveyor, a professional landscape architect, or a professional engineer, licensed in North Carolina, showing the layout of a proposed subdivision including, but not restricted to, road and lot layout and approximate dimensions, topography and drainage, and all proposed facilities unsized and without profiles, at suitable scale and in such detail as required by this Ordinance.
PLAY EQUIPMENT	Secondary structures devoted to active recreation by children associated with residential and institutional uses. Such uses typically include swing sets, trampolines, jungle gyms, play structures, obstacle courses, tree houses, slides, zip lines. Facilities and features devoted to the playing of organized or unorganized sports are outdoor recreation facilities.
PLAY STRUCTURE	A non-habitable structure intended for recreational purposes.
PLAZA	An open space at the intersection of important streets or adjacent to important structures, set aside for civic purposes and commercial activity, which may include parking, consisting of durable pavement, and formal landscaping or tree plantings.
POCKET NEIGHBORHOOD	A development of small single-family detached dwellings, each on their own lot, located around a common open space and served by either on-street, on-site, or shared off-street parking. Each home fronts a shared common open space which can be configured as an open green, community garden, or recreation area.
PORCH	A covered or uncovered projection (can be glazed or screened) from the main wall of a building, located at or above grade, that provides ingress or egress to a building but is not used for livable space.
PORTABLE STORAGE CONTAINERS	A moveable container intended for storage of personal property, waste, or debris, that is brought to a site on a permanent or temporary basis. #13
PORTICO	A large porch usually with a pediment usually associated with an entrance, supported by columns.
POST OFFICE	An office or station of a government postal system at which mail is received and sorted, from which it is dispatched and distributed, and at which stamps are sold or other services rendered.
POST-FIRM	For the purposes of the Flood Protection Overlay District standards, construction, or other development for which the "Start of Construction" occurred on or after April 1, 1982, the effective date of the initial Flood Insurance Rate Map.
PRE-APPLICATION CONFERENCE	A meeting or conference conducted by a potential applicant for a permit or development approval and Town staff for the purposes of discussing a potential application or Town rules regarding development.
PRE-FIRM	For the purposes of the Flood Protection Overlay District standards, construction, or other development for which the "Start of Construction" occurred before April 1, 1982, the effective date of the initial Flood Insurance Rate Map.

A building permit shall not be required for a storage container, but a temporary use permit issued in accordance with [Section 2.3.28, Temporary Permit](#), is required.

c. EXEMPTIONS

The standards in this section shall not apply to storage containers used as temporary construction trailers, construction dumpsters, or construction materials recycling facilities, provided construction on the site is on-going.

d. MAXIMUM SIZE

Containers shall be no larger in dimension than ten feet in height, eight feet in width, or 40 feet in length.

e. MAXIMUM NUMBER

No more than four storage containers shall be located on a single lot or parcel of land.

f. HAZARDOUS SUBSTANCES

Storage containers shall not be used to store or transport solid waste, hazardous materials, explosives, or unlawful substances and materials.

g. LOCATION

- i. A storage container may be located to the side or rear of a building, but shall not be located between a primary building wall and the street.
- ii. If site conditions make placement of the storage container behind or beside a building impossible, then the storage container may be located within designated parking or loading area provided such placement does not interfere with the safe operation of vehicles and provided the placement does not render the site nonconforming with respect to off-street parking space requirements.

iii. In no instance shall a storage container be located within a Town street, public street right-of-way, or in a location that poses a threat to public health or safety.

iii.iv. [A Portable Storage Container used in conjunction with an off-site Temporary Construction Office in accordance with Section 4.6.5H.2, Construction Office, **#15**](#)

h. DURATION

Portable storage containers shall be limited in duration in accordance with Table 4.6.4, Table of Common Temporary Uses and Duration. **AMENDED 7.21.25 (UDOTA 1-25)**

E. TEMPORARY DISASTER DWELLING

A temporary disaster dwelling unit is permitted on a lot in a residential, business, special, or conditional zoning district, subject to the following standards:

1. One temporary dwelling may be used to house occupants of the principal dwelling under construction or subject to repair due to a disaster, natural or fire or other damage.
2. Temporary dwellings shall be located on the same lot as the structure under construction.
3. Temporary emergency dwellings operated by a religious institution, governmental agency, or nonprofit organization may be located to provide emergency shelter where fire, flood, or other natural disaster has displaced persons.
4. A temporary dwelling shall be removed within 30 days of issuance of a certificate of occupancy for the structure, or removed immediately if the building permit expires or is revoked.
5. A temporary dwelling shall be limited in duration in accordance with Table 4.6.4, Table of Common Temporary Uses and Duration. **AMENDED 7.21.25 (UDOTA 1-25)**

F. TEMPORARY DWELLING

A temporary dwelling is permitted on a lot while a permanent dwelling is being constructed, subject to the following standards:

- f. Real estate office/model home uses may accommodate up to 100 percent of the required off-street parking on a different lot or site, provided:
 - i. The most distant parking space is located within 1,000 linear feet; and
 - ii. Provided there is an improved pedestrian access between the parking area and the use being served.

