



Town of Clayton
Planning Board Agenda
Monday, August 25, 2025 at 6:00 PM
Council Chambers, Town Hall, 111 E. Second Street

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

THE PLANNING BOARD MEETING WILL BE HELD IN PERSON.

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

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

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

1. CALL TO ORDER

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

2. ADJUSTMENT OF THE AGENDA

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

3. APPROVAL OF MINUTES

- a. No meeting minutes to approve at this time
Presenter: Conrad Olmedo, Planning Director

4. PUBLIC MEETINGS

- a. 2025-15-CZ Gateway Drive Conditional Rezoning, Type 1
Presenter: Robert Tate, AICP, Senior Planner
[2025-15-CZ Gateway Drive Conditional Rezoning, Type 1 - Planning - Pdf](#)

POTENTIAL ACTION: To provide a recommendation of approval or denial to the Town Council.

5. NEW BUSINESS

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

6. ADJOURN

- a. Adjournment of the Planning Board
Presenter: Jodie Dupree, Chair



Planning Board Agenda Cover Sheet

Meeting Date

August 25, 2025

Agenda Location

Public Meetings

Item Title

2025-15-CZ Gateway Drive Conditional Rezoning, Type 1

Presenter(s)

Robert Tate, AICP, Senior Planner

Suggested Action

Other - Recommendation of Approval to Town Council

Strategic Priorities Alignment



Vibrant Downtown



Desirable
Amenities and
Spaces



Sustainable
Infrastructure



Mobility,
Transportation,
and Transit



Diversified
Economic
Development



Community
Outreach and
Engagement



Public Safety

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

Public Hearing (Required by GS)

Newspaper Notice (Required by GS)

Public Forum/Input Session

E-News Distribution

Social Media

Special Mailing

Public Hearing (Not Required by GS)

Newspaper Notice (Not Required by GS)

Press Release

Website

Survey

None Required

Other/Special Instructions: <p>Signs posted by deadline of August 15, 2025 and Surrounding Property Notices mailed by deadline of August 15, 2025</p>

Summary

Applicant is requesting conditional rezoning of 1.77 acres of land from OFI to CZC. This is a Type 1 Conditional Rezoning application, which establishes a limited use conditional zoning district, to include applicant sponsored reductions in the range of allowable use types. No other deviations from required standards.

Recommendation

Recommendation of Approval to Town Council

Funding Source

N/A

Cost

N/A

Corresponding Documentation

- [00 PB Staff Report Conditional Rezoning July2025](#)
- [01 Staff Report Maps 2025-15-CZ 08252025](#)
- [02 RGGDC-Type 1 Conditional Rezoning TOC 01082025](#)
- [03 RGGDC-Neighborhood Meeting Report 20250512](#)
- [04 PBAdjPropertyNotification 2025-15-CZ 08252025](#)
- [05 Recorded Plat Survey Gateway Drive CZ 08072025](#)
- [06 Signed Conditions Gateway Drive CZ 08122025](#)
- [07 ConsistencyStatementsSheet 2025-15-CZ 08252025](#)

Meeting Timeline

August 25, 2025: Planning Board
October 6, 2025: Town Council Public Hearing

Submitted By: Robert Tate, Planning

Reviewed By:

Haley Downey, Assistant Planning Director	Approved - Aug 14 2025
Conrad Olmedo, Planning Director	Approved - Aug 14 2025
Courtney Tanner, Deputy Town Manager	Approved - Aug 15 2025



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

Planning Board Public Meeting: August 25, 2025
Town Council Public Hearing: TBD

STAFF REPORT	
Project Number:	2025-15-CZ
Project Name:	Gateway Drive Office & Retail Conditional Rezoning, Type 1
Property Pin #:	165909-26-2651 & 165909-26-0590
Location:	Within Clayton Town limits located on the northerly side of Gateway Drive at the intersection of Tew Court, identified as Johnson County Tax IDs 05G02003H and 05G02003I.
Applicant:	Rajan Gupta of UG and Company, LLC
Property Owner:	UG and Company, LLC
Public Noticing Dates:	Surrounding Property Owner Notices Mailed by deadline of August 15, 2025 Signs Posted by deadline of August 15, 2025
Request:	A Type I Conditional Rezoning, per UDO Section 2.3.7, requesting to rezone two parcels, totaling approximately 1.77 acres of land, from the Office Institutional (OFI) to the Conditional Commercial (CZC) zoning district. The request includes zoning conditions that establish an applicant-sponsored reduction in the range of allowable principal and secondary use types.

PROJECT OVERVIEW

The applicant is requesting conditional rezoning of two parcels, totaling approximately 1.77 acres, from the Office Institutional (OFI) to the Conditional Commercial (CZC) zoning district. The request is a Type 1 Conditional Rezoning, which does not include a Concept Plan. The purpose of a Type 1 Conditional Rezoning is to allow applicants to include applicant-sponsored reductions in the range of allowable principal and secondary use types. No other deviations from required standards are permitted in a Type 1 Conditional Rezoning.

These lots are currently vacant and a part of the Gateway Medical Park. Surrounding parcels are primarily zoned OFI, but two parcels within the development (located along Gateway Drive) have received rezoning approval in the past to CRM.

Conditions of Approval

The applicant is proposing to prohibit uses otherwise permitted in the CRM, CZC, and NCM zoning districts. Per the UDO, CZC districts can pull uses permitted in the CZC column of the Use Table as well as those permitted in the CRM and NCM districts. The applicant has listed prohibited uses for both Principal and Secondary uses in their Conditions of Approval. These uses listed as prohibited were done so in an effort to allow the parcels additional opportunities for growth and development, while also staying consistent with the character of the existing office park.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USES

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Office Institutional (OFI)	Office and Vacant	Employment Center
South	Office Institutional (OFI)	Office and Event Venue, Indoor	Employment Center
East	Office Institutional (OFI)	Vacant	Employment Center
West	Office Institutional (OFI)	Office	Employment Center

REVIEW CRITERIA

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

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

CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The Town’s Future Land Use Map (FLUM) designates the subject site as an Employment Center, envisioning a mix of uses such as industrial, warehouse, office, research and development, tech-flex, healthcare, renewable energy, recycling, fabrication, assembly, and technology, with limited supporting uses allowed to serve surrounding employees. Employment Centers are strategically located along major transportation corridors with sufficient infrastructure, rail access, and large parcels to support future job growth.

The request, as proposed, is consistent with the Future Land Use Map (FLUM), as the applicant-sponsored conditions would prohibit several uses incompatible with the Employment Center

designation and focuses on allowing only limited non-residential uses that can serve employees in the area without jeopardizing land that is most suitable for office and industrial development. The request is consistent with the Goals and Policies of the 2045 Growth Plan:

- The subject site is designated on the Future Land Use Map as Employment Center.
- Policy LU 1.3: Encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4: Encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.
- Strategy 1.4.3: Allow for integration of compatible uses in Employment Centers including commercial development as a supporting use.

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

- The Comprehensive Growth Plan encourages limited non-residential uses in this area via the Employment Center designation.
- The proposed conditions limit the allowable uses to ensure that future development remains consistent with the intent of the Employment Center designation.
- The request is compatible with existing zoning and land uses in the area.

PLANNING BOARD CONSIDERATIONS

The Planning Board will hear this item in a public meeting on August 25, 2025. 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 to Town Council.

