Town of Clayton
Town of Clayton Planning Board Agenda
Monday, October 28, 2024 @ 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

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

a. September 23, 2024 Planning Board Meeting Minutes
Presenter: Conrad Olmedo, Planning Director
September 23, 2024 Minutes

4. PUBLIC MEETING

a. Town of Clayton 2024 Parks & Recreation Master Plan
Presenter: Conrad Olmedo, Planning Director
Sara Burroughs, PLA, SageDesign
Town of Clayton 2024 Parks & Recreation Master Plan - Planning - Pdf

b. 2024-58 - RZ - WC 8121 US 70 BUS Industrial - Rezoning of properties from the Residential Large Lot (RLL) and Corridor Commercial (CRM) zoning districts to the Heavy Industrial (HID) zoning district.
Presenter: Conrad Olmedo, Planning Director
2024-58 - RZ - WC 8121 US 70 BUS Industrial - Rezoning of properties from the Residential Large Lot (RLL) and Corridor Commercial (CRM) zoning distric - Pdf

c. 2024-47-CZM Novo Nordisk Art Center - Rezoning property from the Light Industrial (LID) to the Conditional Commercial (CZC) zoning district.
Presenter: Conrad Olmedo, Planning Director
2024-47-CZM Novo Nordisk Art Center - Rezoning property from the Light Industrial (LID) to the Conditional Commercial (CZC) zoning district. - Plannin - Pdf

5. NEW BUSINESS

a. 2025 Planning Board Meeting Schedule
Presenter: Conrad Olmedo, Planning Director
2025 - Planning Board Meeting Schedule - Draft

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN

Town of Clayton
Planning Board Minutes
Monday, September 23, 2024 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Board Members Present:
James Moore, Board Chair
Ronald Williams
Kevin Lee
James Lipscomb
Derrick Applewhite
Jodie Dupree
Mike Surasky
Anita Bland

Staff Present:
Audrey Duchesne, Senior Planner
Conrad Olmedo, Planning Director
Whitney Murphy, Planner I
Heidi Holland, Town Clerk

Board Members Absent:
Daniel Gleason

1 CALL TO ORDER

a) Board Chair Moore called the meeting to order at 6:00 p.m. Mr. Olmedo provided the roll call.

2 ADJUSTMENT OF THE AGENDA

a) No adjustments.

3 APPROVAL OF MINUTES

a) August 26, 2024 Planning Board Meeting Minutes

RESULT:	**CARRIED 8-0**
MOVER:	James Lipscomb
SECONDER:	Derrick Applewhite
YES:	James Moore, Ronald Williams, Kevin Lee, James Lipscomb, Derrick Applewhite, Jodie Dupree, Mike Surasky, and Anita Bland
NO:	None
ABSENT:	Daniel Gleason

4 PUBLIC MEETING

a) 2024-92 - RZ Triangle Coffee Shop
Presenter: Audrey Duchesne, Senior Planner

Motion Made by Board Member Lipscomb to Adopt with Motion 1 in the Consistency Statement

RESULT:	**CARRIED 8-0**
MOVER:	James Lipscomb
SECONDER:	Anita Bland
YES:	James Moore, Ronald Williams, Kevin Lee, James Lipscomb, Derrick Applewhite, Jodie Dupree, Mike Surasky, and Anita Bland
NO:	None
ABSENT:	Daniel Gleason

b) Ms. Duchesne presented this item. She stated this is a conventional rezoning. The property is currently an office building located on102 E. Second Street on .13 acres and is a single-family dwelling unit and is currently used as a residential use. The current zoning is OIF, and the applicant is requesting to rezone to DTNC which is Downtown Core. She stated if this request is approved by Town Council, all permitted uses under the Downtown Core district would be permitted on the site.

Staff recommends approval of the proposed rezoning request under Motion 1 in the provided consistency statement (Approval – consistent with the 2045 Comprehensive Growth Plan).

Board Member Surasky asked if there are any parking requirements with this, Ms. Duchesne stated no. Board Member Lipscomb asked if the applicant knows if they outgrow the space, this would no longer be residential; it would have to stay commercial. Mr. Olmedo stated the use would no longer be allowed to be a single-family detached dwelling. If the property was changed to commercial use, then the occupancy type would change according to the building code. Any changes to the structure would require conformance to the building code. He stated if it was to be converted back to a house, it would have to be rezoned.

The applicant Ms. Romero stated she is aware of the change on the rezoning, and they have spoken to the property owner as well about this.

5 NEW BUSINESS

a) Mr. Olmedo stated Planner Bruce Venable has accepted a position as a planner with the Town of Apex. The position for Planner II posted has just closed and he would be moving forward with interviews next week. He introduced Whitney Murphy, Planner I, to the Board. He also mentioned new

Deputy Town Manager Courtney Tanner would be overseeing their department.

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

7 ADJOURN

a) With nothing further, the meeting was adjourned at 6:18 p.m.

Adjourn

RESULT:	**CARRIED 8-0**
MOVER:	Jodie Dupree
SECONDER:	Ronald Williams
YES:	James Moore, Ronald Williams, Kevin Lee, James Lipscomb, Derrick Applewhite, Jodie Dupree, Mike Surasky, and Anita Bland
NO:	None
ABSENT:	Daniel Gleason

Duly adopted this 28th day of October 2024.

_____
James Moore
Board Chair

ATTEST:

_____
Heidi L. Holland, CMC, NCCMC
Town Clerk and Clerk to the Board

Planning Board
Agenda Cover Sheet

Meeting Date	Agenda Location
October 28, 2024	PUBLIC MEETING

Item Title

Town of Clayton 2024 Parks & Recreation Master Plan

Presenter(s)

Conrad Olmedo, Planning Director Sara Burroughs, PLA, SageDesign

Suggested Action

Other - Recommendation for Town Council

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☐ Think Land Use & Housing	☐ Think Mobility	☒ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: Yes - Legislative

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

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

Summary

The Town of Clayton 2024 Parks & Recreation Master Plan is an update to the Town of Clayton 2013 Parks & Recreation Master Plan.

Recommendation

Staff recommends approval of the 2024 Parks & Recreation Master Plan per Motion 1 of the Consistency Statements Sheet.

Funding Source

N/A

Corresponding Documentation

SR_Parks & Recreation Master Plan_PB_10-28-24

01_Clayton Executive Summary sheet 2024 CPRMP_REV

02_2024 CPRMP draft 091924

03_Planning Board 102824_Draft

CSS_Parks & Recreation Master Plan_PB_10-28-24

Submitted By: Conrad Olmedo, Planning

Reviewed By:
Conrad Olmedo, Planning Director Approved - Oct 15 2024

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 Board: October 28, 2024

STAFF REPORT

Project Name: 2024 Parks & Recreation Master Plan

OVERVIEW:

In the Summer of 2023, the Town initiated an update to the 2013 Parks & Recreation Master Plan with the consultant group, SageDesign, to understand Clayton's recreational needs and to plan for ensuring those needs in the years to come. Those needs have been evaluated and planned for in the 2024 Parks & Recreation Master Plan, which addresses and identifies recreational needs of the citizens within its jurisdiction over the immediate (0-2 years), near term (3-5 years), and long term (6-10 years). This update reflects a best practices standard of updating plans every 10 years, as the 2024 Parks & Recreation Master Plan is an update to the 2013 plan and the 2019 progress report.

The resultant 2024 Parks & Recreation Master Plan comes from significant public and stakeholder engagement. The plan has involved the Town of Clayton Parks & Recreation Board and been presented to the Town Council at their Work Session meetings. Town staff have also been integral to the plans' development as well.

PLANNING BOARD CONSIDERATIONS:

Due to the relationship and alignment of the Town's 2045 Comprehensive Growth Plan with the 2024 Parks & Recreation Master Plan, a recommendation from the Town's Planning Board is being sought. Following the recommendation from the Planning Board, the Town Council shall make a final decision regarding the adoption of the 2024 Parks & Recreation Master Plan.

STAFF RECOMMENDATION:

Staff is recommending that the Planning Board send a favorable recommendation to Town Council based on consistency statement Motion 1 from the Consistency Statement Sheet, as attached.

ATTACHMENTS:
1) Executive Summary
2) Parks & Recreation Master Plan
3) PowerPoint Presentation
4) Consistency Statements Sheet

Think CLAYTON
PARKS & RECREATION

EXECUTIVE SUMMARY

COMMUNITY PRIORITIES

- Connected Community
- Celebration of Arts and Culture
- Economic Vitality
- Health and Wellness
- Environmental Stewardship

PUBLIC INPUT SUMMARY

Most used parks:
Clayton Community Park
East Clayton Community Park
Clayton River Walk on the Neuse

1097 touchpoints
320 SVS Surveys Completed
300 Open Link +
Over **1097** touchpoints

87% responded positively on park quality

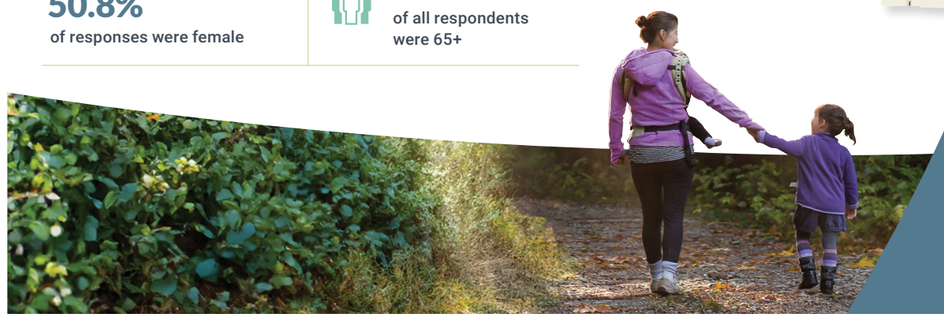
72% of users reached through social media

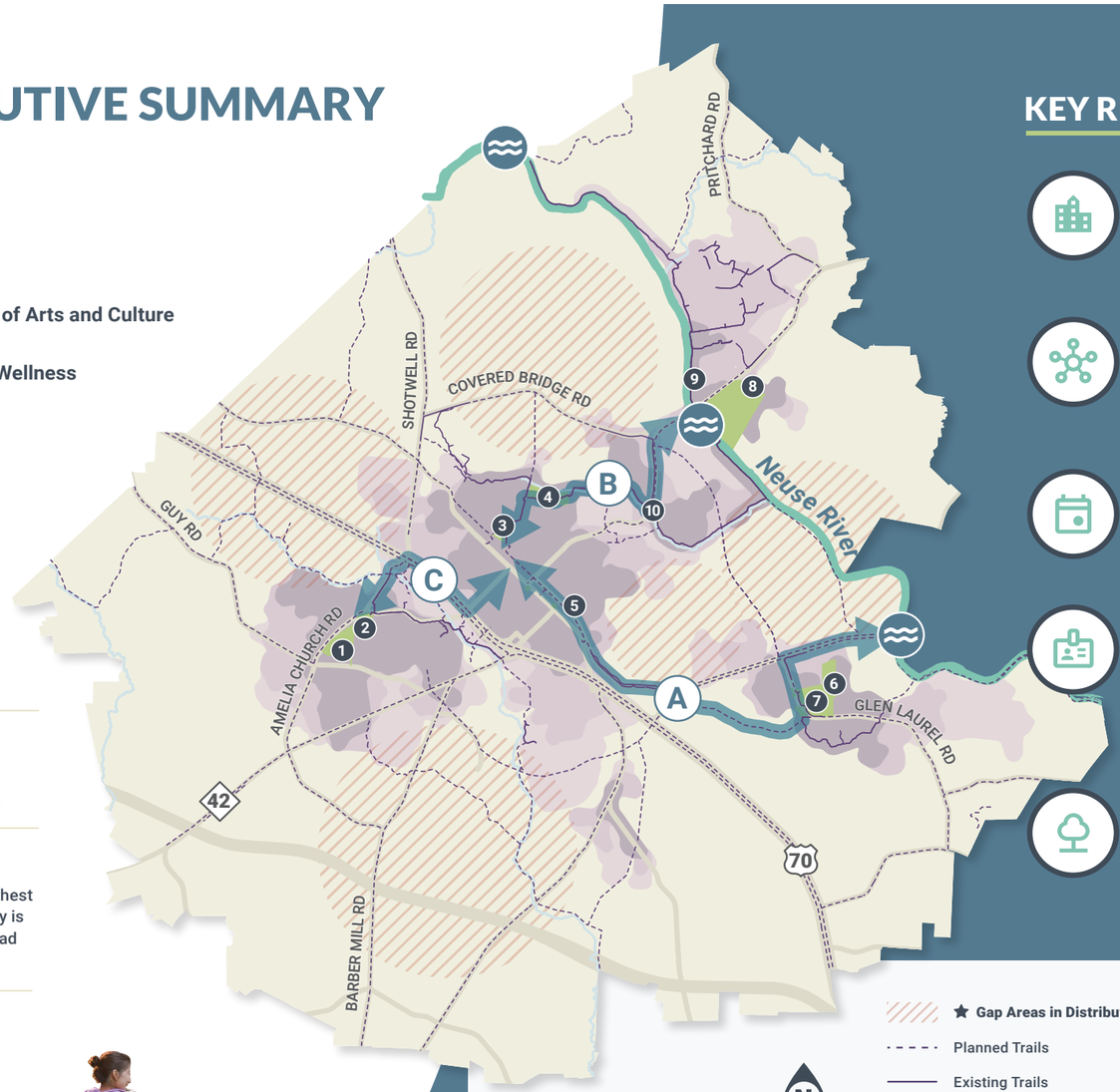
97% support the values that parks add

81% drive to parks but highest priority by community is greenway and trailhead access to parks

50.8% of responses were female

19% of all respondents were 65+





KEY RECOMMENDATIONS

FACILITIES
Indoor recreation, trails, access to water, adventure, passive recreation, intergenerational facilities

CONNECTIVITY
Blueway, greenways that link parks to each other and downtown, accessibility to park resources

PROGRAMS
More special events, health and wellness, and intergenerational activities

STAFF
Staff needed to meet current Level of Service (LOS) for programming, need to set LOS goals to meet program and operations demands (Clayton is currently below LOS for operational demand)

LAND ACQUISITION & PARK DEVELOPMENT
Need to acquire land to meet current demand for facilities, need additional acreage to meet growth needs, link parks and fill gap areas

RECOMMENDATIONS & ACTION: A CLOSER LOOK

With over 1097 touchpoints of in-person/online engagement and surveys, along with inventory and analysis findings, Clayton was able to identify immediate, near term, and long term goals in order to best meet the parks and recreation needs of its community.



FACILITIES

- Add new facilities following benchmark guidelines to meet current and future demand
- Demand for additional indoor recreation space
- Increased access to water: swimming pools, splashpad, and paddling/kayaking/fishing
- Provide adventure recreation & intergenerational features
- Nature based play
- Offer unique recreation tourism opportunities
- Apply universal design principals so that park features are accessible
- Incorporate arts that celebrate Clayton
- Continue environmental best practices for park planning & development
- Incorporate operational needs in townwide & park design processes
- Start positive messaging about current environmental practices



CONNECTIVITY

- Enhance and celebrate Blueway system
  - → Provide access to and support services for this system
- Continue planning and design efforts to:
  - → Create a system-wide greenway master plan
  - → Link municipal and Donald "Clyde" Sinclair Park to Downtown,
  - → Link East Clayton Community Park to the river and Downtown,
  - → Link community park/community center/school across 70 to Downtown
- Provide access to park features through universal design
- Link parks and areas with identified "gap" in service
- Create internal park loops and convey routes in time and distance
- Create park trail heads at parks with connectivity: restrooms, art, trail ID and info, access to drinking water, signage, and bike repair



PROGRAMS

- Expand special events programs that focus on family (concerts and movies)
- Programs in demand:
  - → Fitness and wellness programs
  - → Water sports and programs
  - → Adult programs
  - → Senior programs and travel trips
  - → Trails, cycling, and mountain biking programs
  - → Arts (performance, music, and fine arts)
  - → Life skills programs (teen specific)
  - → Youth camps (full day)



STAFFING

- Set staffing goals to meet current and future program and operational demands. Both are currently operating in the lower benchmark quartile, and demand is in the upper quartile
- Determine program opportunities with current and future resources
- Look for program partners to provide specialty recreation opportunities
- Continue departmental & interdepartmental resource communication regarding shared resources

Clayton has a population of 29,445 and currently provides 18 Full-Time Equivalents (FTEs) divided among administration, programming, and operations. *The figures below show that Clayton's department numbers fall below the national median comparison* for communities of similar size.*

Park and Recreation Agency Staffing: FTEs by Jurisdiction Population



Number of Residents Served Per Population

	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Median	51.5	11.3	32.3	75.8	121.5	264.1
Lower Quartile	17.3	6.0	17.0	46.0	72.8	103.9
Upper Quartile	134.7	22.0	67.8	127.5	198.3	533.0

**2023 National Recreation and Park Association (NRPA) Agency Performance Review*



LAND ACQUISITION

- Aquire land to meet current demand (100 acres) and plan for growth and future recreational needs (300 acres)
- As acreage is acquired, look in areas identified as gaps
- Consider greenway connectivity as part of the acquisition goals
- Consider distribution of resources for future elements: dog parks, more playgrounds, open space
- Consider balance of usable open space and developed recreation space to meet recreation & environmental goals