2. CONSTRUCTION OFFICE

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

- a. A construction office shall be located on the same lot or site where the construction is taking place but may be located off site provided it meets the following:
 - i. No subcontractor laydown areas, construction material storage, or subcontractor operations shall occur on the off-site location;
 - ii. Temporary screening equivalent to "Screening Level 4: Chain Link Fence with Fully Opaque Slats/Fabric" shall be installed around the occupied area per UDO Table §6.6.15.E.D;
 - iii. All temporary facilities, including the Construction Office and Portable Storage Container, shall be removed upon completion of the project in accordance with UDO Table §4.6.4;
 - iv. The off-site property shall be within 1,000 linear feet of the property on which construction is occurring;
 - v. Associated Portable Storage Containers shall be exempt from being required to be placed on the site of active construction provided that they meet standards set forth per Section 4.6.5.D.2; and
 - vi. A Temporary Permit may include the combined request for the use of an off-site Construction Office and Portable Storage Container. [#15]
- ~~a.~~
- b. A construction office shall not be located within required setbacks or easements.
- c. The construction office shall be removed from the site in accordance with **Table 4.6.4, Table of Common Temporary Uses and Duration.**
- d. Construction office uses may accommodate up to 100 percent of the required off-street parking on a different lot or site provided:
 - i. The most distant parking space is located within 1,000 linear feet or when a shuttling service is provided to the parking area; and **AMENDED 6.15.26 (UDOTA 1-26)**
 - ii. Provided there is an improved pedestrian access between the parking area and the use being served.

I. TEMPORARY OFF-SITE STAGING AREA

An off-site staging area is permitted for the placement of construction-related equipment and material that is associated with the construction, improvement, or maintenance of a street by the North Carolina Department of Transportation or Town of Clayton.

1. An off-site staging area shall be within 1,000 linear feet of the street in which work is being done.
2. An off-site staging area may include laydown areas, construction material storage, or subcontractor operations.
3. The off-site staging area shall be restored to the state it was prior to permit issuance, including the removal of debris, equipment, junk, and material in accordance with **Table 4.6.4, Table of Common Temporary Uses and Duration.** [#16]

the development as part of the request to schedule a pre-application conference.

Generalized site sketches do not need to be professionally prepared, and are not required to be drawn to scale. **AMENDED 7.21.25 (UDOTA 1-25)**

2. For other types of development applications, the applicant may submit supplemental information regarding their application, as appropriate, with their request for a pre-application conference, though there is no requirement to submit any material in advance of the conference.
3. Material submitted during a pre-application conference is a matter of public record but shall not be binding on the Town or an applicant.

F. PROCEDURE

1. Based upon the scope and complexity of the proposal, a pre-application conference may take the form of a telephone call, video conference call, or in-person meeting at Town Hall, as determined by the Planning Director.
2. The pre-application conference shall include a presentation of the proposal by the potential applicant, including an overview of any submitted materials.
3. Town staff will identify the relevant Town standards and applicable policy guidance, and will provide an overview of the appropriate application submittal and review process.
4. Pre-application conferences are conducted with some or all members of the Technical Review Committee, as determined by the Planning Director.

G. EXPIRATION

Applications subject to a mandatory pre-application conference shall be filed with the Town within six months of the conclusion of the pre-application conference or an additional pre-application conference shall be conducted.

H. EFFECT

1. When required, completion of a pre-application conference entitles an applicant to take the next step in the application process.
2. In cases where multi-part applications require more than one pre-application conference, an applicant may choose to conduct a single pre-application conference for all portions of a multi-part application or may choose to conduct individual pre-application conferences prior to filing of individual portions of the multi-part application.
3. Applications subject to a mandatory pre-application conference may not be filed until after the pre-application conference has been conducted.

2.4.4 NEIGHBORHOOD MEETING

A. PURPOSE

The purpose of the neighborhood meeting is to inform landowners and occupants of nearby lands about a development application that is going to be reviewed under this Ordinance, and to provide the applicant an opportunity to hear comments and concerns about the proposed development from landowners and occupants of nearby lands. It is not the intent of these standards to unreasonably delay or prevent an applicant from filing their development application.