TOWN COUNCIL CONSIDERATIONS

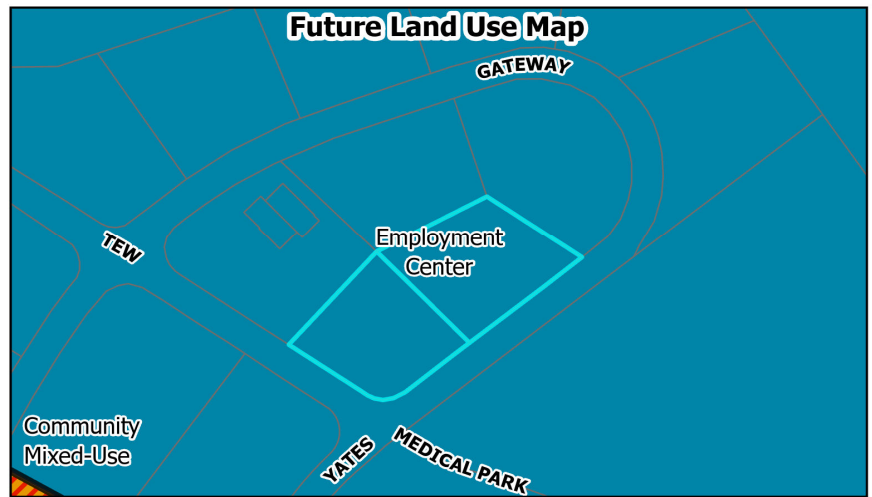
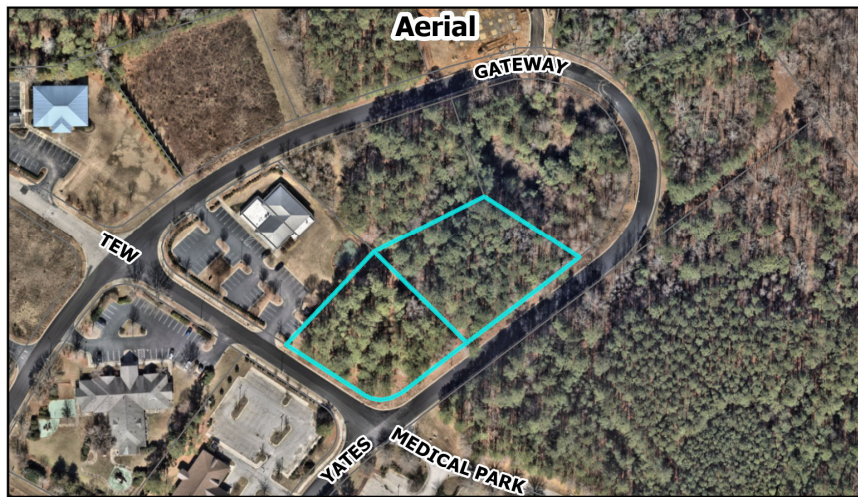
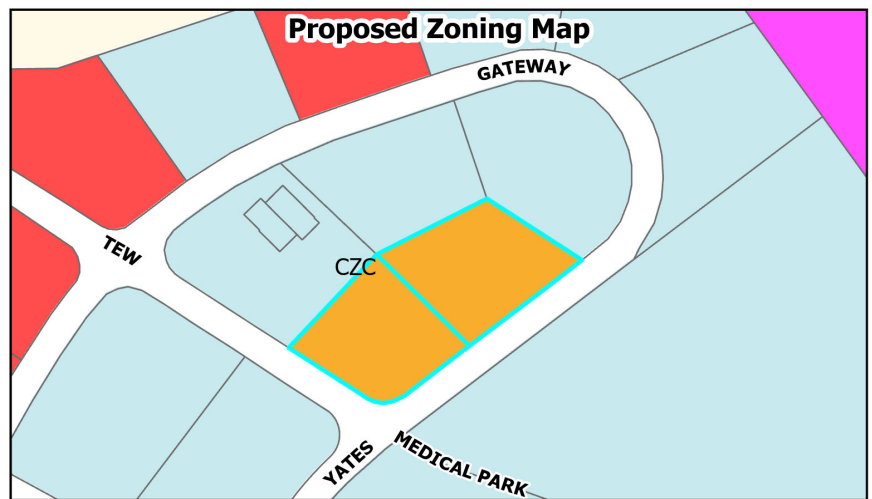
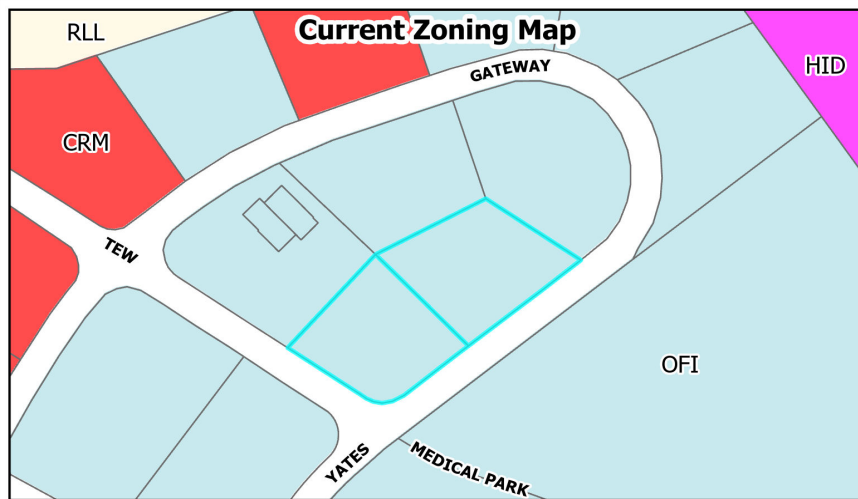
Following the Planning Board Meeting, this application will be tentatively scheduled for a public hearing on October 6, 2025.

STAFF RECOMMENDATION

The Technical Review committee has thoroughly reviewed the proposed rezoning and associated zoning conditions. ***Planning staff recommends approval with conditions.***

ATTACHMENTS:

1. Staff Report Maps
2. Application
3. Neighborhood Meeting Materials
4. Surrounding Property Owner Notice
5. Existing Survey/Plat
6. Proposed Conditions of Approval
7. Consistency Statements Sheet



Request: Conditional Rezoning - Type I

Project Name: Gateway Drive

Project Number: 2025-15-CZ

Applicant: UG and Company, LLC

Property Owner: UG and Company, LLC

Tag#: 05G02003H & 05G02003I

 Site Location



**Staff Report Map
July 30, 2025**



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



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

**CONDITIONAL REZONING, TYPE 1 LIMITED USE
 COVER SHEET**

Name of Project: _____ Date: _____

Applicant Name: _____

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

Pre-Application Meeting on: _____

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

Neighborhood Meeting on: _____

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
- N/A Signed & sealed boundary survey
- Written Description of proposed uses
- Applicant-proposed Conditions of Approval
- N/A Traffic Impact Analysis, as applicable
- N/A Wastewater Allocation Request, as applicable

Reviewed by: _____



TOWN OF CLAYTON
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**Conditional Rezoning, Type 1 Limited Use
 Application**

www.ClaytonNC.org/Fees

Applicable Fees: Conditional Rezoning, Limited Use Fee

APPLICATION TYPE

New Type 1, Conditional Rezoning Major Modification, modifying: _____

PROJECT & SITE INFORMATION

Name of Project: _____

Acreage of Property: _____ Existing Use: _____

County Tag #: _____ NC Pin #: _____

Address/Location: _____

Existing Zoning District: _____ Proposed Zoning District: _____

Proposed Use(s): _____

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

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

Note: Supporting documentation must be submitted with the application.

APPLICANT INFORMATION

Applicant: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Contact Person: _____

Email Address: _____

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Email Address: _____

EXPLANATION OF PROJECT

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

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.

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.

APPLICANT AFFIDAVIT

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

Print Name

Ryan Gibb

Signature of Applicant

Date

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:	Rezoning Petition for 667 & 675 Gateway Drive		
Date of Mailing:	03/31/2025		
Date of Meeting:	04/14/2025	Time of Meeting:	6:00 PM
Location of Meeting:	Zoom Meeting		
Printed Name:	Riley Austin	Signature:	

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

No one attended the neighborhood meeting. Based on the low turnout at the initial meeting, we had anticipated this outcome. Please find attached the following documents for your reference:

- The meeting notification letter
- The list of recipients to whom the letter was sent
- The presentation prepared for the meeting

If you have any questions about the meeting, please don't hesitate to e-mail me at rla@thesitegroup.net or call at (919) 906-1420.

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



31 March 2025

Dear Clayton Area Property Owner:

The purpose of this letter is to inform you of an application filed with the Town of Clayton proposing a rezoning and land use change for the 667 and 675 Gateway Drive properties. These properties are located adjacent to, or in close proximity to yours, shown in your ownership by Johnston County tax records. Following the Town of Clayton's guidelines, we invite you to join an online Neighborhood Meeting via Zoom to discuss the project. A representative of the applicant will be present to share project details and gather feedback.

Meeting Date: **Monday, April 14th 2025**
Meeting Time: **6:00 PM to 8:00 PM**
Zoom Personal Meeting ID: **442 930 0133**
Zoom Meeting Passcode: **Rezoning**

At a minimum, the following information will be available upon request during the Neighborhood Meeting:

1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. A map, drawing, or other depiction of the proposed land use change or development proposal.

A map is enclosed with this letter showing the location of the two properties subject to land use change. If you have any questions prior to or after this meeting, you may contact Riley Austin with The Site Group by phone (919) 906-1420 or by e-mail rla@thesitegroup.net. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Riley Austin
The Site Group

The SITE Group
1111 Oberlin Road
Raleigh NC 27605

1/2

919-835-4787 (o)
919-839-2255 (f)

Options To Join Zoom Meeting:

1. Joining Manually:

- **Open Zoom:** Open the Zoom desktop app or web browser.
- **Click "Join a Meeting":** Click the "Join a Meeting" button or navigate to zoom.us/join.
- **Enter Meeting ID:** 442 930 0133
- **Enter Passcode:** Rezoning
- **Click "Join":** Click the "Join" button to enter the meeting.
- **Join with Audio:** You may be prompted to join with computer audio or by phone.