WHAT THE PUBLIC WANTS

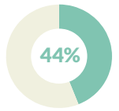
The following percentages of responses were rated as high priority values for investment for residents:



Creating connections and developing a sense of community



Ensuring affordability to users



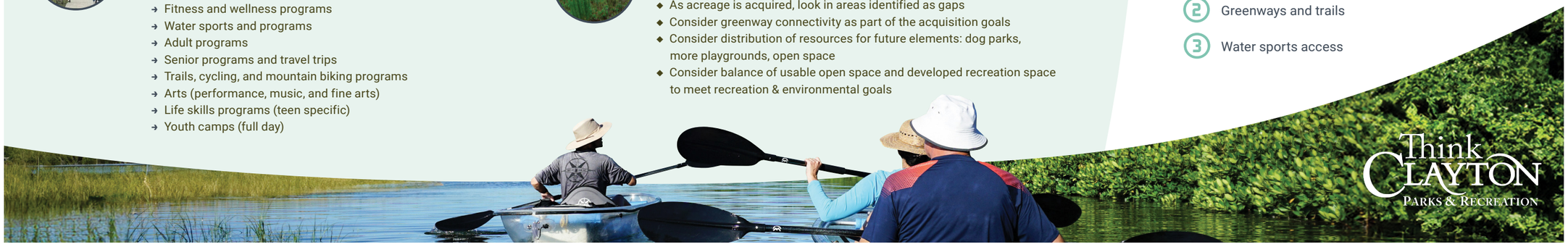
Promoting health and wellness programming

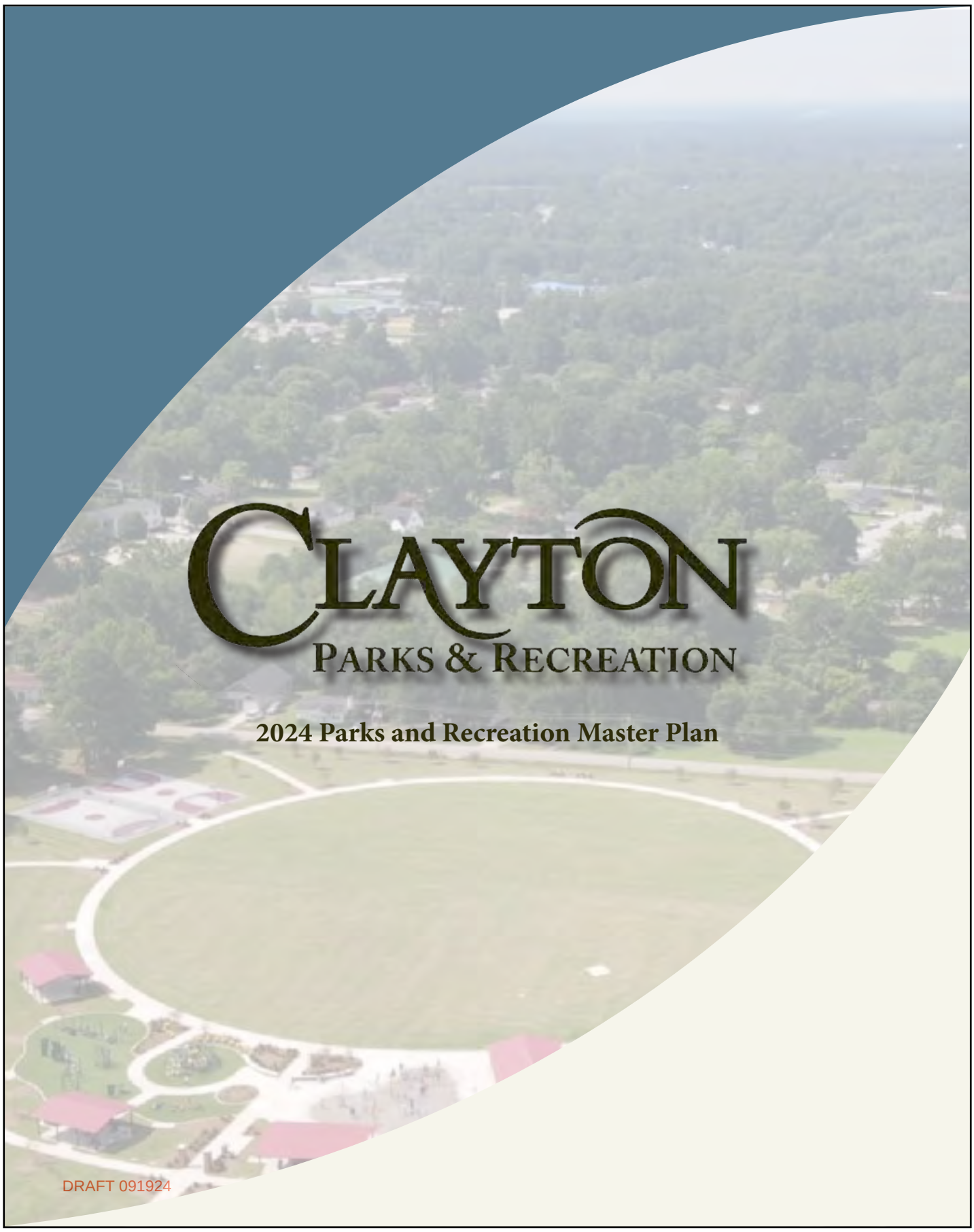
The resident survey revealed the following needs and amenities were the most requested:

- Adventure, camping, access to river
- More staff to support park programs
- Indoor space
- Connectivity between parks and downtown
- Intergenerational programs and special events
- More amenities (splash pad, new playground, dog park)

Top 3 Outdoor Experiences (for tourism and residents)

1. Aquatics facilities
2. Greenways and trails
3. Water sports access




CLAYTON
PARKS & RECREATION
2024 Parks and Recreation Master Plan
DRAFT 091924

ACKNOWLEDGMENTS

STAFF

Rich Capolla | Town Manager

Dolores Gill | Deputy Town Manager

Scott Barnard | Director, Parks and Recreation

Todd Riddick | Assistant Director, Parks & Recreation

Jimmy Bradley | Park Operations Superintendent

Lauren Lambert| Marketing & Special Events Coordinator

Kelly Young | Administrative Support Specialist

Matt Lorion | Former Acting Director, Parks & Recreation

Thank you to all of the Departmental staff involved in this process:

- Communications
- Cultural Arts
- Economic Development
- Engineering
- Parks and Recreation
- Planning

TOWN COUNCIL

Jody McLeod | Mayor

Ruth Anderson | Council member

Andria Archer| Council member

Gretchen Williams| Council member

Porter Casey | Council member

Michael Sims | Mayor Pro Tem

PARK ADVISORY COMMITTEE

Emily Beddingfield | Chair

Natasha Ellis-Smith | Vice-Chair

Travis Crowder | Committee Member

Carol Houston | Committee Member

Rebecca Bradford | Committee Member

Karen Beatty-Phinazee | Committee Member

Mark Morgan | Committee Member

Kuanyu Chen | Committee Member

Austin Cross | Committee Member

Omar Mincey | Committee Member

CONSULTANT TEAM

SageDesign | Project Lead

Alta Planning + Design | Planning and Analysis

ETC Institute| Survey Lead

Surface678 | Engagement Support

DRAFT 091924

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CLAYTON PARKS & RECREATION



INTRODUCTION

DRAFT 091924

INTRO | Town of Clayton

PURPOSE

The purpose of this plan is to understand community recreational needs in order to ensure the Town of Clayton is meeting current demand and planning for the future. This long-term plan describes how the Town will address the identified recreational needs of the citizens within its jurisdiction over the immediate (0-2 years), near term (3-5 years), and long term (6-10 years). Best practices recommend this plan be updated every ten years; the previous plan was completed in 2013, with an interim report completed in 2019 in order to understand the status of the 2013 findings.

VISION

In the Town of Clayton Strategic Plan several key elements were identified as priorities. The strategic plan vision is "Clayton is a beautiful Town with a unique, alive downtown, a growing economy, and a reputation as an arts community." Clayton focuses its services around the goal of keeping ***"Clayton-the Premier Community for Active Families."***

To build upon the Strategic Plan, and follow themes presented by the National Recreation and Park Association, several focus areas were identified in this planning process as core values for the Town and project moving forward. Those values are:

A Connected Community • Inclusive • Small Town Character
Economic Vitality
Environmental Stewardship
Celebration of Arts and Culture
Health and Wellness

Parks and Recreation Department Mission Statement:

"To inspire active and healthy living by providing diverse opportunities through parks, facilities, programs, and people."





DRAFT 091924

PROCESS

Process

The Town of Clayton has continued to utilize best practices in the industry to best understand community recreational needs. This process has continued to evolve since the 2013 Parks and Recreation Plan. In order to align with local, state, and national parks and recreation standards the following process has been utilized for this update:

The Inventory is comprised of several different steps in order to inform the team of existing resources and offerings.

- Understanding the population and the make up of the Clayton community
- Review of Past and Related Plans
- Current Departmental Staffing
- Current Programs and Program offerings
- Facilities Inventory

The Town of Clayton committed to a robust engagement process throughout the duration of this plan in order to ensure it is complete and representative of the Clayton community. The Town involved the community online, at community wide events, through in person planning session with elected officials, stakeholders, and staff, and through statistically valid and open link surveys. This engagement resulted in representative input to guide the plan.

The purpose of the analysis is to help prioritize solutions to address gaps in services and help plan for future community recreational needs. These efforts compare the Town of Clayton Inventory and Needs Assessment to National Best Practices benchmarking in the National Recreation and Park Association **(NRPA)** 2023 Agency Performance Review. The Town also completed two additional analysis evaluations:

- The Recreation Economic Analysis
- The Green Infrastructure and Resiliency Benefits Analysis

Recommendations and action are driven by demand and need. The higher priority items are elements where there is a gap in demand compared to the level of service being provided, and where a need has been identified repeatedly over time. Recommendations and action are broken down into immediate (0-2 years), near term (3-5 years), and long term (6-10 years) and include:

- Facilities
- Land Acquisition
- Connectivity
- Programs
- Staffing


INVENTORY
DRAFT 091924

THE COMMUNITY

ABOUT

Clayton is located on the western edge of Johnston County, east of I-40 and northwest of I-95. Clayton was incorporated in 1869 and has a rich history, starting with an agricultural base and transitioning over the years. Clayton has seen rapid growth and development, and has a current town population of approximately **29,445**, in part due to location. The community is close to several major cities: Raleigh, Chapel Hill, and Durham. Several research farms and laboratories have been established in the area because of Clayton's proximity to the above cities, and to North Carolina State University, the North Carolina Department of Agriculture, and Research Triangle Park.

However, even with the growth Clayton has seen, downtown Clayton and the greater Clayton community still maintains that quaint small-town feel. The Town of Clayton and downtown businesses have successfully partnered to preserve the small-town charm with more than $20 million invested in revitalization projects in the last decade,

THE PEOPLE

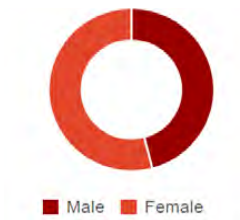
The approximately **29,445** people that make up the population of Clayton are a median age of 33.9 and fairly evenly distributed between males and females.

AGE

The Median Age of 33.9 is comprised of the following break down in age range according to the US 2023 Census data:

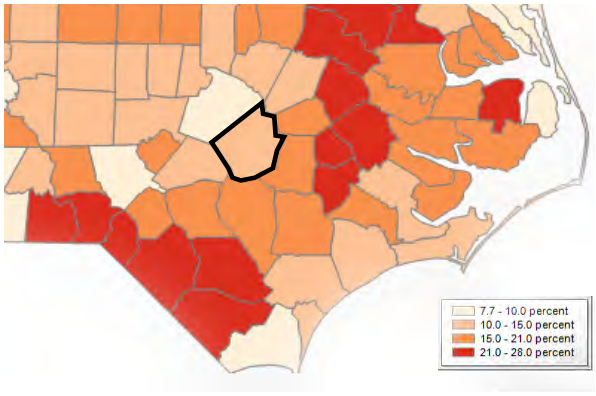
Age and Sex	
Persons under 5 years	6.4%
Persons under 18 years	28.1%
Persons 65 years & over	11.2%
Female Persons	50.6%

POVERTY



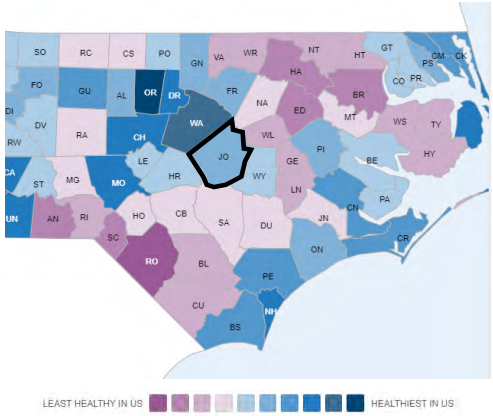
In a USDA document from 2021 "Percent of total population in Poverty in North Carolina," Johnston County ranked as having 11.8 percent of persons living below poverty level. This data is extracted from US Census Bureau data and small area income poverty estimates that are updated annually.

The Clayton median household income is $59,338 according to the US Census Bureau.



HEALTH

According to The County Healthy Ranking Report, Health Outcomes tell us how long people live on average within a community, and how much physical and mental health people experience in a community while they are alive. Johnston County is faring as a better than the average county in North Carolina for Health Outcomes, and better than the average county in the nation.



THE COMMUNITY

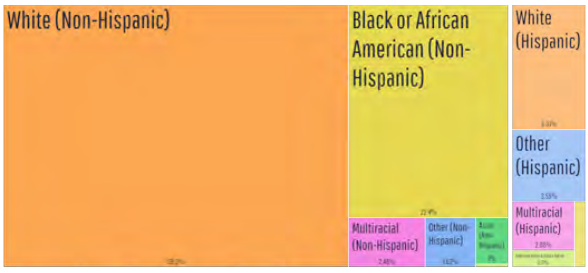
ETHNIC BREAKDOWN

According to Data USA which bases its information off of the US Census, the three largest ethnic groups in Clayton, NC are:

1. White (Non-Hispanic) 15.1k ± 1.23k
2. Black or African American (Non-Hispanic) 5.7k ± 1.02k
3. White (Hispanic) 1.61k ± 649

According to Data USA, in 2021, there were 2.65 times more White (Non-Hispanic) residents (15.1k people) in Clayton, NC than any other race or ethnicity. There were 5.7k Black or African American (Non-Hispanic) and 1.61k White (Hispanic) residents, the second and third most common ethnic groups.

13.2% of the people in Clayton, NC are Hispanic (3.36k people).





Clayton residents at the Clayton Harvest Festival - photo from the Town of Clayton

PAST AND RELATED PLANNING EFFORTS

Key past and related planning efforts were identified by staff and the project team. This review was conducted to understand common findings and recommendations within each of these plans and to ensure common themes and findings are aligned with these efforts. An action item review of the 2013 Comprehensive Parks and Recreation Plan was conducted to understand outstanding action items from that plan.

Plan Name	Year
2006 Comprehensive Bicycle Plan	2006
Johnston County Comprehensive Transportation Plan	2011
Parks & Recreation Master Plan	2013
Clayton Recreation Progress Report	2019
Clayton Comprehensive Growth Plan 2045	2021
Clayton Pedestrian Plan	2022

THE FOLLOWING ARE COMMON PRIORITIES IDENTIFIED IN THE PAST AND RELATED PLANS:

- Trails, greenways, and connectivity
- On-going communication & marketing improvements
- Natural resource protection
- Celebration of arts and culture
- Downtown connectivity improvements
- Land acquisition to meet future need
- Desire to be a regional destination for recreation

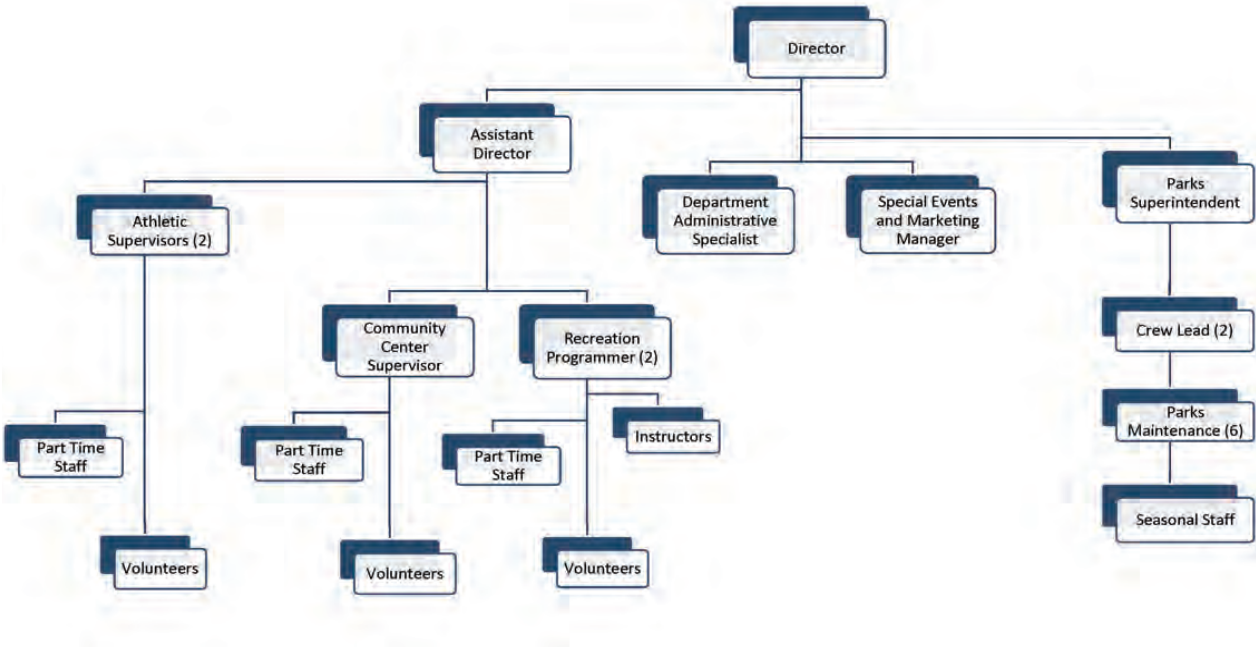


Clayton staff talks to residents about the 2024 Parks and Recreation Master Plan and the Department offerings at the Clayton Harvest Festival

STAFFING

The Town of Clayton Parks and Recreation is comprised of Full-time (FTE's) staff, Part- time staff, and seasonal staff. Parks and recreation staff fall into three general departmental categories, programming, park operations, and support.

