



**Town of Clayton
Planning Board Minutes
Monday, July 28, 2025 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street**

Board Members Present:

Derrick Applewhite
Daniel Gleason
Mike Surasky
Ronald Williams
Jason Carter
Deborah Hooker
Mark Hall
Tom McKearney

Staff Present:

Emily Cauley-Schulken, Town Attorney
Andria Archer, Council Member Liaison
Conrad Olmedo, Planning Director
Haley Downey, Assistant Planning Director
Robert Tate, Senior Planner
Audrey Duchesne, Senior Planner
David Ranes, Fire Chief

Board Members Absent:

Jodie Dupree
Anita Bland

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>

1 CALL TO ORDER

- a) Call to Order of the Planning Board
Presenter: Derrick Applewhite, Vice-Chair

Board Vice-Chair Applewhite called the meeting to order at 6:00 p.m.

- b) Roll Call of the Planning Board
Presenter: Conrad Olmedo, Planning Director

Roll call was provided by Mr. Olmedo. With two absences tonight, Board Member McKearney was able to vote.

2 ADJUSTMENT OF THE AGENDA

- a) No anticipated adjustments to the agenda
Presenter: Conrad Olmedo, Planning Director

No adjustments of the agenda.

3 APPROVAL OF MINUTES

- a) Adoption of June 23, 2025 Minutes
Presenter: Conrad Olmedo, Planning Director

Adoption of June 23, 2025 Minutes

RESULT:	CARRIED 8-0
MOVER:	Mike Surasky
SECONDER:	Deborah Hooker
YES:	Derrick Applewhite, Daniel Gleason, Mike Surasky, Ronald Williams, Jason Carter, Deborah Hooker, Mark Hall, and Tom McKearney
NO:	None
ABSENT:	Jodie Dupree and Anita Bland

4 PUBLIC MEETINGS

- a) 2025-10-CZM Clayton Mixed Use Conditional Rezoning, Type 3
Presenter: Conrad Olmedo, Planning Director

Mr. Olmedo spoke on this item as well as the applicant for the project. Shared were the details of this project.

Board Vice-Chair Applewhite opened the floor for public comments. Those citizens that spoke on this item were:

- Lindsey Logan Allen, 292 Stansbury Lane, Clayton
- Becky Williams, 100 Elway Drive, Clayton
- Adam Frank, 101 Singletary Court, Clayton
- Chaffen Allen, 292 Stansbury Lane, Clayton
- Ed Palmetier, 124 Elway Drive, Clayton
- Shirley Brett, 90 Snowy Orchid Lane, Smithfield
- Kenneth Wagner, 112 Elway Drive, Clayton
- Jennifer Montalvo, 128 Marino Place, Clayton
- Chris Palmer, 209 Swann Trail, Clayton
- Granville Bush, 332 Collinsworth Drive, Clayton
- Diana May, 408 Swann Trail, Clayton
- Alexis Grady, 241 Swann Trail, Clayton
- Jessica Marine, 413 Swann Trail, Clayton
- Marty Kornegay, 101 Swann Trail, Clayton
- Sharon Stickle, not a Clayton resident
- Crystal Rodriguez Bush, 332 Collinsworth Drive, Clayton
- Juliana Woodson, 105 Woodson Drive, Clayton

The public comment portion was closed and turned over to the board for their discussion.

Board Member Surasky made a motion to approve the project with Motion 2 on the Consistency Statement with the addition of the below conditions; second by Board Member Gleason.

- **Applicant work with existing businesses in Riverwood to ensure no duplication of uses**
- **Install Crosswalks on Pritchard Road at the intersection with Athletic Club Boulevard**
- **Applicant coordinate with NCDOT to improve traffic patterns**
- **Limit occupancy to 55+ residents only**

RESULT:	CARRIED 8-0
MOVER:	Mike Surasky
SECONDER:	Daniel Gleason
YES:	Derrick Applewhite, Daniel Gleason, Mike Surasky, Ronald Williams, Jason Carter, Deborah Hooker, Mark Hall, and Tom McKearney
NO:	None
ABSENT:	Jodie Dupree and Anita Bland

- b) **2025-34-CZM Clayton Village Center Conditional Rezoning, Major Modification**
Presenter: Haley Downey, Assistant Planning Director

Ms. Downey spoke on this project, stating this is a modification to a previously approved conditional rezoning (2022-158-CZM) to resolve a clerical error in the original ordinance to include all PIN #s.