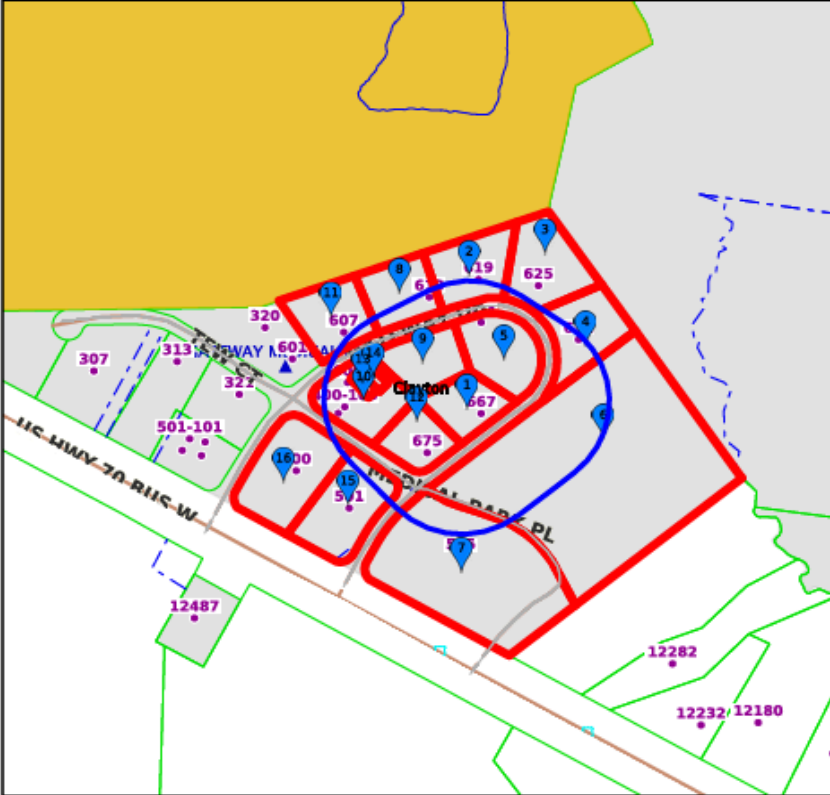
2. Joining from a Web Browser:

- **Go to join.zoom.us:** Open your web browser and navigate to join.zoom.us.
- **Enter Meeting ID:** 442 930 0133
- **Enter Passcode:** Rezoning
- **Click "Join":** Click the "Join" button.
- **Join from Browser:** If prompted to download the app, click "Cancel" and then click "Join from your Browser".
- **Sign In (If required):** You may need to sign in to your Zoom account or create a new one.



*** DISCLAIMER ***

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



Result 0
id: 05G02003H
Tag: 05G02003H
Owner Name 1: U G AND COMPANY, LLC
Owner Name 2:
Mail Address 1: 11110 EMPIRE LAKES DR
Mail Address 2:
Mail Address 3: RALEIGH, NC 27617-8583
Book: 06674
Page: 0147

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Tag: 05G02003D
Owner Name 1: WISDOM INTERNATIONAL, INC.
Owner Name 2:
Mail Address 1: 2703 JONES FRANKLIN RD STE 105
Mail Address 2:
Mail Address 3: CARY, NC 27518-7172
Book: 06558
Page: 0150



Scale: 1:5030 - 1 in. = 419.16 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
February 6, 2025



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Owner Name 1: BOBBY DENNING PROPERTIES LLC
Owner Name 2:
Mail Address 1: 1126 N BREAZEALE AVE
Mail Address 2:
Mail Address 3: MOUNT OLIVE, NC 28365-1121
Book: 04313
Page: 0607

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Mail Address 3: RALEIGH, NC 27612-5308
Book: 06427
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Mail Address 3: RALEIGH, NC 27610-1231
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Mail Address 3: RALEIGH, NC 27610-1231
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Page: 0733

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Mail Address 3: GARNER, NC 27529-4368
Book: 03328
Page: 0179

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Owner Name 2:
Mail Address 1: 303 DEVONHALL LN
Mail Address 2:
Mail Address 3: CARY, NC 27518-2654
Book: 03500
Page: 0257



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Owner Name 2:
Mail Address 1: 312 ROCK CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8037
Book: 06048
Page: 0664

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Owner Name 2:
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Mail Address 3: RALEIGH, NC 27617-8583
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LLC
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Mail Address 2:
Mail Address 3: CARY, NC 27518-2654
Book: 03500
Page: 0257

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PLANNING LLC
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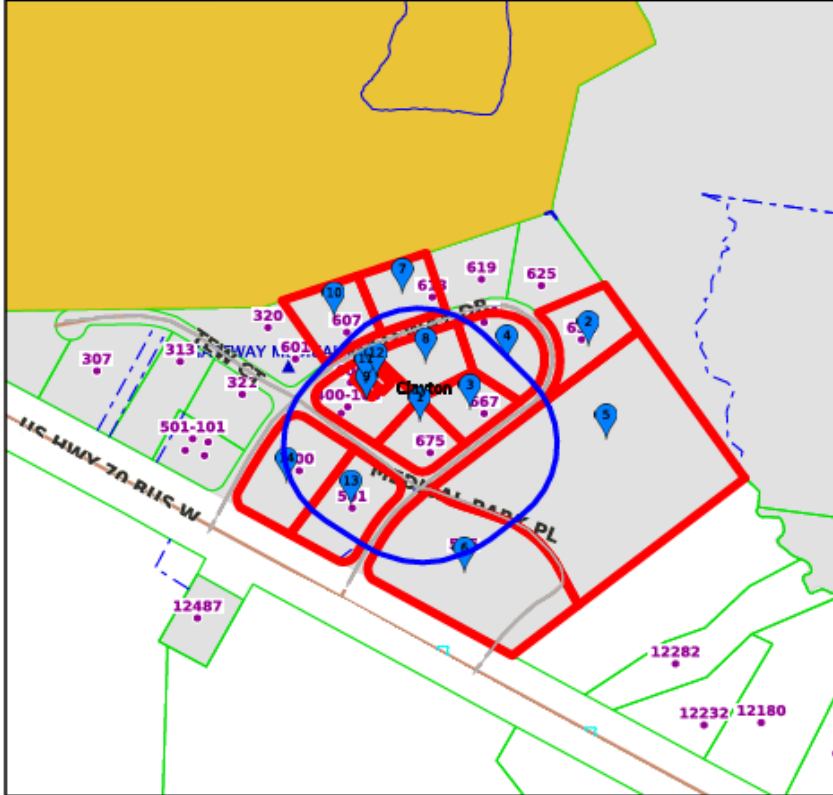
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LLC
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Mail Address 3: WAKE FOREST, NC 27587-4513
Book: 01910
Page: 0551



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Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2279
Book: 05563
Page: 0069

Result 0

id: 05G02095A
Tag: 05G02095A
Owner Name 1: MCNUTT FAMILY HOLDINGS LLC
Owner Name 2:
Mail Address 1: 303 DEVONHALL LN
Mail Address 2:
Mail Address 3: CARY, NC 27518-2654
Book: 03500
Page: 0257

Result 0

id: 05G02002A
Tag: 05G02002A
Owner Name 1: ELEGANT EVENTS & PLANNING LLC
Owner Name 2:
Mail Address 1: 121 RED STAR LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-4419
Book: 04671
Page: 0553