ORGANIZATIONAL CHART



PROGRAMS

ABOUT

The Town of Clayton Parks and Recreation Department offers a wide variety of programs for residents and visitors. Many of the offerings are provided at the Clayton Community Center which provides free membership to all Town of Clayton residents. In addition to this resource, programming is provided at locations throughout Town. Program offerings are listed online, through registration, and within the Program Guide in the following general categories:

Athletics/Sports
Preschool
Youth and Teen
Adult
Fitness
Teen
Adult
Senior
Adaptive
all ages
Arts
Youth
Teen Adults
Seniors
Skills and Social
Youth
Teen
Adults
Seniors

PROGRAMS

The Town of Clayton programs span all ages and create opportunity for participants to become involved in arts, fitness, athletics, senior activities, camps, youth and teen activities, special and seasonal programming, life skills classes, and more. This variety of programming takes place predominantly at the Community Center with camps, athletics, senior trips, and some fitness taking place in other locations within the park system.

Collectively, the Town of Clayton Parks and Recreation Department programs served approximately 5400 participants in 2023. This number does not include those served through special events such as movie nights and concerts at Municipal Park. Programs continue to be in high demand with 2023 seeing over 680 people on the waitlist for programs offered. This illustrates the high demand for programming being offered within the Town. Of those programs seeing high waitlist numbers, over 80% of waitlisted programs are offered within the Community Center including programs such as arts, fitness, dance, youth programs, camps, and athletics. Other programs also had wait lists in 2023, including athletics, senior trips, tennis, and pickleball. The demand for programs can be attributed to several factors: increased population, especially younger families, not having enough specialty instructors to meet demand, and not having the space to expand program offerings.



Youth athletics is one of the many program offerings Clayton provides the community.

FACILITIES

ABOUT

The purpose of the facilities inventory assessment is to determine how well the Town of Clayton Parks and Recreation Department is meeting the needs of Town residents and visitors with its parks, greenways, open space, and facilities. These findings contribute to determining the overall level of service findings for the Town, and help establish the vision for the future parks and recreation system.

According to the National Recreation and Parks Association (NRPA), the basic definition of Level of Service (LOS) is expressed as an allocation mechanism for the delivery of park and recreation facilities. By understanding the current level of service for parks and recreation facilities within the Town, a community can better understand how and if residents have equal opportunity to basic parks and recreation services. To do this, the team evaluated the facilities that exist utilizing the community values identified in the planning process. These values are unique to Clayton and provide the lens for which each park was assessed. This process helps determine if the parks and the amenities within them are meeting the goals and vision.

Each park was evaluated using the community values to understand if it is falling below the goals for the Town (N= needs improvement - 50% or less of the criteria were observed), meeting the goals (S=Satisfactory - Approximately 50% of the criteria were observed), or performing above expectations (C=Commendable- 75% or more of the criteria were observed). All of the criteria below helped determine how a park is performing to meet the needs and expectations of the Clayton community.

A CONNECTED COMMUNITY

Public, staff, and stakeholder involvement all highlighted the desire to maintain the small-town charm of the Town and provide opportunities for connectivity, community interaction, and inclusion. This part of the assessment evaluated connectivity within the park, to and from the park, and what resources are available that allow users to use alternative transportation. The greenways evaluation section of this report will go into greater detail regarding the overall townwide greenway system.

PHYSICAL CONNECTIVITY:

- Is there nearby transit?
- Is there a community greenway connection to the park and are there contiguous sidewalks to connect to park entrances?
- Are there proposed greenway connections?
- Is the park internally connected?
- Can you get from amenity to amenity within large and small parks?
- Is the surface and width accessible?
- Do you know where you are in the park and/or Clayton?
- Do you know how long it might take you to walk a trail?

COMMUNITY CONNECTIONS:

- Does the park promote social interaction?
- Does the park contain opportunities for passive and/or active recreation?
- Is there a balance of sun and shade?
- What is the noise level? Are there opportunities for both quiet and engaged spaces?
- Is there an opportunity for seating?
- Does the park allow users to connect with nature and the features within the park?
- Can the user quantify their experience in time or distance?
- Are there intergenerational activities?

INCLUSION:

- Is there wifi in the park?
- Is there accessible seating?
- Is there power and/or charging stations?
- Are the amenities open to the general public?
- Are reservations systems and information solely online?
- Is there a fee based facility?
- Is information communicated in the park as well as online?
- Is the park in a socially vulnerable area?
- What is the overall park quality?
- Do the amenities look well maintained?
- Does the park feel welcoming for all ages and abilities?
- Do the amenities support use by multiple age groups?

FACILITIES

ECONOMIC VITALITY

Throughout the engagement process participants highlighted the importance of economic development within Clayton and interest in increasing access to recreation tourism. There is a strong desire to find parks and recreation offerings that are unique to Clayton and provide something that will encourage visitors to the area. The town also wants to ensure it is meeting the recreation demand of its residents.

- Are there features unique to the area?
- Does the park offer something you cannot get somewhere else?
- Are the features new or old?
- Is there an opportunity for a unique special event or vendor?
- Is there a partnership opportunity?



Harmony Playground was made possible through community partners, donations, and cooperation to promote local business and increase access to play!

ENVIRONMENTAL STEWARDSHIP

Sustainability is a goal for Clayton and was identified during the townwide strategic planning process as a priority. During interdepartmental input sessions several ways to ensure the town is meeting environmental best practices were identified. Each of these factors contribute to the overall users' ability to experience nature and the overall sustainability of the park. The following factors were identified:

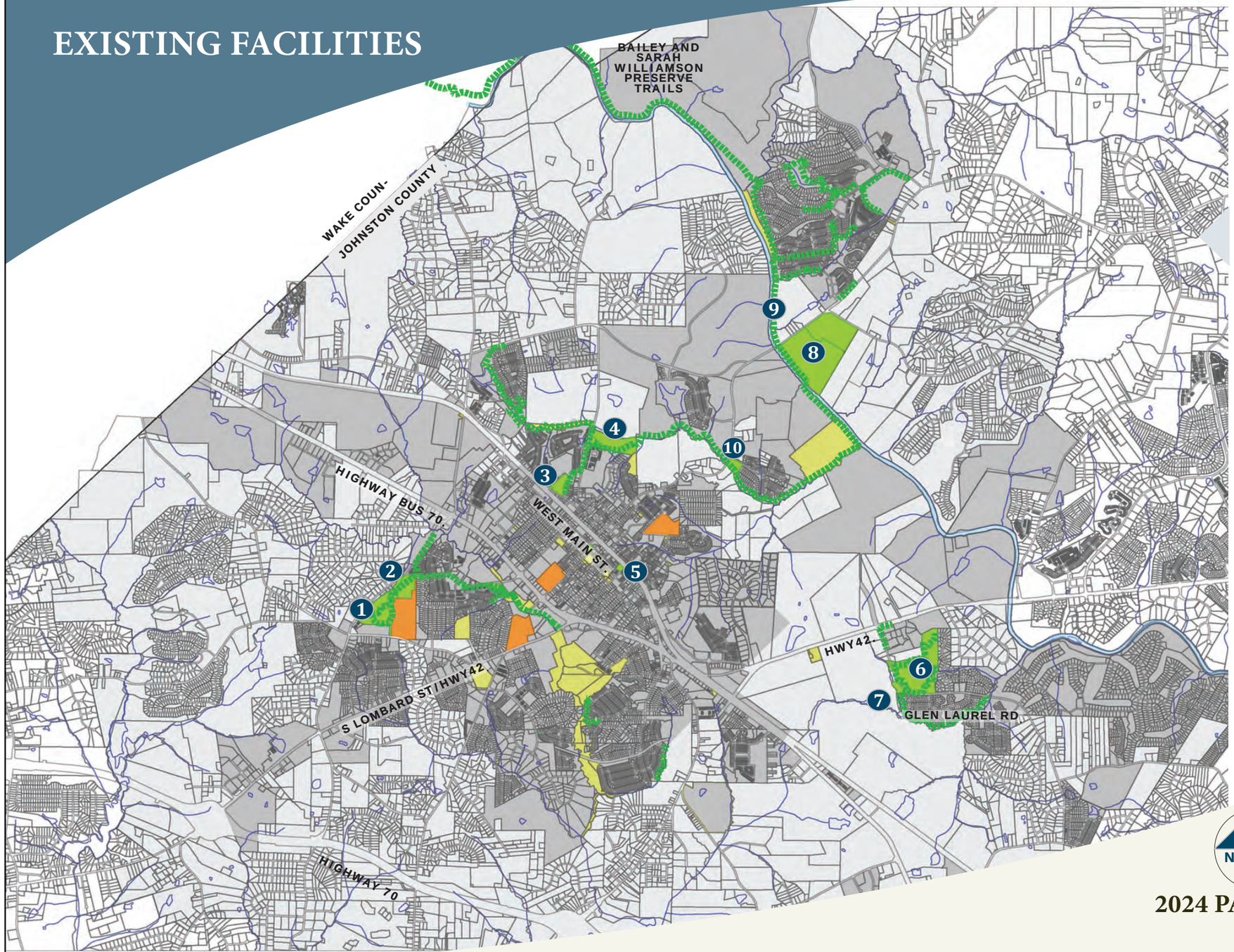
- Are park features in a floodprone area?
- Are features designed to endure natural impact?
- Is there green infrastructure present? (pavement, lighting, solar, stormwater, etc.)
- Is there a feature that requires consistent maintenance?
- Are there opportunities to reduce land management?
- Have maintenance practices been evaluated for impact?
- Are there any furnishings or site features sourced from sustainable materials, recycling and composting options?
- Is there a focus on use of native, drought tolerant vegetation?

ARTS AND CULTURE

The Town of Clayton wants to ensure its park users have the opportunity to experience new and engaging opportunities in their parks and civic spaces. This can be done through unique programming, unusual material use, unique facility development, or unique site plan layout. Each of these factors contribute to the overall users' ability to experience something that is unique to Clayton and help maintain the small-town character. The following factors were evaluated:

- Are there park features present that are only provided in this park?
- Are features something that celebrate Clayton?
- Is there an experience that a user can only get in Clayton and not nearby?
- Does the feature highlight what makes Clayton unique?

EXISTING FACILITIES



LEGEND

- EXISTING CLAYTON PARKS
- TOWN OWNED LAND
- SCHOOLS
- CLAYTON TOWN LIMITS
- CLAYTON ETJ
- EXISTING GREENWAYS AND TRAILS
- NEUSE RIVER BLUEWAY

EXISTING PARKS

1. CLAYTON COMMUNITY PARK
2. CLAYTON COMMUNITY CENTER
3. MUNICIPAL PARK
4. LEGEND PARK TRAIL HEAD
5. DONALD “CLYDE” SINCLAIR PARK
6. EAST CLAYTON COMMUNITY PARK
7. EAST CLAYTON DOG PARK
8. FUTURE LOOP ROAD PARK
9. CLAYTON RIVER WALK ON THE NEUSE
10. SAM’S BRANCH GREENWAY

SCALE: 1” = 3600’ 0 3600’ 7200’

NORTH

CLAYTON PARKS & RECREATION

2024 PARKS AND RECREATION MASTER PLAN

DRAFT 091924

FACILITY OVERVIEW

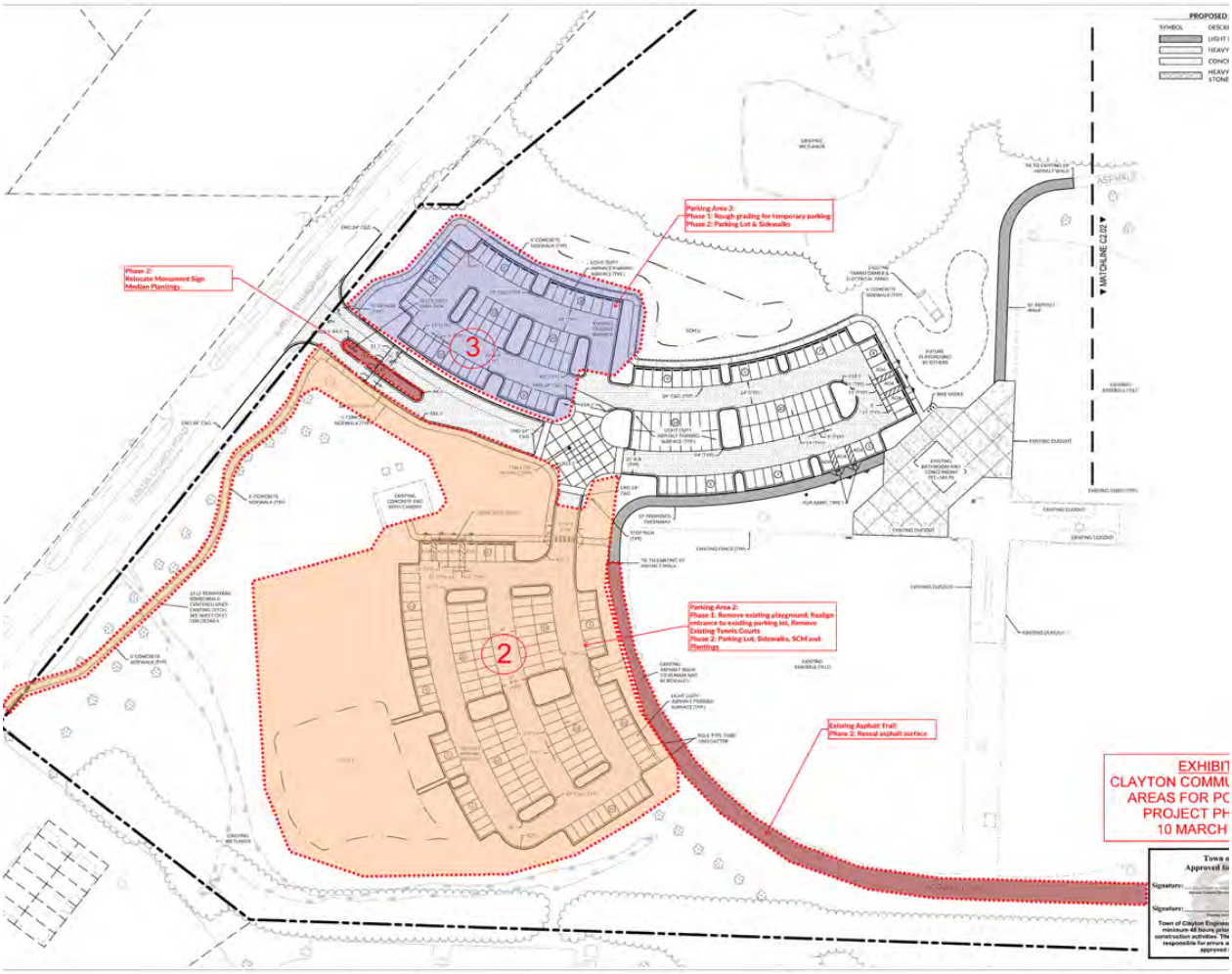
	Facility Name & Address	Acreage	Hours of Operation	Indoor Bldg. s.f.	Baseball / Softball Fields	Batting Cages	Bocce	Shuffleboard	Multi-purpose Field	Open Play Area	Outdoor Basketball Courts	Tennis Courts	Pickleball Courts	Sand Volleyball Courts	Disc Golf	Natural Trails	Paved Trails	Playgrounds	Splash Pad	Picnic Shelters	Multi-purpose Indoor Bldg.	Gymnasiums	Outdoor Performance Area	Restrooms	Dog Park
1	**Clayton Community Center** 715 Amelia Church Rd	11.68	Hours: M-F 7am-9pm Sat: 8am-4pm Sun: 1-6pm	32,000 sf			6	6				4	8					1			✓	1	✓	Y	
2	**Clayton Community Park** 1075 Amelia Church Road	32	Dawn to Dusk		(3)					( )						0.5	0.5	(1)		(1)				Y	
3	**Municipal Park** 325 McCullers St	8.12	Park: Dawn to Dusk Splash pad hours: Summer: 9:00 a.m. – 8:00 p.m.							✓	2						0.25	1	1	3				Y	
4	**Legend Park Trail Head** 553 City Rd	25.1	n/a																						
5	**Donald "Clyde" Sinclair Park** 400 E. Front Street	1.45	Dawn to Dusk								(1)							(1)		(1)				Y	
6	**East Clayton Community Park** 1774 Glen Laurel Road	65.46	Dawn to Dusk		1	1			3	✓					18		1	1		4				Y	
7	**East Clayton Dog Park** 2027 Glen Laurel Road	3	Dawn to Dusk																						1
8	**Future Loop Road Park**	120.13	Dawn to Dusk																						
9	**Clayton River Walk on the Neuse** 2686 Covered Bridge Road		Dawn to Dusk														5.5								
10	**Sam's Branch Greenway** 1358 N O'Neil Street		Dawn to Dusk														2.5								
	Summerlyn Greenway																1								
	Bailey and Sarah Williamson Preserve (Partnership)															1									
	Existing Acreage	**146.81**	**Totals:**	**32,000**	**4**	**1**	**6**	**6**	**3**	**3**	**3**	**4**	**8**	**0**	**1**	**1.5**	**11**	**5**	**1**	**9**	**1**	**1**	**1**	**5**	**1**
	Future Acreage (Loop Road)	**120.13**																							
	Total	**266.94**																							