B. APPLICABILITY

1. Neighborhood meetings are mandatory and shall be conducted by the applicant prior to filing any of the following types of applications:
 - a. Rezoning, conditional and conventional, which would establish a more dense or intense zoning district; **AMENDED 9.16.24 (UDOTA 2-24)**

- b. Street Renaming/Closures;
 - c. Special Use Permits; or
 - d. Variances.
2. Neighborhood meetings for any other kind of application identified in Table 2.2.1, Application Types Table, are optional. However, the Town Council may, by simple majority vote on a motion during a public hearing, require a neighborhood meeting to be conducted before rendering a decision on an application they are deciding.
 3. In cases of a multi-part application that includes two or more portions each requiring a neighborhood meeting, only one neighborhood meeting shall be required prior to the filing of the initial portion of the application.
 4. A townwide rezoning initiated by the Town shall not require a neighborhood meeting to be conducted prior to submittal of a request. **AMENDED 7.21.25 (UDOTA 1-25)**

C. PROCEDURE

In cases when a neighborhood meeting is conducted, it shall comply with the following procedures:

1. TIMING

- a. The meeting shall start between the hours of 6PM and 8PM on a weekday.
- b. The meeting shall take place prior to the application being initially filed with the Town but no more than 60 days prior to the filing of the initial application. **AMENDED 9.16.24 (UDOTA 2-24)**
- c. Nothing shall limit the Town Council from requiring one or more neighborhood meetings be conducted prior to the application being decided. **AMENDED 4.15.24 (UDOTA 1-24)**

2. LOCATION

- a. The neighborhood meeting shall take place in a location open to the general public that is as close as possible to the site where development is proposed.
- b. In the event no suitable location open to the general public is available, the meeting may take place at a Town-owned or -operated site, subject to any Town requirements for its use.
- c. Virtual neighborhood meetings may be conducted when conducted in a manner consistent with the Town's policies for virtual meetings.

3. NOTIFICATION

- a. The applicant shall provide notification of the neighborhood meeting via first class mail to all landowners within 300 linear feet of the parcel(s) where development is proposed.
- b. Mailed notice shall be provided no less than ten days prior to the date of the neighborhood meeting.
- c. Landowners are advised that any required public notice of a subsequent development application will be provided in accordance with [Section 2.4.8, Public Notice](#), which may be less than 300 feet from the parcel where development is proposed.
- d. Multiple meetings may take place, but advance notification for each meeting shall be provided in accordance with this subsection.

4. INFORMATION PROVIDED

The applicant shall provide the following in the neighborhood meeting invitation:

- a. The purpose of the meeting;
- b. A description of the proposed development;



- c. The time, date, and location of the meeting;
- d. Telephone and email contact information for the applicant or applicant's representative; and
- e. Any additional information that would promote understanding of the development proposal.

5. CONDUCT OF MEETING

At the meeting, the applicant shall explain the development proposal and the proposed application, respond to questions and concerns attendees raise about the application, and propose ways to resolve conflicts and concerns.

6. STAFF ATTENDANCE

Town staff may, in the sole discretion of the Planning Director, attend a neighborhood meeting but only in a professional capacity as a source of information about Town policy or requirements. Nothing shall limit a Town staff member from attending a neighborhood meeting as an interested citizen. **AMENDED 4.15.24 (UDOTA 1-24)**

7. WRITTEN SUMMARY

The applicant shall submit a written summary of each neighborhood meeting, accompanied by copies of what was presented. At a minimum, the written summary shall include all of the following:

- a. A list of all parties and mailing addresses who were mailed a meeting notice;
- b. Written proof of mailing provided in accordance with **Section 2.4.4C.3, Notification**;
- c. A copy of the meeting notice;
- d. A sign-in sheet of meeting attendees; and
- e. A list of the items discussed, including any questions posed by attendees and the answers provided.

2.4.5 APPLICATION FILING

A. AUTHORITY TO FILE APPLICATIONS

1. Unless expressly stated otherwise in this Ordinance, development applications reviewed under this Ordinance shall be filed by the landowner, a contract purchaser with the owner's consent, or other person having a recognized property interest in the land on which development is proposed with the owner's consent.
2. Some applications (e.g., conditional rezoning) must be filed by all landowners, as required in **Section 2.3, Application Types**.
3. Third-party applications to downzone land shall be prohibited.

B. APPLICATION FORMS

The Town shall establish development application forms, which shall be maintained by the Planning Director. Applications may only be completed on the forms provided by the Town.

C. APPLICATION FEES

1. The Town Council shall establish application fees in its Comprehensive List of Fees and Charges which may be updated at the sole discretion of the Town Council.
2. Full payment of the required application fees shall take place concurrent with filing the application.