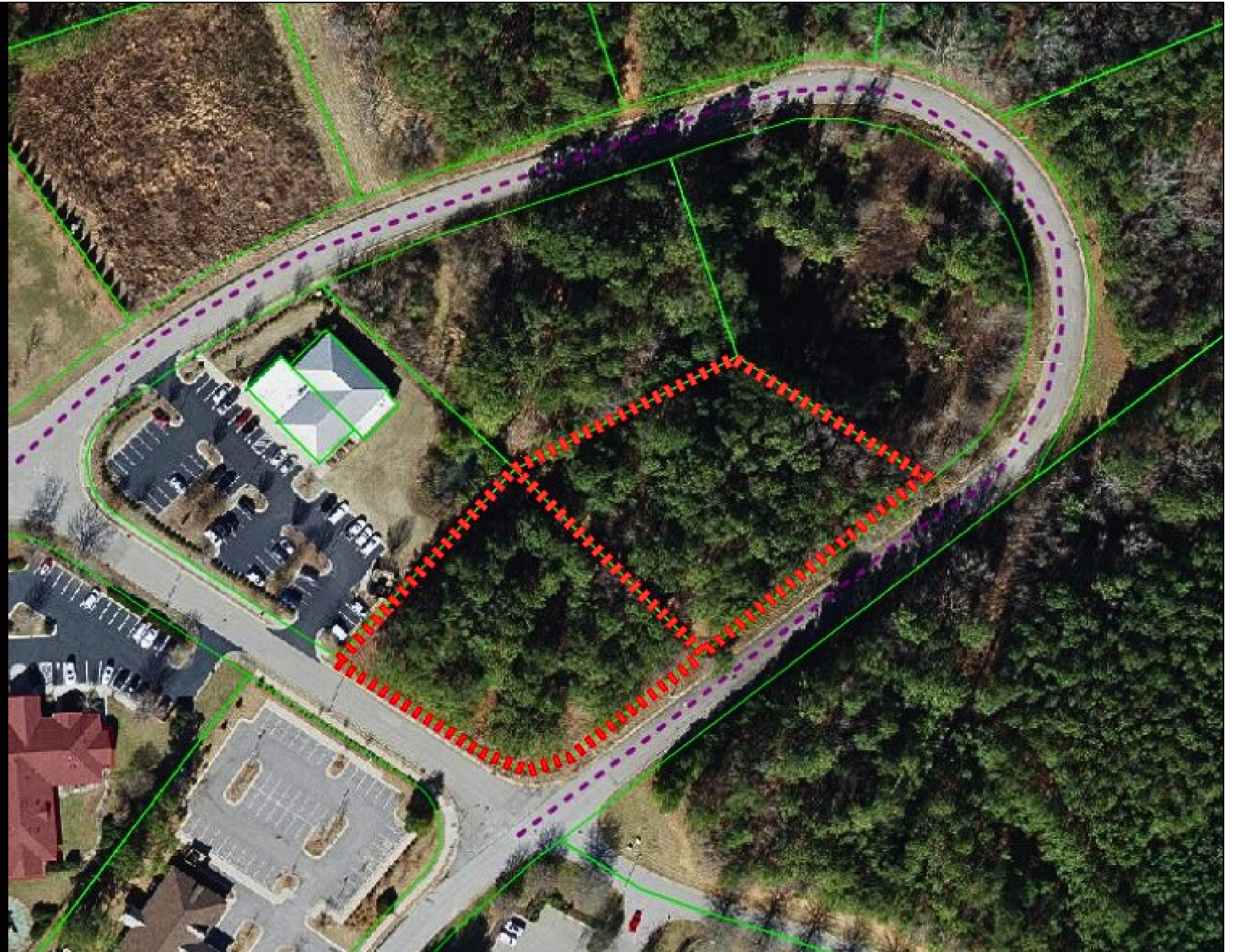
Result 0

id: 05G02003L
Tag: 05G02003L
Owner Name 1: GROWING CHILD ASSOCIATES LLC
Owner Name 2:
Mail Address 1: 11130 CAPITAL BLVD
Mail Address 2:
Mail Address 3: WAKE FOREST, NC 27587-4513
Book: 01910
Page: 0551

Gateway Drive Rezoning

667 & 675 Gateway Drive
Clayton, NC 27520

Presented By: Riley Austin



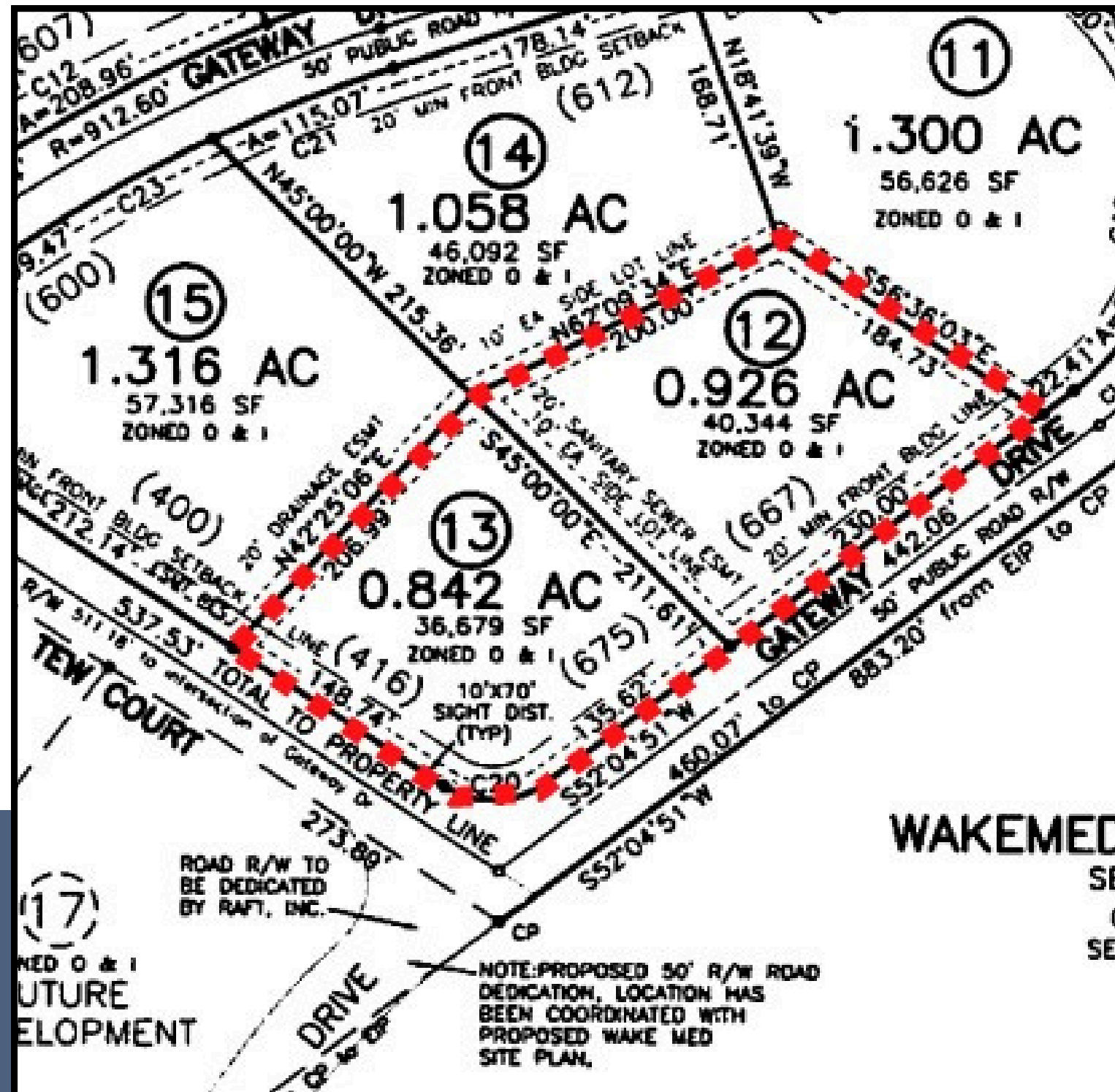
Existing Conditions

667 & 675 Gateway Dr. Clayton, NC 27520

Lots 12 & 13

- Acreage: 1.77 Acres
- Existing Zoning: Office & Institutional (O&I)
- FLUM Placement: Employment Center District
- Properties Consists mostly of wooded land

We are proposing to rezone the two properties from O & I to Conditional Commercial (CZC) to permit the construction of a mixed use development consisting of office and retail.



Presented By : Riley Austin

Rezoning & Land Use Change

Proposed Mixed-Use Development:

- **Buildings:** (2) multi-tenant 5,000 square foot buildings
- **Parking:** 45-60 spaces
- **Open Space:** Between the two sites a total of 0.25 AC. / 10,796 SF. required (5% of site)
- **Tree Canopy Coverage:** Between the two sites a total of 0.27 AC. / 11,761 SF. required (15% of site)

Draft of Conditions:

1. Use Restrictions

The following uses are prohibited:

- Vapor, CBD, or Tobacco shops as a Primary and Secondary Use
- Sale of liquor or alcoholic beverages as a Primary and Secondary Use