Harmony Playground inclusive play space at East Clayton Park

CLAYTON COMMUNITY PARK

1075 AMELIA CHURCH ROAD		HOURS: DAWN TO DUSK	32 ACRES
Baseball	3 (L)	Paved Trail	.5
Benches/Picnic Tables	Y	Unpaved Wetland Trail	.5
Picnic Shelter	1		
Playground (being updated)	1		



Renovation of Community Park is underway

CONNECTED COMMUNITY

Clayton Community Park is located adjacent to the Community Center, existing neighborhoods, and Clayton Middle School. Scheduled trail improvements will connect this site to the Community Center. Additional park improvements are occurring which will also improve access to site features such as the playground and ballfields. The park could be better connected to the adjacent school with the inclusion of internal trail connectivity, or sidewalk and trail connection access along Guy Road.

ECONOMIC VITALITY

Clayton Community Park is home to three ballfields and Senior Games which brings players and families to this site. Communicating community support features such as restaurants and shops will help visitors understand nearby resources. Likewise, offering opportunities for food trucks and vendors can highlight Clayton's resources.

ENVIRONMENTAL STEWARDSHIP

This site has a positive balance of active and passive recreation, open space, and wooded area. By redeveloping in areas already impacted and protecting forested and wetlands areas, Clayton Community Park is following best practices.

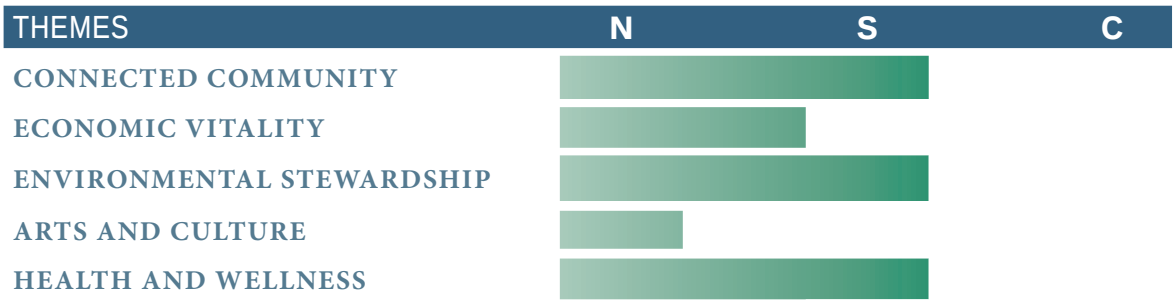
ARTS AND CULTURE There does not appear to be anything on site that highlights the Clayton Community arts and community.

HEALTH AND WELLNESS This site has a good balance of active and passive recreation and offers features that serve a variety of recreational needs and ages. With the upgrade of the playground and connection to the Community Center, this site will expand its opportunity to better serve residents.



PAVED PARK TRAIL

The existing park is undergoing upgrades including trail connections to Clayton Community Center and a new playground.



CLAYTON COMMUNITY PARK



Park renovations are underway



Demolition of older features has occurred



Existing restroom building to remain



Existing ballfields to remain

CLAYTON COMMUNITY CENTER

715 AMELIA CHURCH RD	32,000 SF	HOURS: M-F 7AM-9PM SAT. 8AM-4PM SUN.1PM-6PM	11.68ACRES
Multi-purpose Court/Gymnasium	1	Meeting Room	Y
Fitness Equipment	Y	Community Garden	Y
Indoor Walking Track	1/16 of a mile	Tennis Courts (future)	4
Art and Pottery Room	2	Outdoor Pickleball (future)	8
Offices	Y	Shuffleboard (future)	6
Game Zone and Gathering Space	Y	Bocce (future)	6
		Maintenance Area (future)	



CONNECTED COMMUNITY

Clayton Community Center provides access to active and passive recreation and serves as a hub for community recreation information and programs. It is a good example of intergenerational offerings. Continuing to improve sidewalk and trail connections with crosswalks, signage, and missing links, this site could be better accessed by nearby neighborhoods, commercial, and school. Demand for the well-loved resources is high.

ECONOMIC VITALITY

This site is a high quality center and is serving its residents and users with programs, health and wellness, and fitness. It demonstrates the Town's commitment to health and wellness.

ENVIRONMENTAL STEWARDSHIP

Park redevelopment is occurring in areas already impacted and/or will be reusing sites already developed.

ARTS AND CULTURE Indoor programs and spaces offer access to arts, as well as the community garden space. These features should be celebrated inside, outside, and online to highlight Clayton's arts offerings.

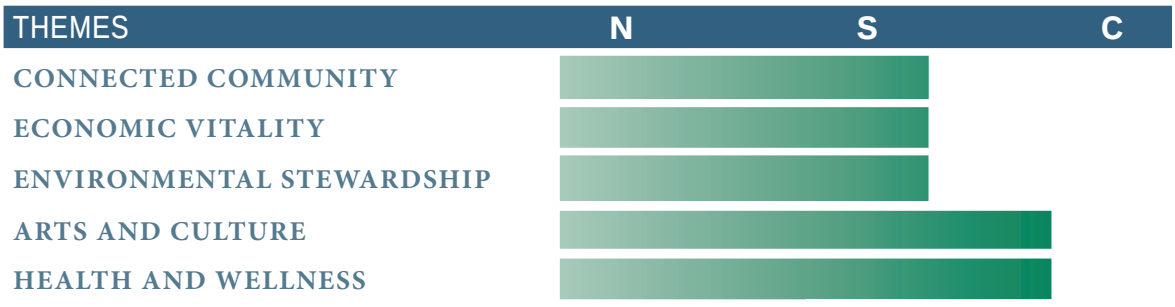
HEALTH AND WELLNESS

Users can access sports, fitness, educational courses, and the arts. This space is a good example of meeting community needs in one location. It also provides a unique setting for intergenerational interaction and community connection. The access to this indoor recreational resource is high.



CLAYTON COMMUNITY GARDENS

The Town of Clayton has been in partnership with Johnston County Cooperative Extension for Community Gardens at the Community Center since 2011, Photo, Johnston County Cooperative Extension



CLAYTON COMMUNITY CENTER



Multi-purpose indoor gymnasium- photo by Town of Clayton



Multi-purpose gymnasium space - photo by Town of Clayton



Game room - photo by Town of Clayton



Outdoor play space at Clayton Community Center - photo by Town of Clayton



New pickleball courts at Clayton Community Center - photo by Town of Clayton



New trail and parking - photo by Town of Clayton

MUNICIPAL PARK

325 MCCULLERS ST		PARK: DAWN TO DUSK SPLASH PAD HOURS: SUMMER: 9:00 A.M. - 8:00 P.M	8.12 ACRES
Basketball	1	Event/Multi-Purpose Lawn	Y
Basketball/ Futsal	1	Playground	1
Benches/Picnic Tables	Y	Splashpad	1
Paved Trail & Greenway Trailhead	.25	Restrooms	1
Picnic Shelter	3		
Performance Shelter	1		



Municipal Park aerial photo- photo from Town of Clayton

CONNECTED COMMUNITY
Municipal Park is a recently renovated well-connected space. There are improvements that can enhance this as a connected space including sidewalk and signage improvements into downtown and a true trail head sign and bike support showing the connection to Sam's Branch and the Clayton River Walk on the Neuse.

ECONOMIC VITALITY
Municipal Park serves as a positive example of ways parks can bring together the community and local businesses through vending, concerts, and festivals. This could be enhanced more through walking connections and walking tours directly to and from downtown.

ENVIRONMENTAL STEWARDSHIP
The site helps retain open space in an already developed community. The park also has visible site stormwater controls which could serve as educational tools to park visitors. The park needs access to additional shade. Since it is new, the newly planted trees are not providing heat reduction or shade for users yet.

ARTS AND CULTURE The site provides a link to concerts, festivals, and family events as well as displaying signage of upcoming local events. There could be the incorporation of local art into this space along the walking loop.

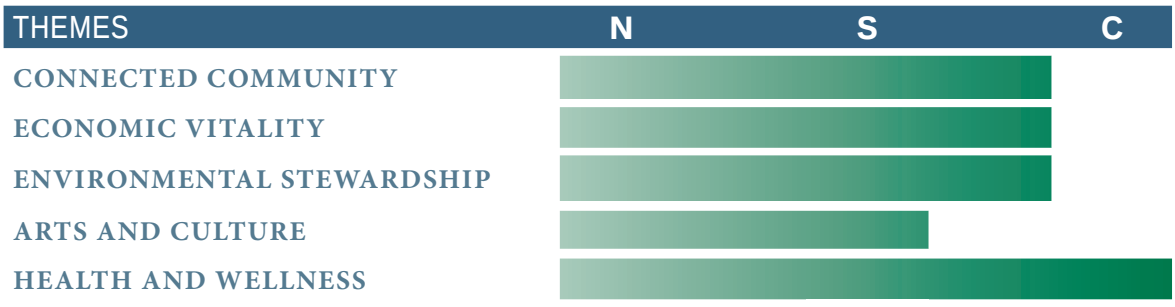
HEALTH AND WELLNESS The site promotes positive health and wellness by providing activities for various ages and user groups. It also provides a setting for users to interact, socialize, and be outdoors.



The entrance into Municipal Park could also serve as a trailhead for the community-wide greenway



Existing performance pavilion



MUNICIPAL PARK



New and accessible playgrounds



Existing stormwater features could educate users



Celebration and communication of local events



Campers come to use the park site



New playground and splashpad



Three new shelters help provide shade and spaces for gathering

DONALD “CLYDE” SINCLAIR PARK

400 E. FRONT STREET		HOURS: DAWN TO DUSK	1.45 ACRES
Basketball Court	1 (L)	Shelter	1
Restroom	Y	Little Free Library Borrow Box	Y
Playground	1		



CONNECTED COMMUNITY

Donald “Clyde” Sinclair park is located in downtown Clayton with the opportunity to be better connected to the overall downtown sidewalk system. The park itself has good internal connectivity, but sidewalks leading to and from downtown, and access to the basketball court need improvement along East Front Street.

ECONOMIC VITALITY

The improvements made to this park not only celebrate the history of the site, but also make the entire space more inviting and user friendly.

ENVIRONMENTAL STEWARDSHIP

The site provides gathering and open space in the downtown area.

ARTS AND CULTURE

This site is named after Clayton resident Donald Clyde Sinclair. This site could further celebrate the history through art.

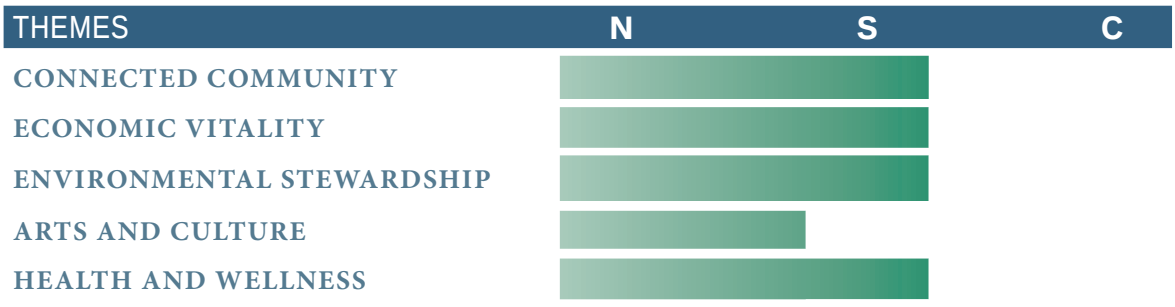
HEALTH AND WELLNESS

The site offers opportunity for intergenerational interaction, active play on the court and playground, social gathering, and learning about a Clayton community member. It could better serve the community if it were part of the overall trail and sidewalk system.



LITTLE FREE LIBRARY BORROW BOX

Donald “Clyde” Sinclair Park is a small community gathering location that celebrates local basketball legend & former Harlem Globetrotter Donald “Clyde” Sinclair



DONALD "CLYDE" SINCLAIR PARK



Seasonal flower box at the park entry



Fenced playground with shade



Basketball court



Small park signage at parking area



Opportunity to connect to downtown

EAST CLAYTON COMMUNITY PARK

1774 GLEN LAUREL ROAD		HOURS: DAWN TO DUSK	65.46 ACRES
Baseball Field (home to Clayton Clovers)	1	Multi-Purpose Fields	3
Batting Cage	1	Restrooms	2
Disc Golf	18 holes	Shelters	3



East Clayton Park rendering from the Town



East Clayton Park multi-purpose fields

CONNECTED COMMUNITY

East Clayton Park has a variety of trail offerings including a multi-purpose paved park loop trail, natural surface trails, and sidewalks. There is potential to connect this site regionally via nearby greenways, future greenway along Glen Laurel Road, and ultimately via Highway 42 to downtown and the Neuse River. There is also an opportunity to link the apartments and commercial area along Briarcliff Drive via greenway. Several of these connections were also identified as priority projects in the 2022 Clayton Pedestrian Plan.

In addition to greenway trail connections, further evaluation should be conducted for Glen Laurel Road pedestrian crossings. Crossing recommendations were presented in the 2022 Clayton Pedestrian Plan and identified by residents as a need during this planning process.

ECONOMIC VITALITY

This site has several unique features including the Harmony Playground, summer professional baseball league the Clayton Clovers, and several multi-pupose fields, bringing local and regional teams to the area. The site could further enhance impact by incorporating local businesses and food trucks, connecting to downtown, and informing visitors of nearby community resources.

ENVIRONMENTAL STEWARDSHIP

The site has recently been redeveloped and did so in a way to impact areas already cleared and developed and improve stormwater treatment on site. It preserves open space and wooded area in the Neuse River watershed.

ARTS AND CULTURE

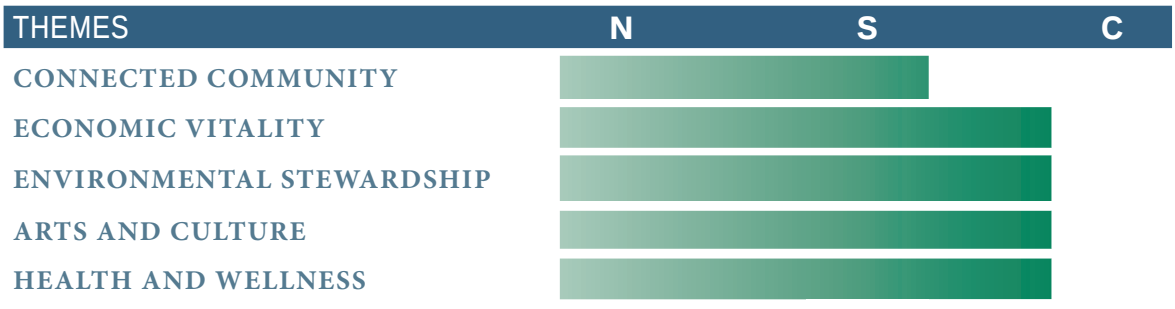
This site celebrates local businesses and events onsite through the signage acknowledging local partners and events.



Clayton disc golf course serves as an opportunity to draw regional users to a local park

HEALTH AND WELLNESS

East Clayton Park is truly an intergenerational park offering a wide variety of active and passive recreational activities for all users. The elements that could be improved are access to shade, highlighting distances of trails and how long it may take a user to walk various routes, and connecting this park to the dog park and community-wide trail system.