The applicant David DeYoung with RiverWild spoke on this project.

Board Member Hall made a motion to approve the project with Motion 2 on the Consistency Statement; second by Board Member McKearney.

RESULT:	CARRIED 8-0
MOVER:	Mark Hall
SECONDER:	Tom McKearney
YES:	Derrick Applewhite, Daniel Gleason, Mike Surasky, Ronald Williams, Jason Carter, Deborah Hooker, Mark Hall, and Tom McKearney
NO:	None
ABSENT:	Jodie Dupree and Anita Bland

- c) **2025-23-CZM Heavner Property Conditional Rezoning**
Presenter: Haley Downey, Assistant Planning Director

Ms. Downey spoke on this item. Mr. Olmedo stated Board Member Surasky has recused himself from this item. The applicant, Tom Lowell with CASTO was present and spoke on this item.

Board Vice-Chair Applewhite opened up the floor for public comments. Those residents that spoke on this item were:

Daniel Shaw, 728 Lightfoot Drive, Clayton
Bill Brewer, 744 Lightfoot Drive, Clayton
Nick Ferez, 780 Lightfoot Drive, Clayton
Mary Wood, 736 Lightfoot Drive, Clayton
Troy Dehaven, 717 Fernwood Drive, Clayton
Art Mercer, 741 Lightfoot Drive, Clayton
Joanna Larry, 733 Lightfoot Drive, Clayton
David Outlaw, 724 Lightfoot Drive, Clayton
Andy Pleasant, 925 Mulberry Road, Clayton

The public comment portion was closed and turned over to the board for their discussion.

Brandy Vega with WithersRavenel was present and spoke on this item. Board Vice-Chair Applewhite shared his concerns of having another meeting between the development team and the neighbors to discuss any concerns before this item goes before Council. Mr. Olmedo asked the development team if they planned on having any further conversation with the neighbors prior to the August 18, 2025 council meeting? The developer stated he would be willing to meet with them.

Board Member McKearney made a motion to approve the project with Motion 1 on the Consistency Statement; second by Board Member Williams.

RESULT:	CARRIED 7-0
MOVER:	Tom McKearney
SECONDER:	Ronald Williams
YES:	Derrick Applewhite, Daniel Gleason, Ronald Williams, Jason Carter, Deborah Hooker, Mark Hall, and Tom McKearney
NO:	None
RECUSED:	Mike Surasky
ABSENT:	Jodie Dupree and Anita Bland

- d) 2025-56-Street Closure, Shotwell Apartments
Presenter: Audrey Duchesne, Senior Planner

Ms. Duchesne spoke on this item as well as the applicant, Link Wilson with Watts Leaf Architects. Landscape architect Shane Herman and Chris Bostick, both Kimley-Horn were present as well.

Board Vice-Chair Applewhite opened up the floor for public comments; being none, the public comment portion was closed and turned over to the board for their discussion.

Board Member Gleason made a motion to approve this item; second by Board Member Hall.

RESULT:	CARRIED 8-0
MOVER:	Daniel Gleason
SECONDER:	Mark Hall
YES:	Derrick Applewhite, Daniel Gleason, Mike Surasky, Ronald Williams, Jason Carter, Deborah Hooker, Mark Hall, and Tom McKearney
NO:	None
ABSENT:	Jodie Dupree and Anita Bland

- e) 2024-140-CZM FluoroFusion Conditional Rezoning
Presenter: Audrey Duchesne, Senior Planner

Ms. Duchesne spoke on this item. The applicant, Steven Sanderson with Sanderson Engineering was present and spoke on this item.

Vice-Chair Applewhite opened up the floor for public comments. Those residents that spoke on this item were:

Michael Carbone, represents Truth Broadcasting
Brad Kivlin, with FluroFusion, 2008 Beave Drive, Clayton
Danny Howell, Howell Engineering
Dave Gusho, with FluroFusion

The public comment portion was closed and turned over to the board for their discussion.

Board Member Hall made a motion to approve the project with Motion 1 on the Consistency Statement; second by Board Member Hooker.