2. Infrastructure Requirements

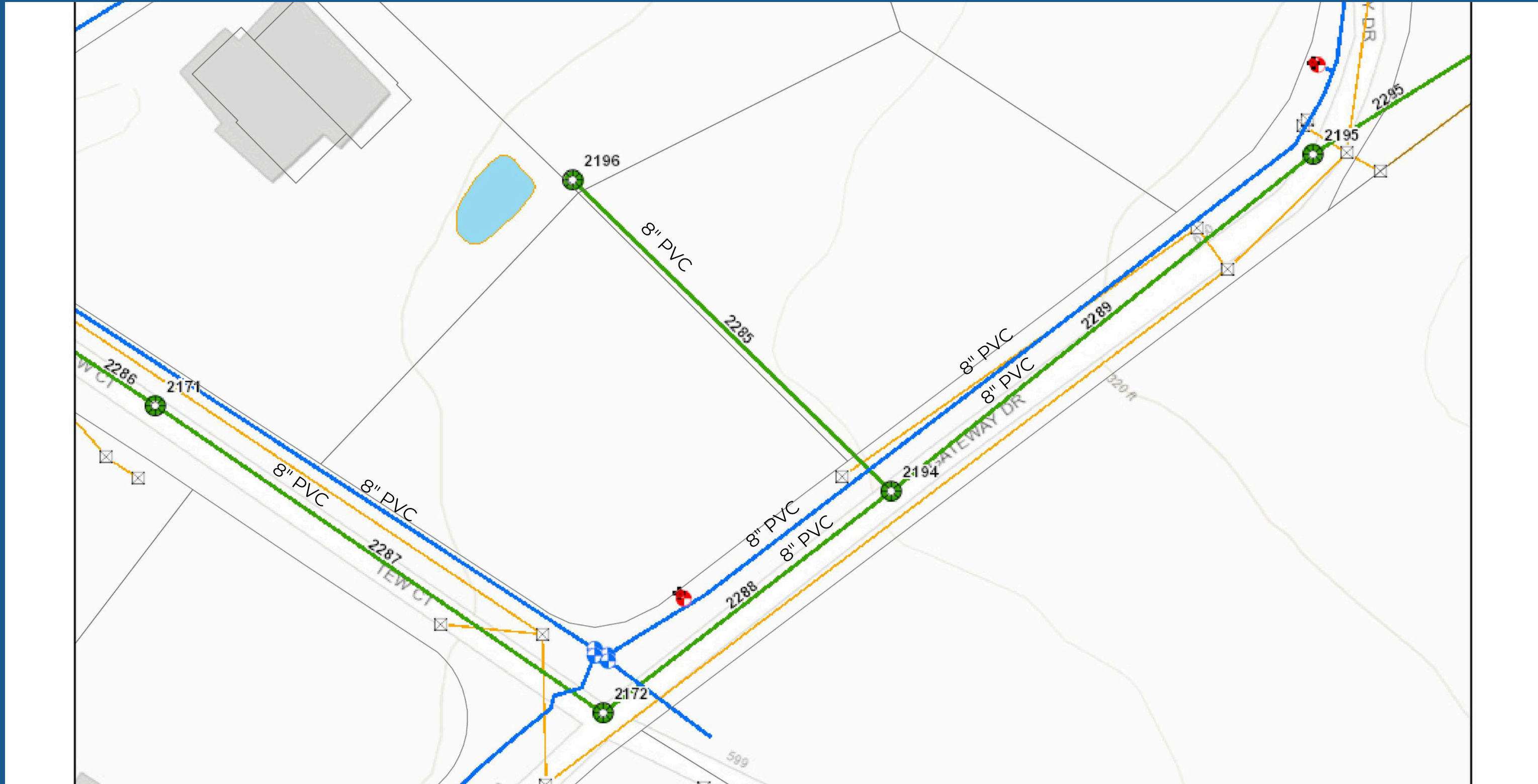
- Developer shall provide an asphalt pavement overlay along the property frontage on Gateway Drive after site and utility construction is completed.

3. Cross-Access Agreement

- Cross access to the property to the north, located at 600 Gateway Drive, shall be provided as part of any future development on the properties.

Presented By : Riley Austin

AVAILABILITY UTILITIES





Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27520
Phone: 919-553-5002
Fax: 919-553-5003

August 15, 2025

PUBLIC NOTICE

SUBJECT: **Project:** Gateway Drive Office & Retail Conditional Rezoning, Type 1
Location: Within Clayton Town limits located on the northerly side of Gateway Drive at the intersection of Tew Court
PIN #s: 165909-26-2651 & 165909-26-0590
Applicant: Rajan Gupta of UG and Company, LLC

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Planning Board will hold a public meeting on Monday August 25, 2025 at 6pm in the Council Chambers at Town Hall, 111 E. Second Street, regarding the above-referenced project.

This application is a request to rezone two parcels, totaling approximately 1.77 acres, from Office Institutional (OFI) to a Conditional Commercial (CZC) zoning district. The property is located within Clayton Town limits, on the northerly side of Gateway Drive at the intersection of Tew Court.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 300 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to the Planning Board.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email me at rtate@townofclaytonnc.org

Sincerely,

Robert Tate, AICP, MURP



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27520
Phone: 919-553-5002
Fax: 919-553-5003

15 de agosto de 2025

AVISO PÚBLICO

ASUNTO: **Proyecto:** Rezonificación Condicional de Oficina y Comercio en Gateway Drive, Tipo 1

Ubicación: Dentro de los límites de la ciudad de Clayton, ubicado en el lado norte de Gateway Drive en la intersección de Tew Court Números de

PIN: 165909-26-2651 y 165909-26-0590

Solicitante: Rajan Gupta de UG y Company, LLC

Estimado propietario de un inmueble en el área de Clayton:

Por la presente se notifica que la Junta de Planificación de Clayton celebrará una reunión pública el lunes 25 de agosto de 2025 a las 6 p.m. en las cámaras del consejo del Ayuntamiento, 111 E. Second Street, en relación con el proyecto mencionado anteriormente.

Esta solicitud es un pedido para reclasificar dos parcelas, que suman aproximadamente 1.77 acres, de Oficina Institucional (OFI) a un distrito de zonificación Comercial Condicional (CZC). La propiedad se encuentra dentro de los límites de Clayton, en el lado norte de Gateway Drive, en la intersección de Tew Court.

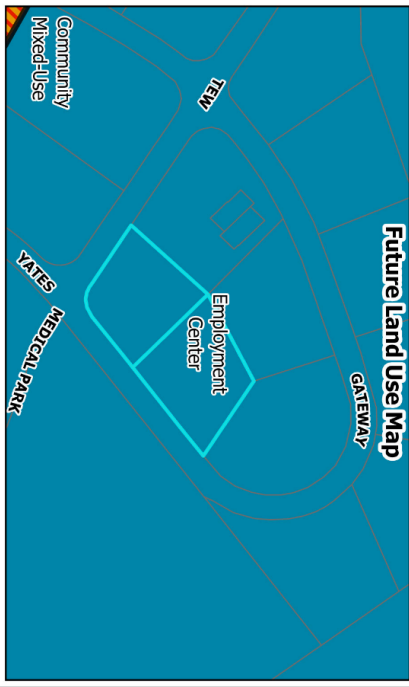
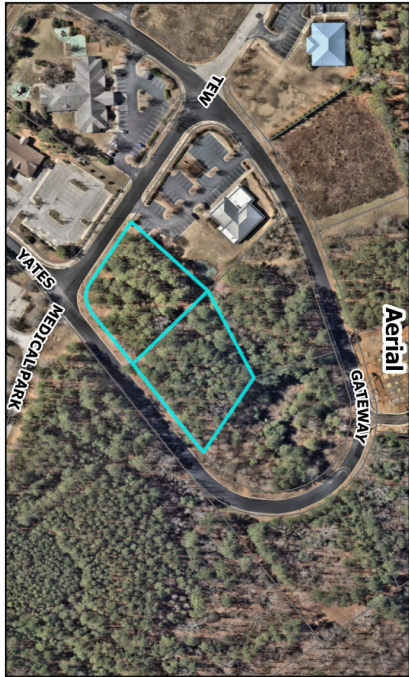
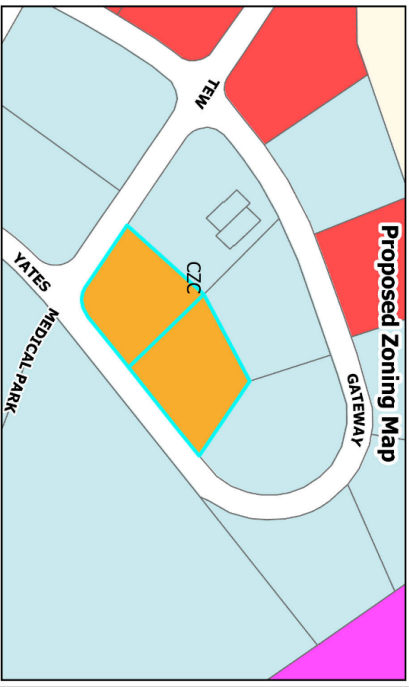
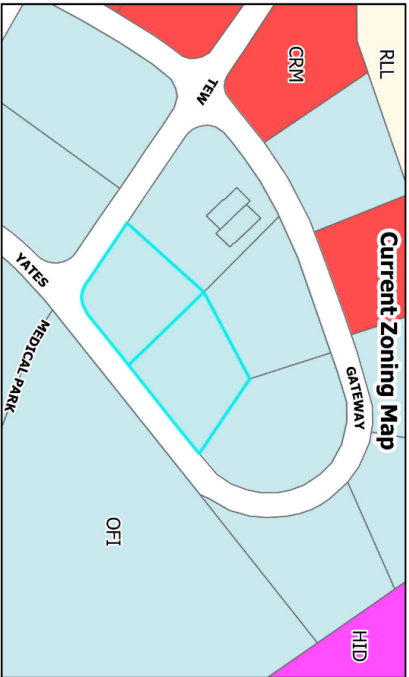
Con base en los registros de la Oficina de Impuestos del Condado de Johnston, usted es el propietario de una propiedad que se encuentra dentro de 300 pies de esta solicitud de rezonificación propuesta. Se le invita a asistir a esta reunión y expresar sus opiniones sobre esta solicitud ante la Junta de Planificación.