EAST CLAYTON COMMUNITY PARK



Existing restrooms and entry to multi-use fields



Harmony Playground



Harmony Playground space



Unique archways and playspace



Batting cage



Existing multi-purpose fields

EAST CLAYTON DOG PARK

2027 GLEN LAUREL ROAD	Y	HOURS: DAWN TO DUSK	3 ACRES
Small dog and large dog fenced-in area	Y	* No Restroom	0
Gravel Parking	Y	Water/ Clean up Station	Y
Picnic Tables	Y		

CONNECTED COMMUNITY

East Clayton Dog Park is located directly across from East Clayton Park on Glen Laurel Road; however there is currently not a safe crossing between the two locations. Both parks would be better served with a crossing at Oak Alley Trail. This would connect several communities to East Clayton Park as well. Internally the site could be better connected with internal sidewalks.

ECONOMIC VITALITY

This site is a community-wide asset but is currently the only dog park within the system. There is an opportunity to partner and showcase local businesses that provide animal products and services at this site or the expansion at another location.

ENVIRONMENTAL STEWARDSHIP

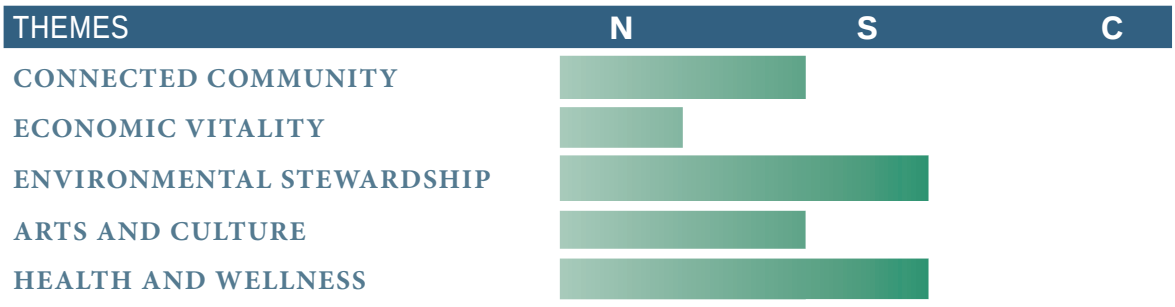
This site preserves open space and wooded area in a highly developed and developing area of the Town.

ARTS AND CULTURE

There is a great opportunity to have themed arts and highlight local business through art on this site; there is currently not any on-site.

HEALTH AND WELLNESS

This space provides an opportunity for pet owners to be outside and connect with their community. Dog parks state and nationwide have demonstrated a positive impact on creating community connections and intergenerational recreation opportunities. There should be improved internal access at this site and connections to East Clayton Park for restrooms. Demand is high for access to dog parks in Clayton and additional locations should be considered to help meet this demand.



EAST CLAYTON DOG PARK



Dog park entry across from East Clayton Park



Dog support features



Rules and signage



Entry to leash free zone



ADA parking and gravel lot



Informal picnic area

FUTURE LOOP ROAD PARK

SOUTHEAST CORNER OF LOOP ROAD AND COVERED BRIDGE ROAD		HOURS: N/A	120 ACRES

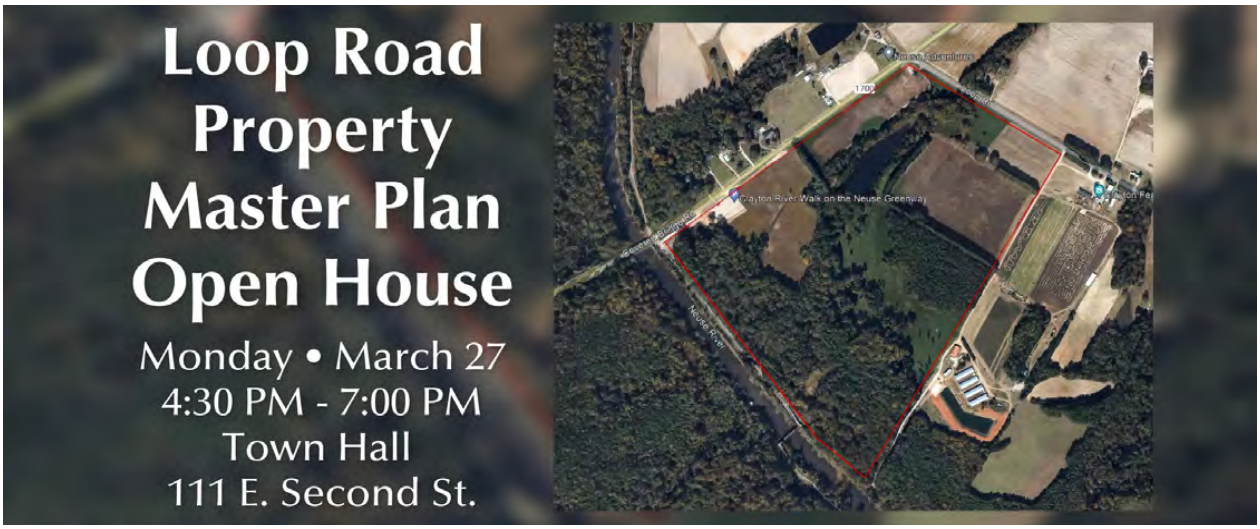




ABOUT FUTURE LOOP ROAD PARK

The future Loop Road Park input and planning began in 2023 to get initial input and community guidance. The planning process for the future Loop Road Park will continue upon the completion of 2024 Clayton Parks and Recreation Master Plan.





TRAILS AND GREENWAYS:

- **Clayton River walk on the Neuse**
- **Sam's Branch Greenway**
- **Bailey and Sarah Williamson Preserve**

GREENWAYS AND TRAILS	SURFACE & FEATURES	PARTNERSHIPS	DISTANCE
Bailey and Sarah Williamson Preserve (Owned by Triangle Land Conservancy)	natural surface multi-purpose trails with 1 mile designated for walking; partially located in Wake County	Clayton, Wake County, the Land and Water Fund, Johnston County, the Environmental Enhancement Grant Program, and the Williamson family	17 miles
CLAYTON RIVER WALK ON THE NEUSE 2686 Covered Bridge Road (accessed also at Legend Park Trail Head- 553 City Rd, Clayton, NC 27520)	10' wide paved	Designated as part of the East Coast Greenway, statewide Mountains-to-Sea Trail, and connects to the 32 mile Neuse River Greenway which currently ends at Falls Lake	4 miles
NEUSE RIVER BLUEWAY 3 informal access locations: › Mial Plantation Rd. › Covered Bridge Rd. › Hwy. 42, Clayton	Natural river with fluctuating water levels	Part of the 250 mile Neuse River	7.5 miles
SAM'S BRANCH GREENWAY 1358 N O'Neil Street (accessed also at Legend Park Trail Head- 553 City Rd, Clayton, NC 27520)	10' wide paved with public art	NCDOT grant	2.85 miles
PARKS WITH TRAILS: › Municipal Park › East Clayton Park › Clayton Community Park			1.25 miles



CONNECTED COMMUNITY

The Town of Clayton has worked hard to be a better connected community by including trail resources such as Sam's Branch Greenway, Clayton River Walk on the Neuse, and the Neuse River itself serving as a regional Blueway. Continued effort should be made to follow the priority projects identified in the 2022 Pedestrian Plan by internally connecting park resources and connecting these resources to the downtown core of historic Clayton.

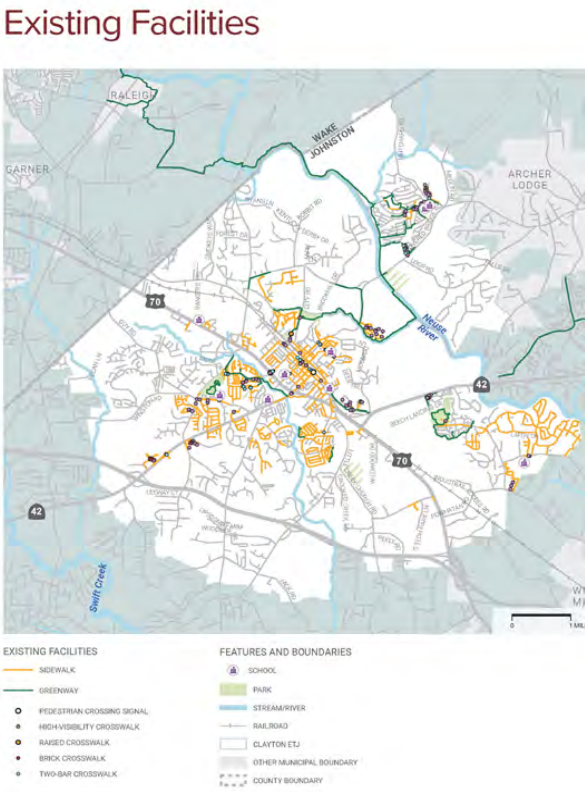
ECONOMIC VITALITY

The regional trails of the River Walk on the Neuse, The Neuse River Blueway, and Sarah Williamson Preserve provide the opportunity to celebrate what makes Clayton unique along the Neuse River. Expanding opportunities to get to these resources, and support facilities along them, may not only increase visitors to Clayton, but also enhance user experience for residents. Focus should be on these regional resources and connecting parks to the downtown core.

ENVIRONMENTAL STEWARDSHIP

As discussed further in the report in the 2023 Green Infrastructure and Resiliency Benefits Analysis, Clayton is growing rapidly and ensuring the preservation of a regional network of parks and green spaces will directly mitigate the potential risk of natural disasters, through providing ecosystem services that will directly increase Clayton's resiliency. Clayton is already doing many of the things necessary to help protect these resources through parks and open space and should look to quantify and educate on the benefits of these efforts.

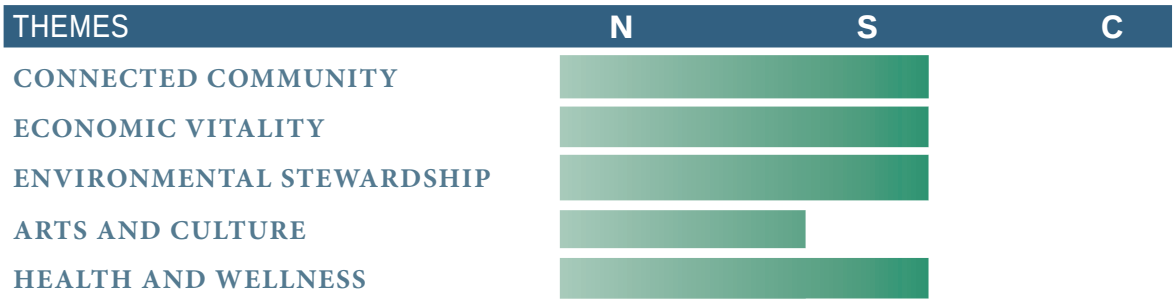
ARTS AND CULTURE Sam's Branch Greenway is a wonderful example of celebrating local arts and culture, as are the opportunities for events, concerts and programs at Municipal Park. Linking these art resources through an arts opportunity walk may not only get visitors and users to explore other parts of the system, but also enhance the system for current users.



Greenway Map from 2022 Clayton Pedestrian Plan

HEALTH AND WELLNESS

The Town of Clayton should communicate connectivity opportunities through maps online and information in parks, distances and times it may take to use a trail, difficulty level, and the accessibility of support facilities. All of these elements enhance the experience for users. Providing benches, signage, restrooms, shade, access to water, and links to public transportation all improve the opportunity for positive health and wellness.



GREENWAYS AND TRAILS IN CLAYTON



Clayton River Walk on the Neuse Trailhead



Paved greenway trail with regional connections



Sam's Branch Greenway



Communicating Greenway system!



Linking Neighborhoods to parks



Neuse River Blueway opportunities!



DRAFT 091924

COMMUNITY

ABOUT

The Town of Clayton committed to inclusive community engagement throughout the planning process, utilizing a variety of engagement approaches to reach a varied and representative population. Community engagement is one of the most important components to the success of the recreation and parks master planning process. The Town of Clayton conducted engagement in a variety of ways in order to ensure input and outreach were accessible to the entire community.

THE PEOPLE

The approximately **29,445** people that make up the population of Clayton are a median age of 33.9 and fairly evenly distributed between males and females. The statistically valid responses represent that demographic.

AGE

The Median Age of 33.9 is comprised of the following break down in age range according to the US 2023 Census data:

Age and Sex	
Persons under 5 years	6.4%
Persons under 18 years	28.1%
Persons 65 years & over	11.2%
Female Persons	50.6%

IN PERSON

Over 524 in person touchpoints were made with the community including staff, department partners, community stakeholders, elected officials, committees, park users, and Clayton residents.

ONLINE

In order to reach a wider variety of park users and non-users, an online survey was distributed via email, social media including Facebook, Instagram, and Twitter, and via the Town and departmental website. Responses were differentiated between Town of Clayton residents and non-residents.

STATISTICALLY VALID SURVEY

A statistically valid survey was conducted via project partner ETC Institute to ensure representative input was received from Town of Clayton residents.

INPUT SUMMARY

Group	Date	Touchpoints
Kick off Meeting	04/27/23	13
Core Team Meetings	10 Total	6 (each time)
Parks & Recreation Interdepartmental Staff Input	05/18/23 & 06/07/23	46
Parks and Recreation Advisory Board	06/12/23; 05/13/24 09/09/24	10 (each time)
Administration Input and Visioning	05/22/23	6
Open Houses (3 Sessions)	09/21/23	70+
Town Council	09/25/23; 06/3/24; 10/07/24	18+ each session= 54
Clayton Music Night and Movie Night	10/28 & 29/23	30 & 45
Clayton Harvest Festival	10/28/23	200+
Stakeholder Input (in person, via email, and phone call)	09/21/23	15+l
In-person Touchpoints:		**524**

Survey	Responses
Statistically Valid Surveys to Clayton residents	320
Online Public Engagement survey	253
Total Surveys:	**573**

Touchpoints	**1097**

SURVEY

2023 TOWN OF CLAYTON PARKS AND RECREATION MASTER PLAN SURVEY

ETC Institute administered a Parks and Recreation Master Plan Survey for the Town of Clayton during the fall of 2023. The survey was used to assess community parks and recreation needs and priorities.

METHODOLOGY

ETC Institute mailed a survey packet to a random sample of households in Clayton. Each survey packet contained a cover letter, a copy of the survey, and a postage paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at ClaytonNCSurvey.org. After the surveys were mailed, ETC Institute followed up with residents to encourage participation. To prevent people who were not residents of Clayton from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The goal was to collect a minimum of 300 completed surveys from residents. The goal was met with 320 completed surveys collected. The overall results for the sample of 320 households has a precision of at least +/- 5.5 at the 95% level of confidence.

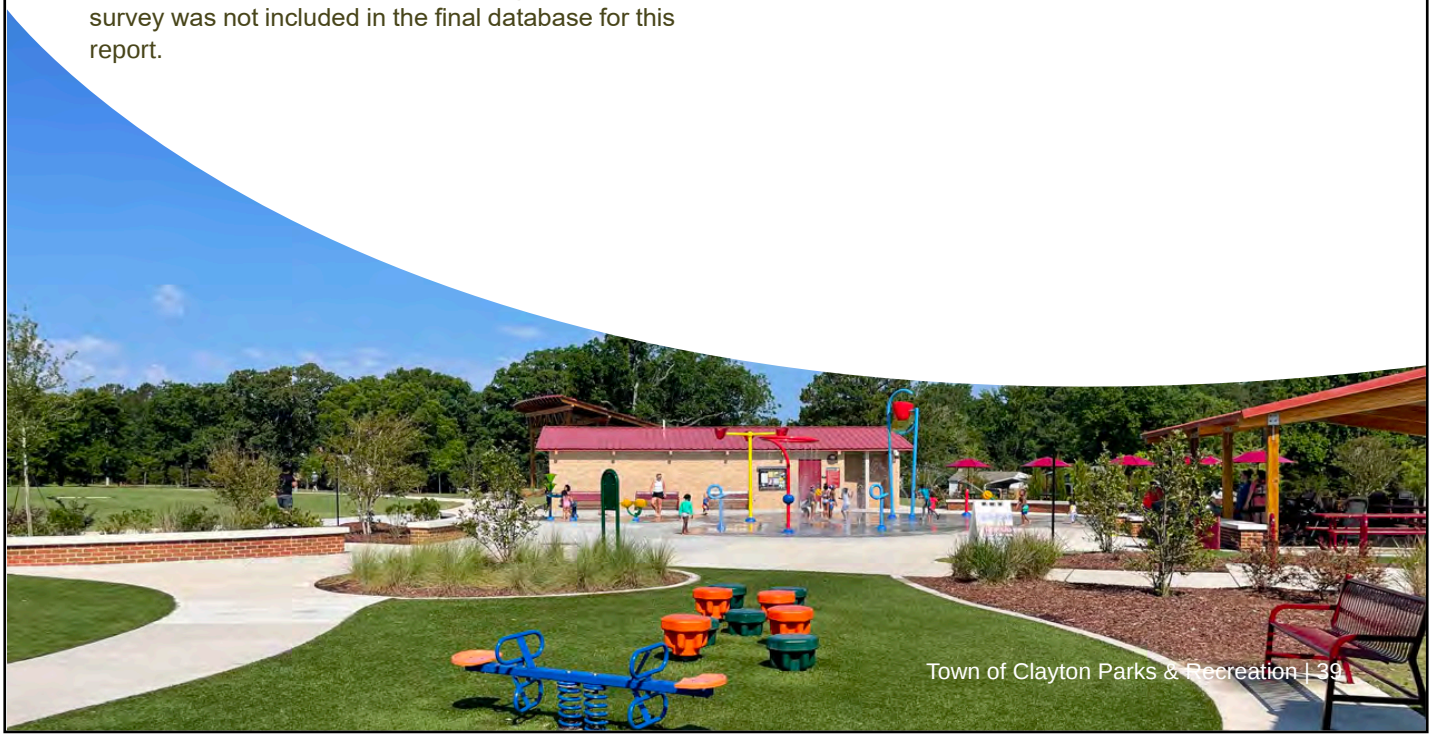
The full survey findings can be found in the appendix, the following findings summarize the priority findings using the Priority Investment Rating (PIR).