RESULT:	CARRIED 5-1
MOVER:	Mark Hall
SECONDER:	Deborah Hooker
YES:	Daniel Gleason, Mike Surasky, Deborah Hooker, Mark Hall, and Tom McKearney
NO:	Derrick Applewhite
RECUSED:	Ronald Williams and Jason Carter
ABSENT:	Jodie Dupree and Anita Bland

- f) 2025-53-RZ Clayton North PSC Rezoning
Presenter: Robert Tate, Senior Planner

Mr. Tate presented this item. He stated this parcel was once part of the Walton Farm at Riverwood Athletic Club but recently purchased by the Town to facilitate a future development for a public safety center.

Board Vice-Chair Applewhite opened up the floor for public comments. Those who spoke were:

Johnny House, 2975 Covered Bridge Road, Clayton

The public comment portion was closed and turned over to the board for their discussion.

Board Member Carter made a motion to approve the project with Motion 2 on the Consistency Statement; second by Board Member Williams.

RESULT:	CARRIED 8-0
MOVER:	Jason Carter
SECONDER:	Ronald Williams
YES:	Derrick Applewhite, Daniel Gleason, Mike Surasky, Ronald Williams, Jason Carter, Deborah Hooker, Mark Hall, and Tom McKearney
NO:	None
ABSENT:	Jodie Dupree and Anita Bland

- g) 2025-52-RZ Clayton Southwest PSC Rezoning
Presenter: Robert Tate, Senior Planner

Mr. Tate presented this item. The purpose of this rezoning site is to facilitate a future development for a public safety center by the Town. This future site would house fire and police staff. Fire Chief Raney was present and spoke on the importance of response times.

Board Vice-Chair Applewhite opened up the floor for public comments; being none, the public comment portion was closed and turned over to the board for their discussion.

Board Member Williams made a motion to approve the project with Motion 1 on the Consistency Statement; second by Board Member McKearney.

RESULT:	CARRIED 8-0
MOVER:	Ronald Williams
SECONDER:	Tom McKearney
YES:	Derrick Applewhite, Daniel Gleason, Mike Surasky, Ronald Williams, Jason Carter, Deborah Hooker, Mark Hall, and Tom McKearney
NO:	None
ABSENT:	Jodie Dupree and Anita Bland

5 NEW BUSINESS

- a) No New Business anticipated at this time.
Presenter: Conrad Olmedo, Planning Director

No new business reported.

6 ADJOURN

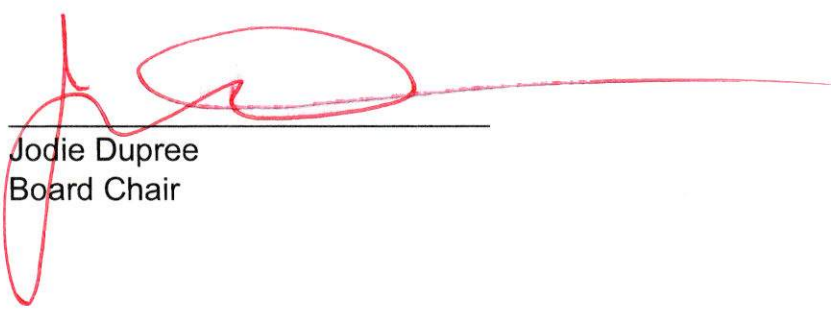
- a) Adjournment of the Planning Board
Presenter: Derrick Applewhite, Vice-Chair

With nothing further, the meeting was adjourned at 10:59 p.m.

Motion To Adjourn

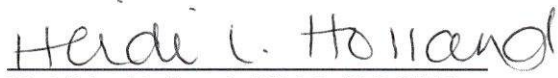
RESULT:	CARRIED 8-0
MOVER:	Mark Hall
SECONDER:	Ronald Williams
YES:	Derrick Applewhite, Daniel Gleason, Mike Surasky, Ronald Williams, Jason Carter, Deborah Hooker, Mark Hall, and Tom McKearney
NO:	None
ABSENT:	Jodie Dupree and Anita Bland

Duly adopted this 27th day of October 2025.



 Jodie Dupree
 Board Chair

ATTEST:



 Heidi L. Holland, MMC, NCCMC
 Town Clerk