Si necesita asistencia o información adicional, por favor comuníquese con el Departamento de Planificación al (919) 553-5002 o envíeme un correo electrónico a rtate@townofclaytonnc.org.

Atentamente,



Robert Tate, AICP, MURP



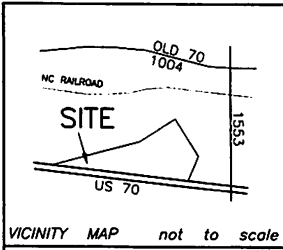
Request: Conditional Rezoning - Type I
Project Name: Gateway Drive
Project Number: 2025-15-CZ
 Applicant: UG and Company, LLC
 Property Owner: UG and Company, LLC
 Tag#: 05G02003H & 05G02003I



Staff Report Map
July 30, 2025

0 180 360 720
 Feet

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



McLAURIN FUNERAL HOME
AR/R-40
DB 873, PG 281

1983 NAD
GRID COORDINATES
N= 697,000.2606
E= 2,150,415.8712



(601) DENOTES STREET ADDRESS

NC DEPARTMENT OF AGRICULTURE

DB 521, PG 45
AR/R-40

NCGS MONUMENT
"FLITE"
NAD 1983
N= 696,951.4897
E= 2,150,432.8869

PLANTATION GOLF ACADEMY, INC.
DB 1508, PG 585
ZONED B-3

DANIEL HEAVNER
DB 1567, PG 311

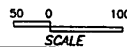
JOHNSTON COUNTY ABC STORE

NCGS MONUMENT
"STAR"
NAD 1983
N=694,131.9943
E=2,155,535.8234

SEE SHEET 3 of 3 FOR CURVE
DATA, CERTIFICATIONS, etc.

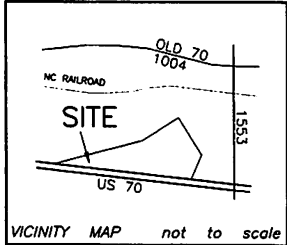
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
FILED FOR REGISTRATION AT: 3:45 P.M.
Aug 26 19 99 IN THE
REGISTER OF DEEDS OFFICE
RECORDED IN PLAT BOOK 54, PAGE 476
PHYLLIS H. WALL
REGISTER OF DEEDS
Anna A. Stallings
DEPUTY REGISTER OF DEEDS

REVISIONS
6-30-99 REVISED LOT 17 TO SHOW NEW PROP. STREET CONNECTION TO US HWY 70.



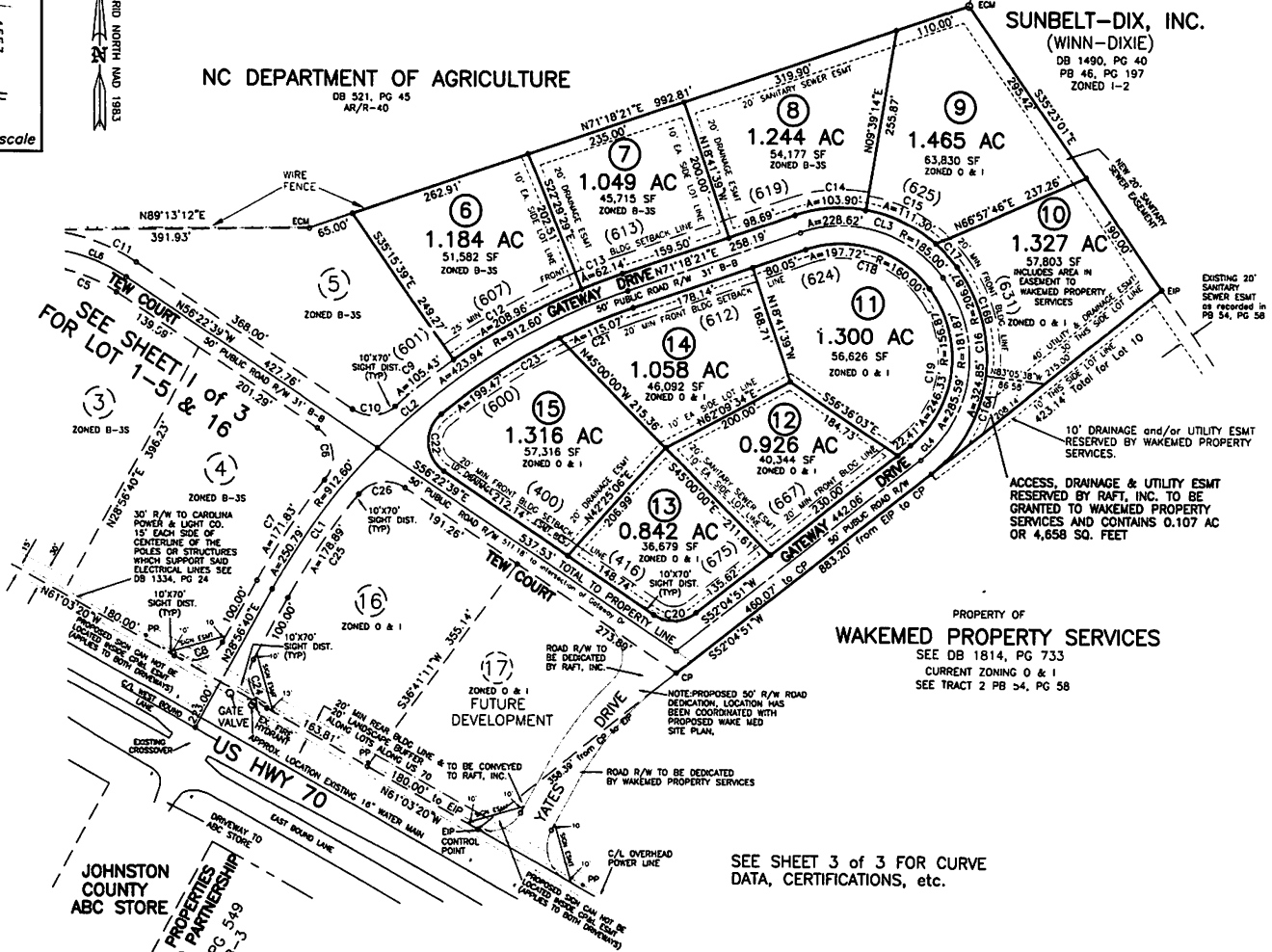
FINAL PLAT FOR GATEWAY MEDICAL PARK SHEET 1 LOTS 1-5, & LOT 16	
OWNER: RAFT, INC. P. O. BOX 106 CLAYTON, NC 27520 PH:550-9051	
TOWNSHIP: CLAYTON	COUNTY: JOHNSTON
NORTH CAROLINA	
ZONE: B-3S, O&I	TAX MAP: 1659

DENNIS RAY BLACKMON, RLS	
Land Surveying - Land Development Consultant - Mapping 1023C WEST MARKET STREET - P. O. BOX 1401 SMITHFIELD, NC 27577 PHONE: 934-3490	
DATE: 4-16-99	SURVEYED BY: SL
SCALE: 1"=100'	DRAWN BY: CSM
CHECKED & CLOSURE BY: DRB	FILE NAME: GATEWAY.MXD
	DRAWING NO.: 99-36



NC DEPARTMENT OF AGRICULTURE
DB 521, PG 45
AR/R-40

(601) DENOTES STREET ADDRESS



SUNBELT-DIXIE, INC.
(WINN-DIXIE)
DB 1490, PG 40
PB 46, PG 197
ZONED I-2

ACCESS, DRAINAGE & UTILITY ESMT
RESERVED BY WAKEMED PROPERTY
SERVICES AND CONTAINS 0.107 AC
OR 4,658 SQ. FEET

PROPERTY OF
WAKEMED PROPERTY SERVICES
SEE DB 1814, PG 733
CURRENT ZONING O & I
SEE TRACT 2 PB 34, PG 58

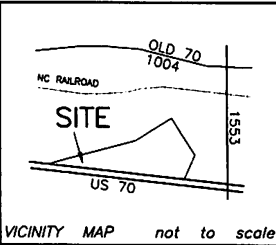
SEE SHEET 3 of 3 FOR CURVE
DATA, CERTIFICATIONS, etc.