SUMMARY

Priority Investment Rating – The Priority Investment Rating is an objective tool to evaluate the priority that should be placed on investments in parks and recreation facilities, amenities and programs, especially as resources become available.

THE PRIORITY INVESTMENT RATING COMBINES MEASURES OF:

1. The importance residents place on certain facilities, amenities and programs and
2. How many residents have unmet needs for that facility, amenity or program.



SURVEY RESPONSE HIGHLIGHTS

320 SVS Surveys Completed
300 Open Link +
Over 900 Touchpoints

50.8%
Female Response

Demographics of respondents reflect Clayton community composition

87%
Positivity on Park Quality

97%
Support for Park = Parks Add Value

Residents are being reached through social media! 62%

81%
Currently Drive to Parks

Most Used
=
East Clayton Park, Clayton Community Park, Clayton River Walk on the Neuse

Investment Values:

Creating connections and developing a sense of community (56%),

Ensuring affordability to users (46%),

Promoting health and wellness programming (44%)



SURVEY RESPONSE HIGHLIGHTS

Top 3 Aquatics Trails and Greenways & Water Sports

High Demand for Indoor Space

Recreation Tourism Demand in Clayton Calls for Unique Outdoor Experiences : adventure, camping, access to the river! This aligns with community demand.

Demand for more Special Events!

Desire for intergenerational programs and experiences

Distribution of new playgrounds, splash pad, dog park

More Staff to Support More Parks Programs

More Opportunity for Health and Wellness

High Demand for Connectivity! Link Parks to Downtown!



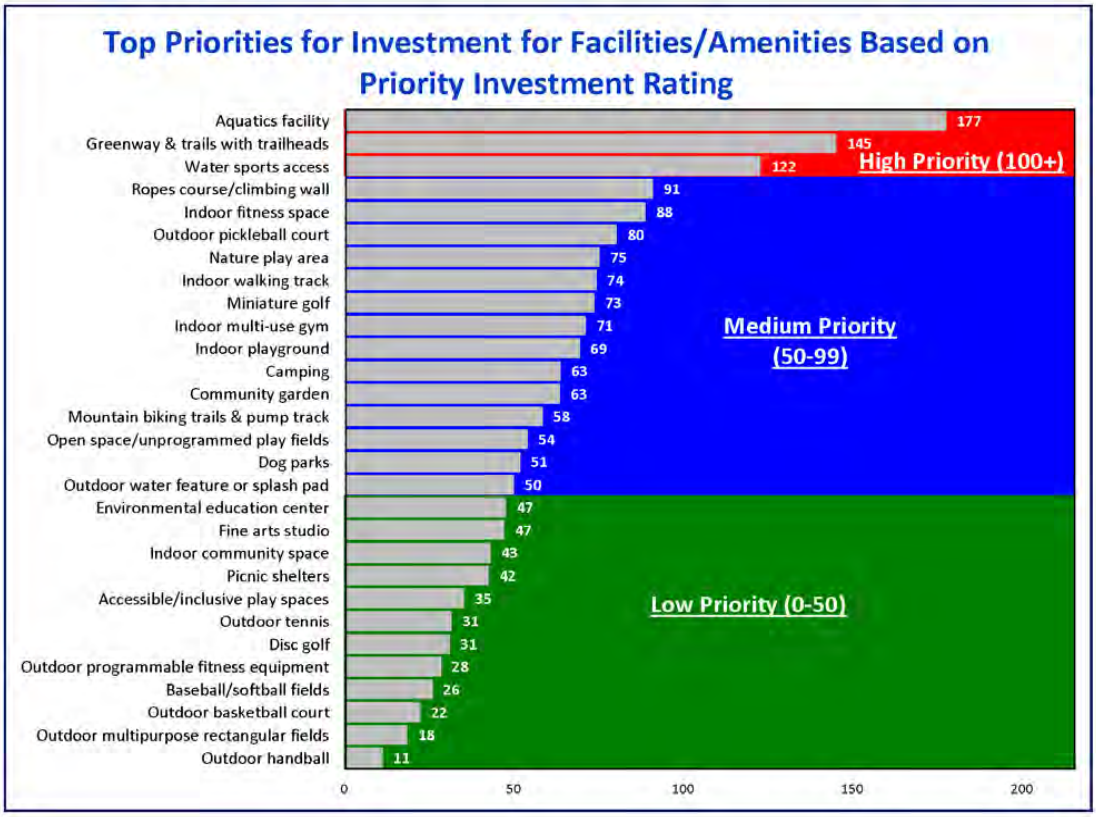
TOP PRIORITIES FOR INVESTMENT:

Based on the Priority Investment Rating (PIR), the following parks/facilities were rated as high priorities for investment:

PARKS/FACILITIES:

- **Aquatic Facility (PIR=177)**
- **Greenways & Trails with Trailheads (PIR=144)**
- **Water Sports Access (PIR=122)**
- **Ropes/Climbing Wall (PIR=91)**
- **Indoor Fitness (PIR=88)**

The chart below shows the Priority Investment Rating for each of the 29 facilities/parks assessed on the survey.

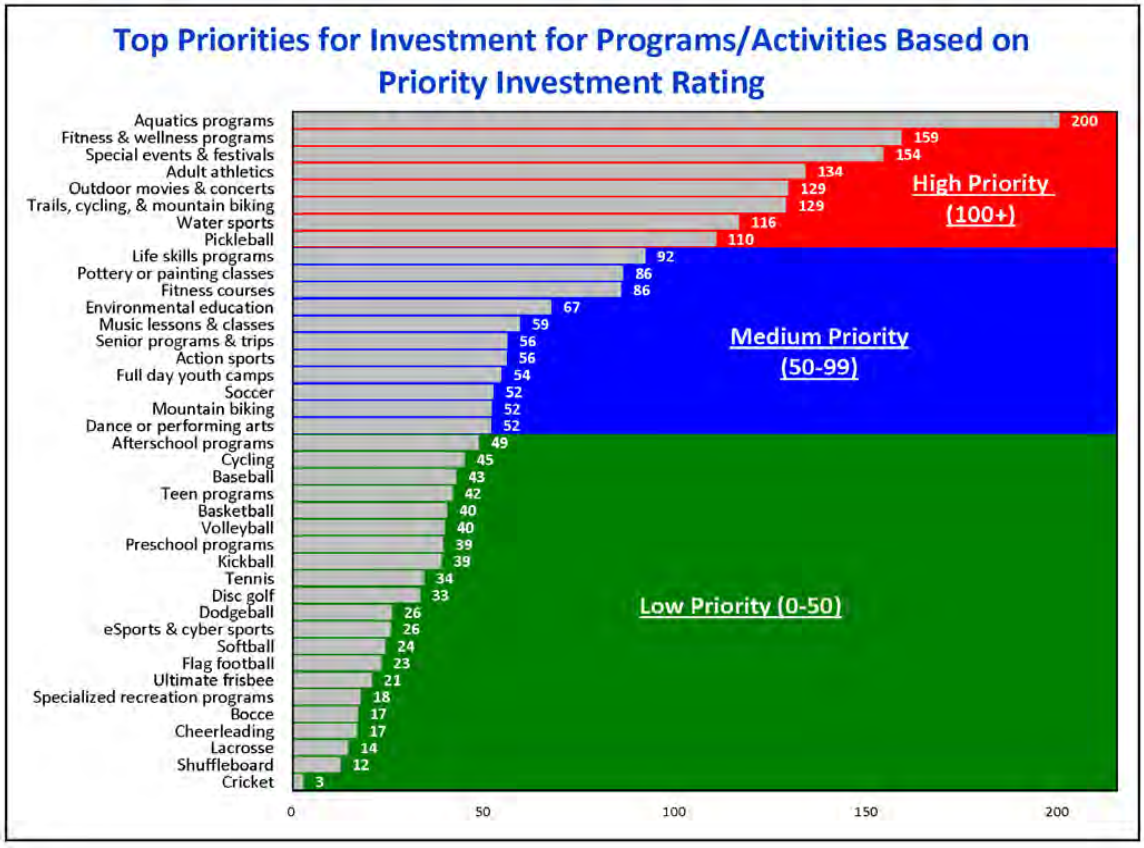


TOP PRIORITIES FOR INVESTMENT:

Based on the Priority Investment Rating (PIR), the following sports/programs were rated as high priorities for investment:

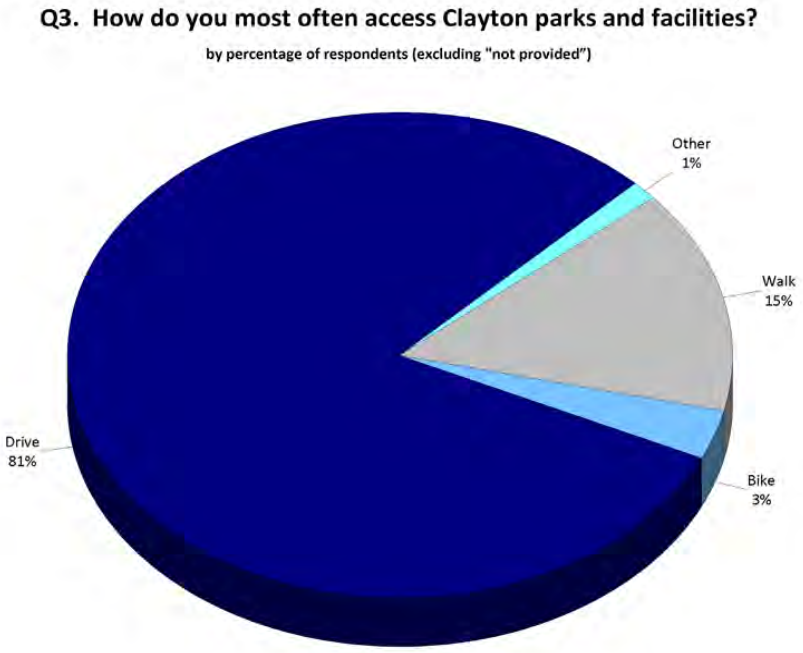
SPORTS/PROGRAMS:

- **Aquatics Programs (PIR=200)**
- **Fitness and Wellness Programs (PIR=159)**
- **Special Events and Festivals (PIR=154)**
- **Adult Athletics (PIR=134)**
- **Outdoor Movies and Concerts (PIR=129)**
- **Trails, Cycling, and Mountain Biking (PIR=129)**
- **Water sports (PIR=116)**
- **Pickleball (PIR=110)**



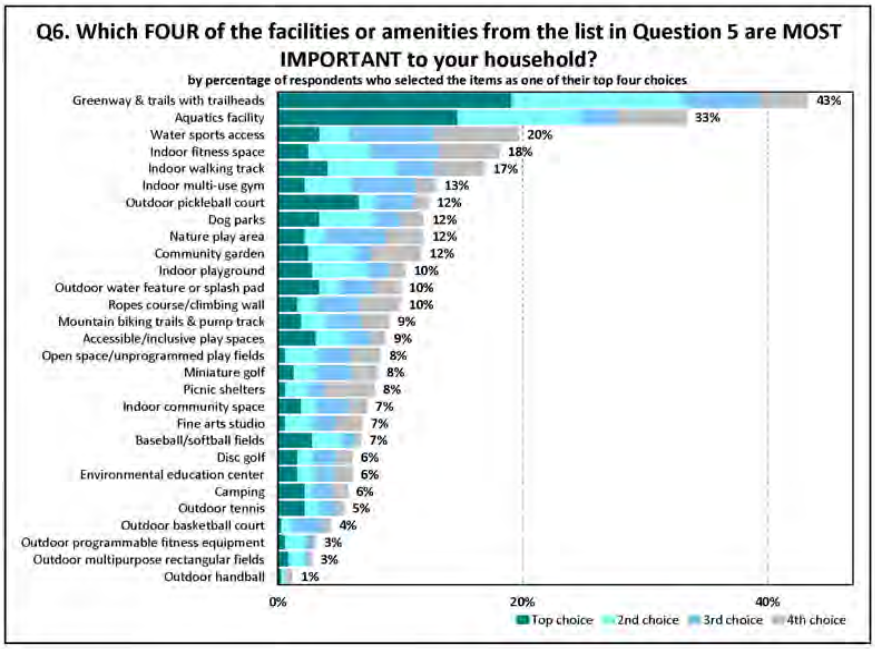
CONNECTED COMMUNITY

Residents would like to see continued efforts on creating a connected community. Trails and Greenways with trailheads is identified as the highest priority for Clayton households, and yet most residents are currently driving (81%) to Town parks.



ETC Chart Question 3, full report Page 21

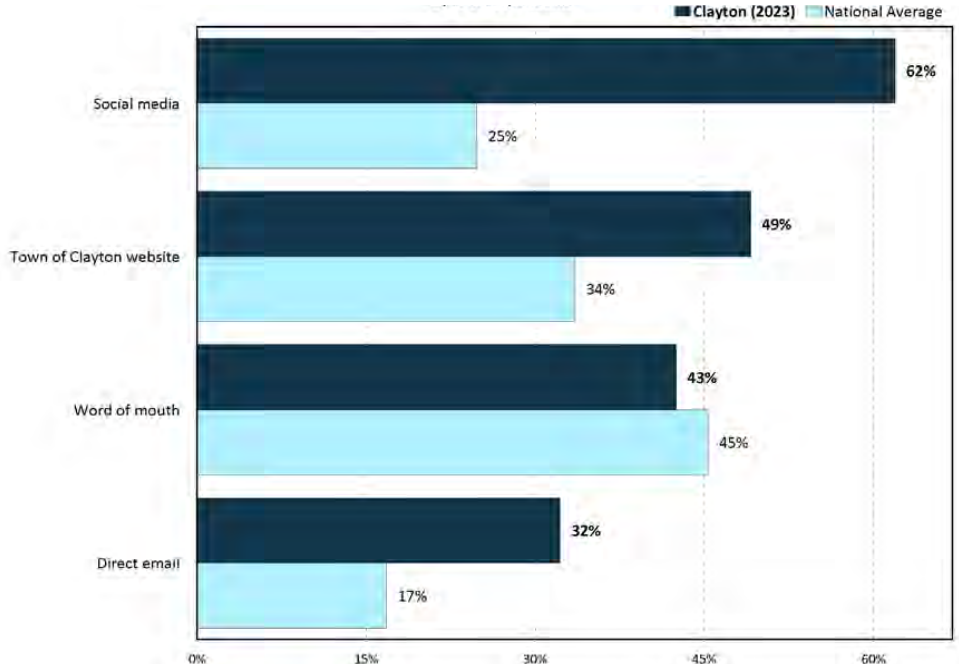
The percentage of residents who selected each amenity/facility as one of their top four choices is shown in the chart below.



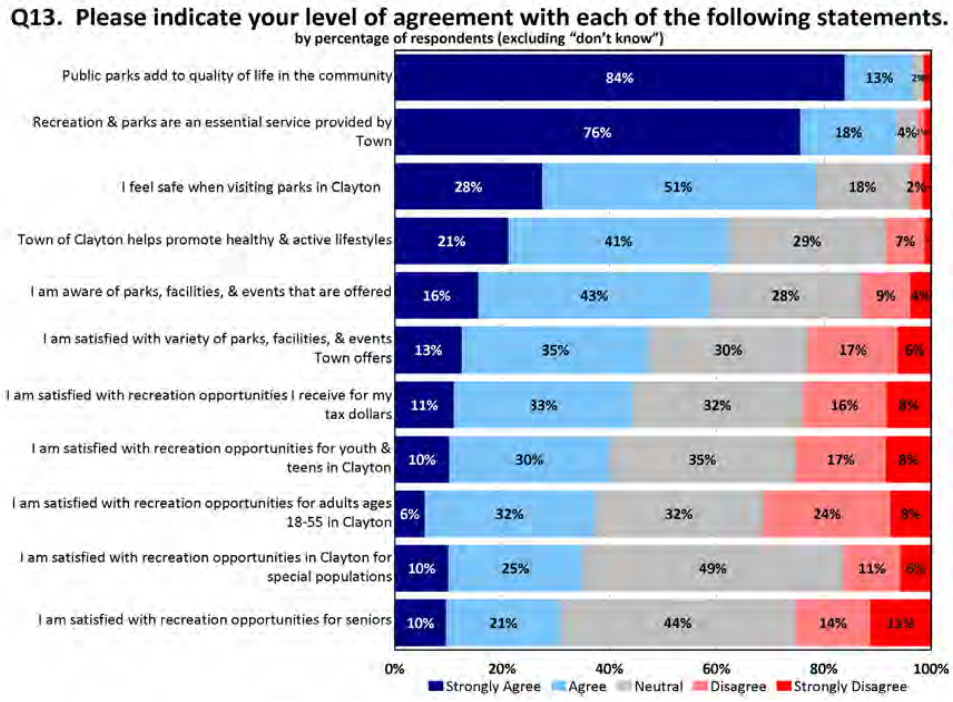
ETC Chart Question 6, full report Page 8

NATIONAL BENCHMARKS

The Town of Clayton is performing at or above in relationship to many national benchmarks including reaching the community through a variety of social media platforms, perception on park positivity, and that Parks and Open Space contribute to a high quality of life within the community.