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
FILED FOR REGISTRATION AT 3:45 p.m.
1999 IN THE
REGISTER OF DEEDS OFFICE
RECORDED IN PLAT BOOK 54, PAGE 477
PHYLLIS H. WALL
REGISTER OF DEEDS
BY *Donna S. Stallings*
DEPUTY REGISTER OF DEEDS

REVISIONS
6-30-99 REVISED LOT 17 TO SHOW NEW PROP. STREET CONNECTION TO US HWY 70.

FINAL PLAT FOR GATEWAY MEDICAL PARK SHEET 2 LOTS 6-15	
OWNER: RAFT, INC. P. O. BOX 106 CLAYTON, NC 27520 PH:550-9051	
TOWNSHIP: CLAYTON	COUNTY: JOHNSTON
NORTH CAROLINA	
ZONE: B-3S, O&I	TAX MAP: 1659

DENNIS RAY BLACKMON, RLS	
Lead Surveying - Lead Development Consultant - Mapping 1023C WEST MARKET STREET - P. O. BOX 1401 SMITHFIELD, NC 27577 PHONE: 934-3490	
DATE: 4-16-99	SURVEYED BY: SL
SCALE: 1"=100'	DRAWN BY: CSM
CHECKED & CLOSURE BY: DRB	FILE NAME: ATTACHED TO WCD971.DWG
	DRAWING NO.: 99-36



I HEREBY CERTIFY THAT THE TOWN OF CLAYTON, NORTH CAROLINA, APPROVED THIS PLAT FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, RIGHTS OF WAY, AND PUBLIC LANDS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE OPINION OF THE CLAYTON TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO.

8-24-99 STEVEN BIGGS, CFB
DATE TOWN MANAGER

CERTIFICATE OF APPROVAL OF TENT DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS
I (WE) HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND STANDARDS IN THE TOWN OF CLAYTON, NORTH CAROLINA, OR THAT A SECURITY BOND IN THE AMOUNT OF \$ 100,000.00 CASH IN THE AMOUNT OF \$ 100,000.00 HAS BEEN POSTED WITH THE TOWN OF CLAYTON TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

8-26-99 STEVEN BIGGS, CFB
DATE TOWN MANAGER

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (THE AREA) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF CLAYTON, AND THAT I (WE) HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, PARKS, ALLEYS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I (WE) DEDICATE ALL ELECTRICAL SYSTEMS AND ALL WATER & SEWER LINES TO THE TOWN OF CLAYTON.

8-24-99 Ray & Carol McManis, Pres.
DATE OWNERS

8-26-99 Philip R. Moore, Sr. V. Pres.
DATE OWNER

I, DENNIS RAY BLACKMON, PROFESSIONAL LAND SURVEYOR NO. L-1374 CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (and description recorded in L-1374, from 10/17/99, etc.); (other); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DEDUCED FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION IS 1/10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 67-30 AS AMENDED; I ALSO CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

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, REGISTRATION NUMBER AND SEAL THIS 25th DAY OF AUGUST, A.D., 1999.

Dennis Ray Blackmon
PROFESSIONAL LAND SURVEYOR REGISTRATION NO. L-1374

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
FILED FOR REGISTRATION AT 3:45 P.M.
Aug 26 1999 IN THE
REGISTER OF DEEDS OFFICE
RECORDED IN PLAT BOOK 54 PAGE 478
PHYLLIS H. HALL
REGISTER OF DEEDS
of Anne S. Stallings
DEPUTY REGISTER OF DEEDS

LOT CURVE DATA CHART

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	50.00'	142.97'	163°50'07"	99.01'	S07°18'09"W
C-2	50.00'	69.62'	79°46'37"	64.13'	N85°29'47"E
C-3	40.00'	44.41'	63°36'44"	42.18'	N57°24'50"E
C-4	209.99'	44.17'	12°03'09"	44.09'	S84°44'51"E
C-5	209.99'	81.91'	22°21'00"	81.40'	S67°33'16"E
C-6	50.00'	83.62'	95°49'20"	74.21'	S08°27'59"E
C-7	937.60'	171.83'	10°30'01"	171.99'	S34°11'44"W
C-8	50.00'	78.54'	90°00'00"	70.71'	S73°56'39"W
C-9	937.60'	109.43'	8°26'33"	105.37'	S51°31'05"W
C-10	50.00'	65.73'	75°19'33"	61.10'	S89°57'35"W
C-11	259.99'	1477.48'	325°35'51"	153.78'	N73°34'42"W
C-12	937.60'	208.98'	12°46'10"	208.53'	S61°07'28"W
C-13	937.60'	82.14'	03°47'50"	82.13'	S69°24'18"W
C-14	210.00'	103.90'	28°20'53"	102.84'	S85°28'48"W
C-15	210.00'	111.30'	30°21'58"	110.00'	N85°08'48"W
C-16	208.87'	324.85'	89°58'18"	292.48'	N07°05'43"E
C-16A	208.87'	163.11'	45°10'29"	158.91'	N29°29'37"E
C-16B	208.87'	161.74'	44°47'48"	157.65'	N29°29'37"E
C-17	210.00'	44.31'	12°05'22"	44.23'	N43°56'08"W
C-18	160.00'	197.72'	70°48'14"	185.38'	S73°17'32"E
C-19	156.87'	246.33'	89°58'16"	221.79'	S07°05'43"W
C-20	50.00'	82.43'	71°32'30"	58.45'	S87°51'06"W
C-21	887.60'	115.07'	7°25'41"	114.99'	N87°35'28"E
C-22	50.00'	93.71'	107°22'44"	80.58'	N02°41'17"W
C-23	887.60'	199.47'	12°52'35"	199.05'	N57°26'22"E
C-24	50.00'	78.54'	90°00'00"	70.71'	N160°31'9"W
C-25	887.60'	178.89'	11°32'51"	178.59'	N34°43'09"E
C-26	50.00'	72.55'	83°07'50"	66.35'	N82°03'26"E

LOTS 1-8
MINIMUM BUILDING SETBACK REQUIREMENTS FOR B-3S

FRONT - 25'
SIDE - 15'
REAR - 30'

LOTS 9-16
MINIMUM BUILDING SETBACK REQUIREMENTS FOR O & I

FRONT - 20'
SIDE - 10'
REAR - 20'

AREA BY COORDINATE METHOD.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

LOTS 1-16
THIS PROPERTY IS NOT LOCATED IN A SPECIAL 100 YR FLOOD HAZARD AREA. SEE FEMA MAP # 370139 0005B (CLAYTON)

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
CL-1	912.60'	250.79'	15°44'43"	250.00'	N36°49'04"E
CL-2	912.60'	423.94'	26°36'58"	420.14'	N57°59'51"E
CL-3	185.00'	228.82'	70°48'14"	214.34'	S73°17'32"E
CL-4	181.87'	285.69'	89°58'16"	257.14'	S07°05'43"W
CL-5	235.00'	75.71'	18°27'30"	75.38'	N47°08'45"W
CL-6	234.99'	141.10'	34°24'09"	138.99'	N73°34'42"W

NOTES:

- TOTAL AREA IN TRACT - 27.154 AC (includes street dedication)
- TOTAL NUMBER OF LOTS - 16
- LOTS TO BE SERVED BY PUBLIC WATER & SEWER
- LINEAL FEET IN STREETS - 3,463.92 LF (3,899 AC IN NEW ST R/W'S)
- PROPERTY OUTSIDE OF EXISTING TOWN LIMITS BUT HAS BEEN SATELLITE ANNEXED
- DEVELOPMENT SHALL MEET THE THOROUGHFARE OVERLAY DISTRICT.
- ALL ROADS ARE TO BE DEDICATED 50' PUBLIC R/W'S 31' B-B
- ALL STREET & UTILITY IMPROVEMENTS SHALL CONFORM TO NC DOT & TOWN OF CLAYTON MINIMUM CONSTRUCTION STANDARDS.
- DRIVEWAY PERMITS ALONG US 70 WILL BE REQUIRED FROM NC DOT. DRIVEWAY PERMITS FOR INTERIOR LOTS WILL BE REQUIRED FROM THE TOWN OF CLAYTON.
- NO INDIVIDUAL DRIVEWAY ACCESS ALLOWED FOR LOTS FRONTING US HWY 70. (LOTS 1-4, 16)
- 10' DRAINAGE, UTILITY, SLOPE AND ROAD MAINTENANCE EASEMENT RESERVED ADJOINING AND ALONG ALL INTERIOR STREET R/W'S
- A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXTERIOR BOUNDARY LINES UNLESS OTHERWISE NOTED.
- ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE & UTILITY EASEMENT RESERVED. C' EACH SIDE ALL LOT LINES UNLESS OTHERWISE NOTED.
- DEED REFERENCE: SEE DB 1812, PG 309 & a portion of Tract 1 in PB 54, PG 58 (601) DENOTES STREET ADDRESS

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA COUNTY OF Johnston
Dennis R. Blackmon, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE 8/26/99 REVIEW OFFICER

LEGEND

---	LINES SURVEYED
----	LINES NOT SURVEYED
EIP	EXISTING IRON PIPE FOUND
ECM	EXISTING CONCRETE MONUMENT FOUND
ELS	EXISTING LIGHTWOOD STAKE FOUND
EPK	EXISTING P K NAIL FOUND
NIP	NEW IRON PIPE SET
PKS	P K NAIL SET
PP	POWER POLE
R/W	RIGHT OF WAY
DB	DEED BOOK
PB	PLAT BOOK
EIS	EXISTING IRON STAKE FOUND
OHPL	OVERHEAD ELECTRICAL POWER LINE
CP	COMPUTED POINT
MH	MANHOLE
WL	WATER LINE or MAIN
ALP	AREA LIGHT POLE



<p>REVISIONS</p> <p>6-30-99 REVISED LOT 17 TO SHOW NEW PROP. STREET LOCATION/ CONNECTION</p> <p>50 0 100 SCALE</p>	<p>FINAL PLAT FOR</p> <p>GATEWAY MEDICAL PARK</p> <p>SHEET 3 of 3 - CURVE DATA, CERTIFICATIONS, etc.</p> <p>OWNER: RAT, INC. P. O. BOX 106 CLAYTON, NC 27520 PH:550-9051</p> <p>TOWNSHIP: CLAYTON COUNTY: JOHNSTON</p> <p>NORTH CAROLINA</p> <p>ZONE: B-3S, O&I TAX MAP: 1659</p>	<p>DENNIS RAY BLACKMON, RLS</p> <p>Land Surveying - Land Development Consultant - Mapping</p> <p>1023C WEST MARKET STREET - P. O. BOX 1401 SMITHFIELD, NC 27577 PHONE: 934-3490</p> <p>DATE: 4-16-99 SURVEYED BY: SL FILE NAME: drc001.dwg</p> <p>SCALE: 1"=100' DRAWN BY: CSM</p> <p>CHECKED & CLOSURE BY: DRB DRAWING NO.: 99-36</p>
--	--	---

Conditions of Approval for 2025-15-CZ Gateway Drive

1. The Future Development shall meet all applicable adopted Town of Clayton Unified Development Ordinance (UDO) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved Conditions of Approval.
2. The associated Conditions of Approval for this project shall allow for any changes in Town Development regulations, either through text or the official Zoning Map, that are considered as upzoning, downzoning, or establishment of any nonconformity.
3. The Future Development 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, except as explicitly listed in these Conditions of Approval.
4. In the event the development contemplated in a Conditional Rezoning application is not substantially commenced within three (3) years from the date of the approval, the Town Council may initiate a rezoning application to return the land to its prior or to some other appropriate zoning district designation.
5. Only Principal Uses listed in the Corridor Commercial (CRM), Neighborhood Commercial (NCM), and Conditional Commercial (CZC) zoning district columns of the Principal Use Table shall be permitted, as amended, except as listed below.

Uses listed below shall be prohibited:

Agricultural Use Classification

- Animal Husbandry
- Equestrian Facility
- Farm Equipment Sales and Service
- Horticulture
- Nursery (retail or wholesale)

Commercial Use Classification:

- Animal Boarding, Indoor and Outdoor
- Bar, Cocktail Lounge, Private Club
- Bed and Breakfast
- Bottle Shop
- Bulky Item Sales
- Convenience Store (with gasoline sales)
- Flea Market
- Gasoline Sales
- Grocery Store
- Hotel or Motel
- Light Equipment Sales, Rental and Repair

- Micro-Brewery, Micro Distillery, Micro Winery
- Nightclub or Dancehall
- Outdoor Commercial Recreation
- Parking Lot
- Parking Structure
- Recreational Vehicle Park
- Restaurant Walk-up Service Only
- Tattoo & Piercing Establishment
- Tobacco, CBD, and Vapor Shop
- Vehicle Parts and Accessory Sales
- Vehicle Repair and Service (no painting/bodywork)
- Vehicle Sales and Rental
- Vehicle Towing or Storage
- Vehicle Washing or Detailing
- Veterinarian Services, Large Animal

Industrial Use Classification:

- Contractor Services Office/Yard
- Electrical, HVAC, or Plumbing Fabrication
- Freight Terminal
- Major Utility
- Warehouse, Distribution or Storage
- Wholesale Sales, Indoor and Outdoor
- Wholesale Sales, Indoor Only

Institutional Use Classification:

- Athletic Field or Court
- Bus Station
- Cemetery or Mausoleum
- Community Garden
- Golf Course (public or private)
- Hospital
- Outdoor Recreation, Public
- Park and Ride Facility
- Park or Playground (public or private)
- Rail Related
- Religious Institution
- Residential Treatment Facility
- School, Elementary or Middle
- School, High
- School, Vocational

Residential Use Classification:

- Bungalow Court
- Duplex Dwelling
- Family Care Home
- Live/Work
- Multi-Family Dwelling
- Pocket Neighborhood
- Single-Family Attached Dwelling
- Single-Family Detached Dwelling
- Triplex or Quadplex
- Upper-Story Dwelling

6. Only Secondary Uses listed in the Corridor Commercial (CRM), Neighborhood Commercial (NCM), and Conditional Commercial (CZC) zoning district columns of the Secondary Use Table shall be permitted, as amended, except as listed below.

Uses listed below shall be prohibited:

- Accessory Dwelling Unit, Internal
- Amateur Ham Radio
- Helistop
- Guard House, Shelter, or Gatehouse
- Home Occupation, Type 1
- Home Occupation, Type 2
- Mobile Restaurant or Push Cart
- Outdoor Storage
- Parking of Heavy Trucks or Trailers
- Produce Stand
- Swimming Pool/Hot Tub
- Vehicle Repair (non-commercial)
- Vehicle Towing or Storage

PROPERTY OWNER AFFIDAVIT

I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am/are in agreement with the conditions as they are outlined within this letter.

RAJAN GUPTA, MONICA GARG
Print Name


Signature of Property Owner

8/12/2025
Date

Signature affirms compliance with Unified Development Ordinance Section 2.3.6.D.1.a and North Carolina General Statutes § 160D-703 (b).

Gateway Drive Conditional Rezoning | 2025-15-CZ

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: Recommend Approval – Consistent with the 2045 Comprehensive Growth Plan

I make a motion to recommend approval of this Conditional Rezoning and Conditions of Approval based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- The subject site is designated on the Future Land Use Map as Employment Center.
- Policy LU 1.3: Encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4: Encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.
- Strategy 1.4.3: Allow for integration of compatible uses in Employment Centers including commercial development as a supporting use.

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

- The Comprehensive Growth Plan encourages non-residential uses in this area.
- The proposed conditions limit the allowable uses to ensure that future development remains consistent with the intent of the Employment Center designation.
- The request is compatible with existing zoning and land uses in the area.

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

I make a motion to recommend approval of this Conditional Rezoning and Conditions of Approval based on inconsistency with the adopted 2045 Comprehensive Growth Plan, in that:

- The subject site is designated on the Future Land Use Map as Employment Center.
- Policy LU 1.3: Encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4: Encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.
- Strategy 1.4.3: Allow for integration of compatible uses in Employment Centers including commercial development as a supporting use.

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

- The Comprehensive Growth Plan encourages non-residential uses in this area.
- The proposed conditions limit the allowable uses to ensure that future development remains consistent with the intent of the Employment Center designation.
- The request is compatible with existing zoning and land uses in the area.

Motion 3: Recommend Denial – Consistent with the 2045 Comprehensive Growth Plan

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

- The subject site is designated on the Future Land Use Map as Employment Center.
- Policy LU 1.3: Encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4: Encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.
- Strategy 1.4.3: Allow for integration of compatible uses in Employment Centers including commercial development as a supporting use.

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

- The request is incompatible with existing zoning and land uses in the area.
- The proposed conditions limit the allowable uses to ensure that future development remains consistent with the intent of the Employment Center designation.
- The current zoning designation is preferable to the area.

Motion 4: Recommend Denial – Inconsistent with the 2045 Comprehensive Growth Plan

I make a motion to recommend approval of this Conditional Rezoning and Conditions of Approval based on inconsistency with the adopted 2045 Comprehensive Growth Plan, in that:

- The subject site is designated on the Future Land Use Map as Employment Center.
- Policy LU 1.3: Encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4: Encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

- Strategy 1.4.3: Allow for integration of compatible uses in Employment Centers including commercial development as a supporting use.

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

- The request is incompatible with existing zoning and land uses in the area.
- The proposed conditions limit the allowable uses to ensure that future development remains consistent with the intent of the Employment Center designation.
- The current zoning designation is preferable to the area.