ETC National Benchmark, full report Page 64



ETC National Benchmark, full report Page 38

THE COMMUNITY

IN PERSON ENGAGEMENT

The Town of Clayton conducted a robust in-person engagement process for the planing efforts in order to reach a broad and representative population.

DEPARTMENTAL AND INTERDEPARTMENTAL ENGAGEMENT

Several input sessions were conducted with staff, stakeholders, administration, elected officials, and the advisory board to understand parks and recreation strengths, opportunities, and weaknesses. Several different input methods were used in each engagement session to really understand common findings amongst the groups. The results were compared to help identify common themes.

THE LOTTERY TICKET

Participants were asked to identify one improvement they would make to the system, either a program, staff, or facility need. Participants could fill out one "winning lottery ticket" to help determine their main priority.



STRENGTHS, OPPORTUNITIES, AND WEAKNESSES

Participants were asked to fill out a sticky note that highlighted what they felt the Parks and Recreation Department was doing successfully, what additional opportunities may exist, and where improvements may occur.



THE COMMUNITY

STAKEHOLDERS, ADMINISTRATION, AND ELECTED OFFICIALS

In person engagement included several opportunities for input to ensure ideas, findings, and themes were identified to help align the plan with townwide goals, partner organization goals and needs, and identified communities' needs.

COMMON THEMES

Participants were asked to identify what community goals were important to them and/or their organization to ensure recommendations and inventory were evaluated against these common goals.

In addition to helping prioritize community goals, participants helped identified various ways the Town could help meet these goals through Parks and Recreation.



Participants helped prioritize community goals



Ideas to incorporate environmental stewardship



Ideas to incorporate small-town character



Ideas to create economic vitality



Ideas to celebrate arts and culture

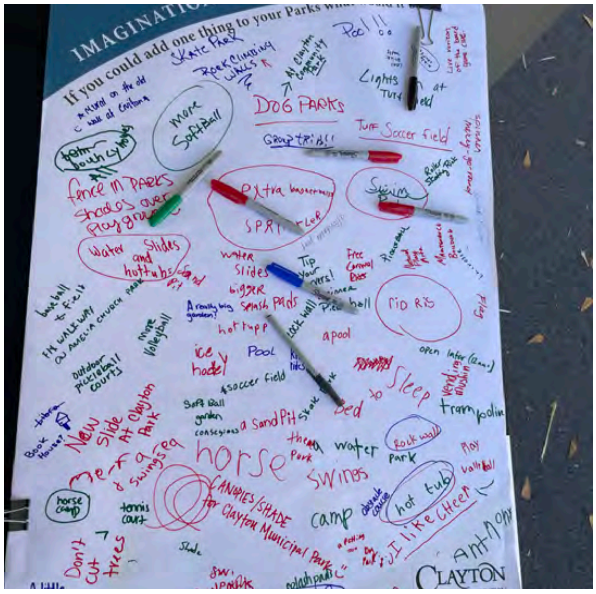
THE COMMUNITY

THE COMMUNITY

Reaching out to the community beyond the survey helped the town gain greater insight on what programs and facilities the community is enjoying, what gaps may exist, and what ideas they have for parks and recreation.

OPEN HOUSES, FESTIVALS, MUSIC, AND MOVIE NIGHT

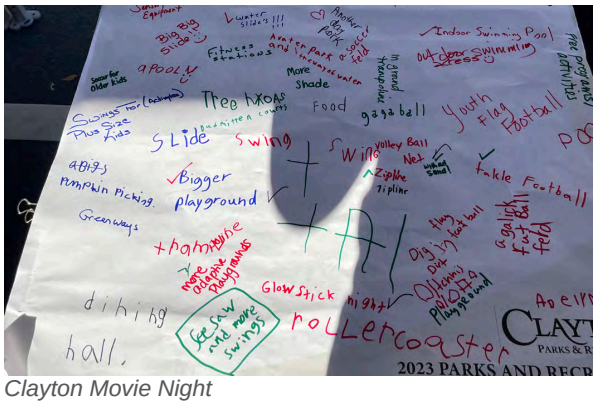
Participants were asked to tell us what ideas they have for Clayton Parks and Recreation. We asked them to dream big and let us know what they would like to see! We received great ideas and heard a lot from community members who already enjoy Town programs and facilities. Each idea was recorded and prioritized.



Ideas for Parks and Recreation



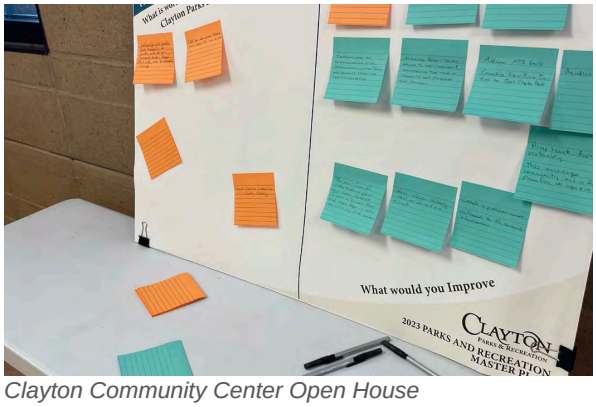
Clayton Harvest Festival



Clayton Movie Night



Clayton Community Center Open House



Clayton Community Center Open House

ANALYSIS



DRAFT 091924

ANALYSIS

THE PURPOSE OF THIS PLAN IS TO UNDERSTAND COMMUNITY RECREATIONAL NEEDS IN ORDER TO ENSURE THE TOWN OF CLAYTON IS MEETING CURRENT DEMAND AND PLANNING FOR THE FUTURE.

ANALYSIS METHODOLOGY

All of the study findings and information presented in this report have contributed to the analysis and will help guide the recommendations. Sources utilized include existing recreation resources, environmental conditions, history, past plans, community and staff involvement, green infrastructure analysis, regional recreation tourism trends and influences, and how these findings compare to local, state, and national trends. This information will help formulate the recommendations. In order to help identify common findings, all information was placed into a recreational resources matrix. Data summary was compiled highlighting past plans and findings and input results were charted to identify common needs throughout the planning process. All of the factors contribute to the analysis of the Town of Clayton recreation system.

These cumulative findings are then compared to the 2023 National Recreation and Park Association (NRPA) Agency Performance Review. According to the Agency Performance Review, the Review summarizes key findings from NRPA Park Metrics — the benchmarking resource that assists park and recreation professionals in the effective management and planning of their operating resources and capital facilities. Taken together, the 2023 NRPA Agency Performance Review and NRPA Park Metrics deliver a comprehensive collection of park and recreation related benchmarks and insights. This is a national database of comparative analytics and allows the Town to benchmark against current best practices and offerings in Parks and Recreation. These comparisons are then evaluated against the Town of Clayton Needs Assessment to determine if a recreation and park program or feature is currently a priority for the Clayton community.

The NRPA Agency Performance Review breaks down their national database findings by population size, and in many of the results, offers guidance on whether metrics meet the median for a particular finding, fall in the lower quartile, or upper quartile. Again, these are best practices guidance tools to help prioritize deficiencies and identify gaps based upon the cumulative information evaluated.

THE TOWN OF CLAYTON HAS A POPULATION OF 29,445 AND THIS NUMBER WILL BE USED FOR THE COMPARISON AND ANALYSIS PORTION. IT IS IMPORTANT TO NOTE THE RAPID GROWTH AND THE LARGER SIZE OF THE EXTRATERRITORIAL JURISDICTION (ETJ) THE SYSTEM CURRENTLY SUPPORTS.

FACILITY HIGHLIGHTS

The inventory included all of the parks within the Clayton system. Below is the overview of this inventory which highlights some of the in-demand features from the Community Needs Assessment.



PARK DEMAND

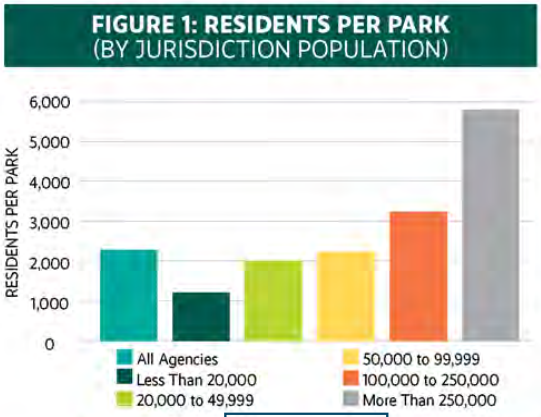
To understand overall park demand, NRPA evaluates access to parks using parks per resident by jurisdiction population and park acreage per 1000 residents. Currently, the Town of Clayton is serving 3271 residents per park; the median number for the population is 2014, meaning Clayton has fewer parks for its residents than the national average for comparable populations.

Clayton is currently providing 4.9 acres of developed parkland per 1000 residents, and with the addition of future recreation acres, Clayton will be providing approximately 9 acres of parkland per 1000 residents. Both of these numbers fall below the median acreage of 11.3 acres per 1000 residents. The upper quartile provides 17.9 acres/1000 residents and the lower quartile provides 5.9 acres/1000 residents. It is also important to note the only new park to be brought on line from the previous two planning efforts is East Clayton Dog Park.

GREENWAYS AND TRAILS

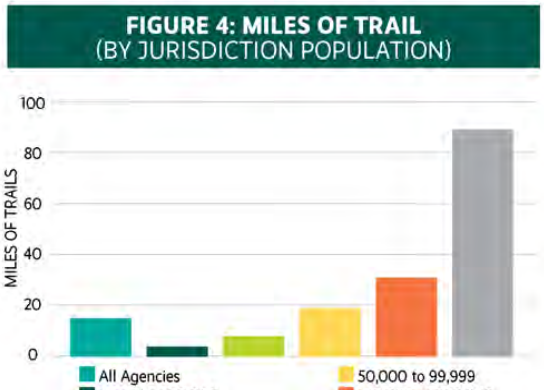
Demand for greenways, trails, blueways, and connectivity ranked high for Clayton residents during the public engagement process. According to the 2023 NRPA Agency Report, the median miles of trail by jurisdiction population of 20,000 - 49,999 provides 8 miles of trail on average. Clayton currently meets this median by providing approximately 11 miles. Trails and greenways are a high local, regional, statewide, and national trend. Due to demand presented in this planning process, Clayton should continue its long range planning to provide services that fit into the upper quartile by jurisdiction population. As presented in the 2023 Agency Report, this is approximately 20 miles of trail or greater.

It is also important to factor in water-access miles because of the existing Neuse River. Blueways do not currently have a metric in the database. However, Clayton has a very unique opportunity to improve access and support features in and along the Neuse River which could link to nearby communities and serve as a draw to the Clayton community.



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Median	2,287	1,225	2,014	2,240	3,240	5,791
Lower Quartile	1,296	666	1,203	1,461	2,067	3,050
Upper Quartile	4,609	2,042	3,162	3,655	6,197	15,900

Figure 1. 2023 NRPA Agency Performance Review



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Median	15	4	8	19	31	89
Lower Quartile	5	2	5	8	16	36
Upper Quartile	44	10	20	33	58	176

Figure 4. 2023 NRPA Agency Performance Review

FACILITY LEVEL OF SERVICE COMPARISON

Types of Facilities		Median Number of Residents per Facility					
			Population of Jurisdiction				
	Percent of Agencies	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Playgrounds	95%	3,759	2,014	3,028	3,779	5,024	10,811
Basketball courts	86	7,404	3,729	7,117	8,790	8,792	15,214
Diamond fields: baseball field – youth	79	6,863	3,114	5,033	7,237	14,564	26,826
Tennis courts (outdoor)	76	5,860	2,805	5,815	5,577	7,797	12,033
Rectangular fields: multi-purpose	69	9,177	3,859	7,674	13,244	14,471	23,771
Dog parks	68	43,532	11,100	28,000	54,119	78,526	131,943
Diamond fields: softball field – adult	63	15,345	5,800	11,802	17,078	26,508	39,652
Diamond fields: softball field – youth	62	11,384	5,079	9,060	12,716	26,313	44,265
Diamond fields: baseball field – adult	55	20,228	7,627	19,556	27,566	45,257	54,004
Community gardens	52	31,395	8,178	26,741	52,906	56,297	114,666
Swimming pools (outdoor)	51	38,635	9,745	25,191	43,100	67,267	108,245
Rectangular fields: soccer field – youth	50	7,228	3,600	4,947	7,207	12,875	47,204
Multiuse courts – basketball, volleyball	49	17,475	5,093	14,800	22,960	40,667	62,018
Totlots	48	11,649	5,816	11,195	11,641	17,703	37,441
Rectangular fields: soccer field – adult	42	13,692	6,955	10,775	17,741	18,215	42,136
Skate parks	41	53,144	10,726	32,000	62,927	110,000	235,209
Rectangular fields: football field	35	26,780	8,637	18,785	29,374	50,837	73,556
Pickleball (outdoor)	31	13,922	3,252	9,257	11,150	29,836	46,801
Regulation 18-hole courses	29	94,109	9,587	32,990	69,374	114,842	239,241
Multiuse courts – tennis, pickleball (outdoor)	27	15,948	4,868	9,667	16,556	36,876	45,455
Multipurpose synthetic field	25	36,884	9,518	25,330	34,814	57,011	144,306
Ice rinks (outdoor)	18	17,741	8,045	13,247	33,214	108,000	543,242
Rectangular fields: cricket field	14	139,248	ISD	34,706	62,943	118,709	362,153
Rectangular fields: lacrosse field	11	26,411	9,786	16,584	49,348	56,000	126,912
Overlay fields	9	14,763	8,707	9,468	16,398	25,452	27,737
Rectangular fields: field hockey field	4	20,909	18,000	17,292	44,292	53,895	ISD

The 2023 report outlines the median number of residents served per population:

It is important to note in Figure 3, the Town of Clayton falls within the 20,000- 49,999 population range and these metrics should serve as a guide to growth. We evaluate quantity, quality, and location, and compare to "All Agency" and "20,000- 49,999"and the demand presented by the Clayton residents in the Needs Assessment Survey.

Figure 3. 2023 NRPA Agency Performance Review

FACILITIES

In reviewing facilities within the recreation and parks system, several of the high demand features currently fall at or below the median benchmark for populations of 20,000-49,999.

- Playgrounds - Clayton has 5 (5889/resident), which currently falls below the median of 3028 residents per playground (median =3779 residents /playground)
- Dog parks also ranked high; Clayton currently has one and is just under the service level for that serving 29,445 residents per dog park (median = 28,000 residents/dog park)
- Indoor space is a top priority and Clayton is just under the service level for all types serving 29,445 residents per indoor space. (median = 30,000/resident range for all types)
- Community Gardens were highlighted as an additional need or expansion, Clayton is slightly below the service level serving 29,445 residents/per community garden area (median = 26,341 residents/garden area)

INDOOR SPACE

Indoor space ranked as one of the highest priorities for the Town of Clayton. The Town has done a really good job providing varied programs and recreation resources within the one Community Center in the system. Clayton currently serves residents with 1 facility totaling 32,000 square feet. This total falls at or below the median for individual facility types shown for a service population of 20,000 - 49,000.

- Clayton Community Center

FIGURE 5: INDOOR PARK AND RECREATION FACILITIES — POPULATION PER FACILITY
(BY PREVALENCE AND POPULATION PER FACILITY)

Types of Facilities		Median Number of Residents per Facility					
			Population of Jurisdiction				
	Percent of Agencies	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Recreation centers (including gyms)	63%	31,215	9,745	24,380	38,018	54,125	65,909
Community centers	59	29,494	8,829	26,696	53,331	54,354	109,710
Senior centers	41	59,727	14,000	31,199	67,139	123,882	294,394
Performance amphitheaters	37	67,862	11,100	30,283	60,495	121,000	298,416
Nature centers	33	120,000	10,633	32,000	71,360	129,859	358,431
Aquatics centers	28	53,950	11,650	31,645	60,116	108,843	273,914
Stadiums	20	79,866	9,250	31,000	64,150	156,798	432,000
Teen centers	13	55,494	14,593	31,645	58,174	127,301	426,501
Indoor ice rinks	12	53,224	8,000	24,838	53,224	102,132	395,699
Arenas	8	79,828	5,531	24,626	68,208	104,774	578,231

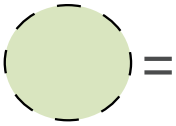
FACILITIES

The existing Center does not meet the type of demand presented in the survey based upon the Priority Index Rating from the Needs Assessment. With population growth, this gap will continue to increase. The type, quantity, and access to indoor space is in demand and below the median presented.

There is overall demand for two types of space: fitness and indoor sports and increased access to classes and expanded programming. Demand for indoor space is not mutually exclusive as outlined above, but the demand for each type of space in the Town of Clayton is high. The demand is reflected across all age groups and highlight the need for additional multi-purpose, intergenerational indoor space.

DISTRIBUTION HIGHLIGHTS

The facility inventory not only examined each facility and the features within each park space, but also how those parks and features are distributed to provide access to recreation and park resources within Clayton. This helps determine where gaps in access may exist, and where demand may be fulfilled when the gaps identified in the Needs Assessment Summary.



These areas represent a gap in service area. A gap in service area distribution is when a user is greater than a 10 minute walk or bike to a park feature.



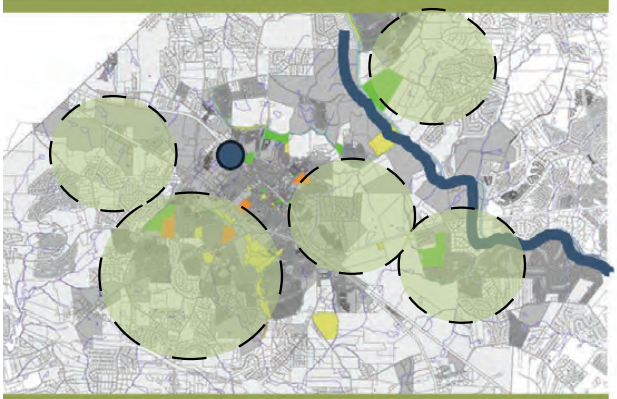
DISTRIBUTION OF INDOOR SPACE



PARKS WITH INTERNAL TRAILS



PLAYGROUND DISTRIBUTION



ACCESS TO WATER



ACCESS TO UNIQUE FEATURES

SPECIALTY RECREATION

The Community Input and Needs Assessment revealed there is strong interest in participating in unique recreation opportunities. The ideas and responses were varied and presented a wide range of ideas such as water adventure (kayaking, canoing, paddling, fishing), indoor activities and walking, climbing, nature-based play, miniature golf, more dog parks, and a focus on intergenerational activities and spaces. These are just a few highlights. Where there are currently unique features, such as the Community Gardens at the Community Center and the Dog Park near East Clayton Park, the spaces are in high use, well recognized, and continue to be in demand. More of these opportunities need to be identified and provided as improvements are made.

Some of the features that are unique to this system are:

- The Splash Pad and Futsal Court at Municipal Park
- The inclusive Harmony Playground space and disc golf course at East Clayton Park
- The Community Gardens at the Community Center
- The Clayton River Walk on the Neuse



Opportunity for Futsal



Gardens and Educational Features



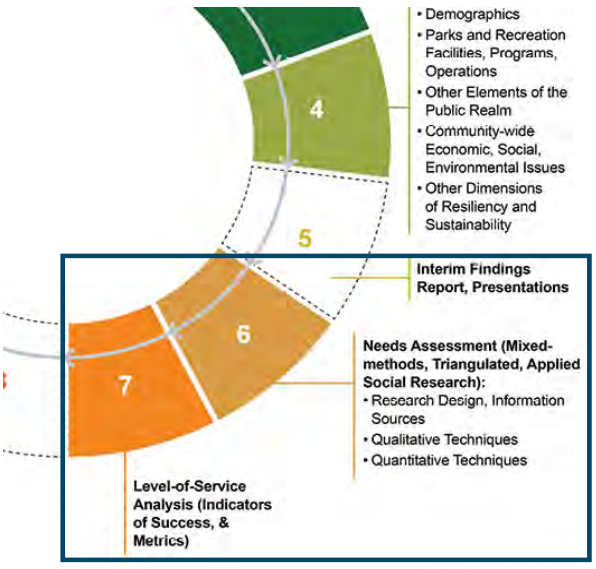
Outdoor Adventure and Rope Climbing

STAFFING

A key component to facility and program operations and expansion is the inclusion of staff to provide park services. This was identified as a need or is currently in demand. The Town of Clayton parks services offerings are strongly supported by its residents. They are supportive of the park quality and types of services provided. There is a high level of satisfaction with current facilities and strong desire to grow park offerings and programs to meet demand.

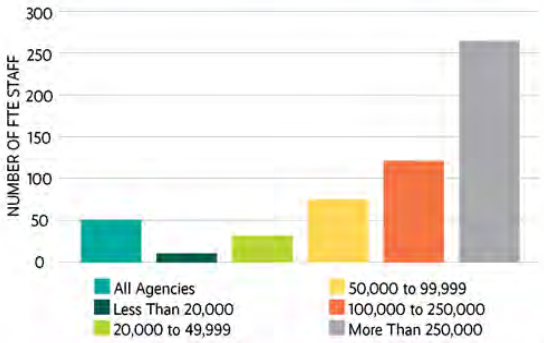
Staff Full-Time Equivalents (FTE's) are typically measured by the population they serve. For example, the typical parks and recreation agency with a population of 20,000 to 49,999 has a median of 32.3 FTE's. Currently, Clayton's Parks and Recreation Department has 18 full-time employees (FTE's); 3 serving in Administration, 6 serving Programs, and 9 serving Operations. The FTE's are split between Programming (6), and Operations (9). The cumulative number falls below the national median of comparable systems, and is just meeting the lower quartile of 17.

It is important to note, these benchmarks reflect departmental comparisons. Currently, park Operations serves not only the department, but also townwide operations responsibilities, and shared programming responsibilities for special events. This puts Operations staffing well below current operations best practices for communities of similar size.



Graphic Source, NRPA Agency Performance Review process graphic.

FIGURE 10: PARK AND RECREATION AGENCY STAFFING: FULL-TIME EQUIVALENTS (FTEs) (BY JURISDICTION POPULATION)



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Median	51.5	11.3	32.3	75.8	121.5	264.1
Lower Quartile	17.3	6.0	17.0	46.0	72.8	103.9
Upper Quartile	134.7	22.0	67.8	127.5	198.3	533.0

Figure 10. 2023 NRPA Agency Performance Review

Additionally, the demand for expanded recreation programming services is high, including demand for special events programs, specialty adventure programming, after school, full-day youth camps, adult and senior programs, expanded health and wellness opportunities and specialty services such as nature, adventure, and special needs programs and facilities. Staffing numbers will need to be evaluated in comparison to level of service and the growth of the recreation and park system to fill this gap.

The system is currently operating in the lower quartile for departments of similar size; however, recreation programming and facilities demand is in the upper quartile.

Using the findings in this process to determine the need for services and the gaps in services will help Clayton continue to address staff demand needs.

ANALYSIS

RECREATION ECONOMIC TRIPS AND PARK ACCESS ANALYSIS

The Recreation Economic Trips and Park Access Analysis presents a comprehensive overview of Clayton's regional economy and the role of its park system in a wider recreational market within the broader Raleigh region. It attempts to describe Clayton's role in the regional economy and provide an understanding of its park system's importance, emphasizing the relationship between economic centers, access to parks, and ecosystem service benefits provided by the park system.

Downtown Clayton emerges as a significant economic hub with notable job and trip density, comparable to several peer cities in the southeast of the larger metro region. Park accessibility, examined through multi-modal transport lenses, reveals existing infrastructural divides, suggesting a potential for enhanced connections to bolster the local economy via recreational tourism. The regional recreation market analysis underscores Clayton's parks as more than mere amenities, but much of the recreational activity of the region is concentrated around Raleigh. However, these results hint that strategies around differentiation of parks services to more unique offerings could attract regional interest.

KEY TAKEAWAYS:

Clayton is an economic center within the wider Raleigh region, but it is a smaller tier center with overall less activity relative to other hot spots. It is also more geographically isolated relative to other centers in the region. Additionally, Clayton's orientation to recreational trips throughout the region suggests it is not a major market for regional recreation, though it does have observable local activity that could be better served with better connections. For example, the Sidewalk Adjusted Access Analysis showed substantial differences between realistic access via the sidewalk network vs theoretical access if sidewalks were available on all roads.

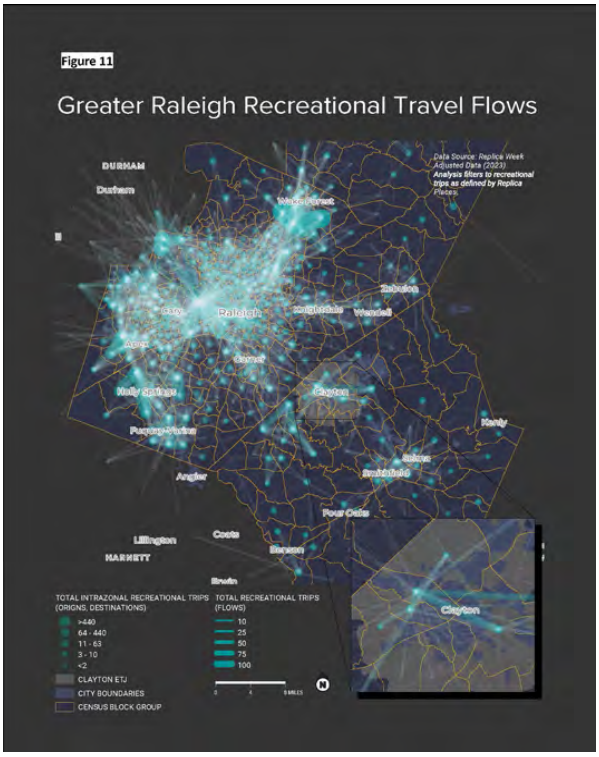


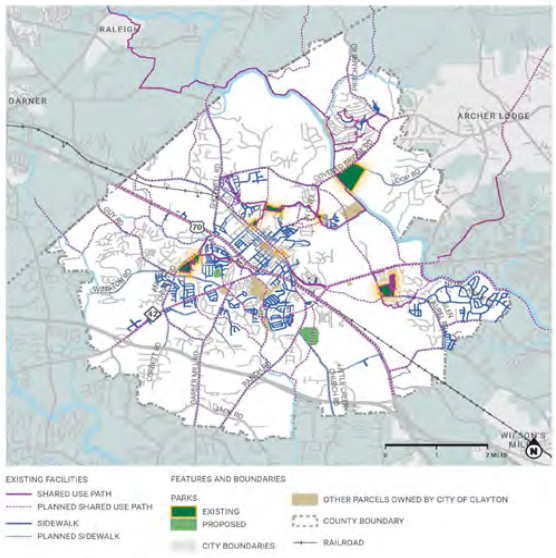
Figure 11 from Recreation Economic Analysis Report

If Clayton wants to attract more regional trips for recreation, it will need to differentiate its recreational opportunities into something more distinct from what is provided elsewhere in the region.

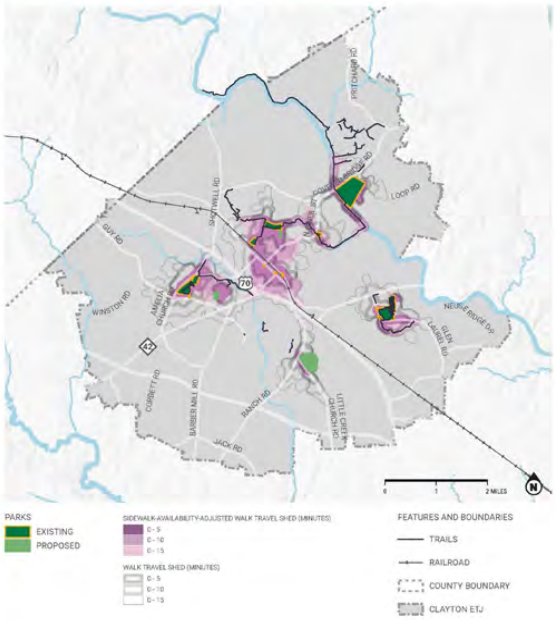
ANALYSIS

Figures from Recreation Economic Analysis report

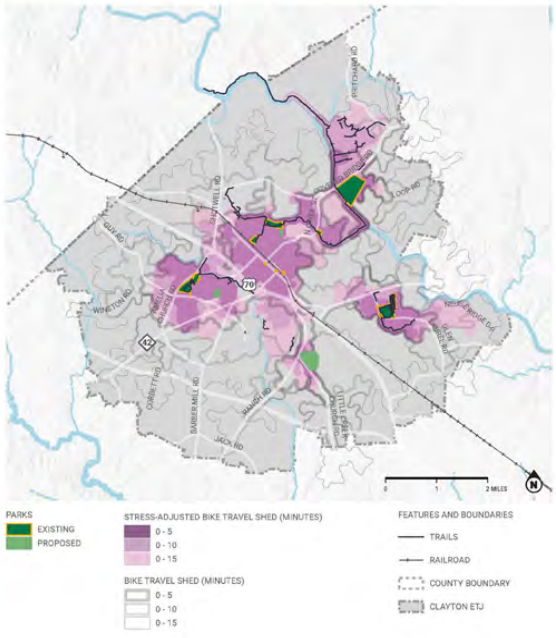
Access to Parks



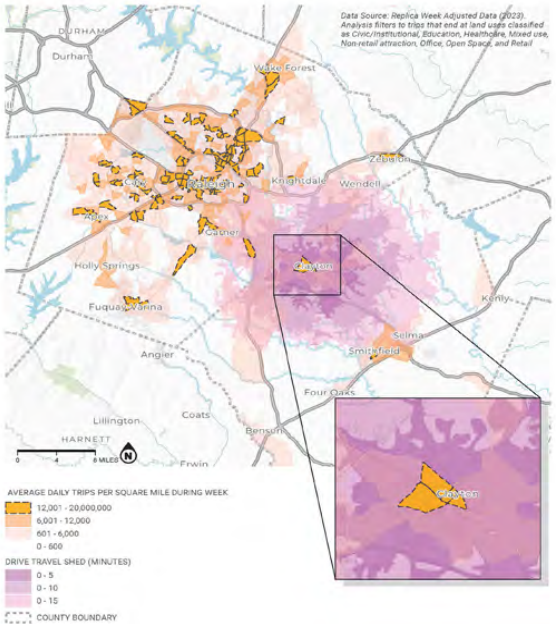
Access to Parks by Walking



Access to Parks by Biking



Drive Access to Parks Relative to Average Daily Trips

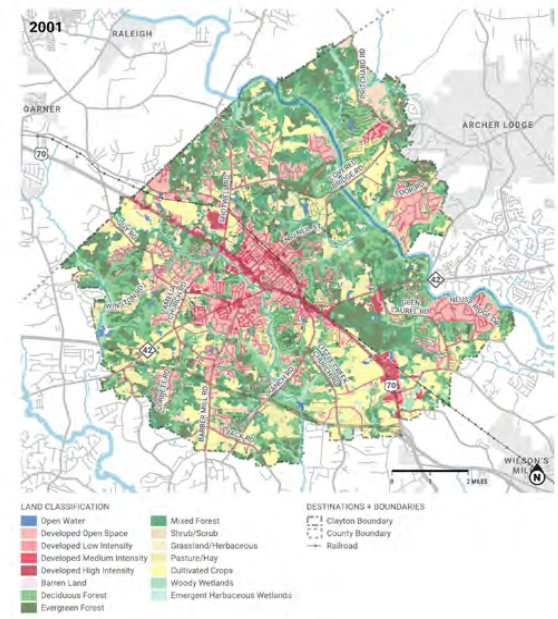


Key Takeaway: Connect local users & fill gaps for increased park accessibility & regional recreation markets

ANALYSIS

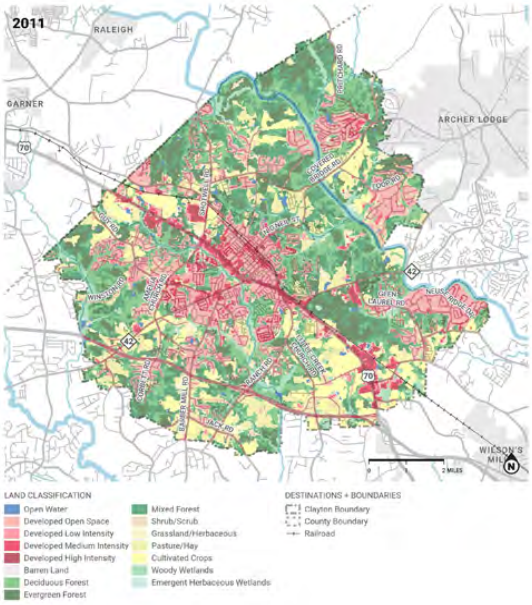
GREEN INFRASTRUCTURE ANALYSIS

These maps show land cover classifications within Clayton's boundaries using NLCD (National Land Cover Database) imagery from 2001, 2011, 2021

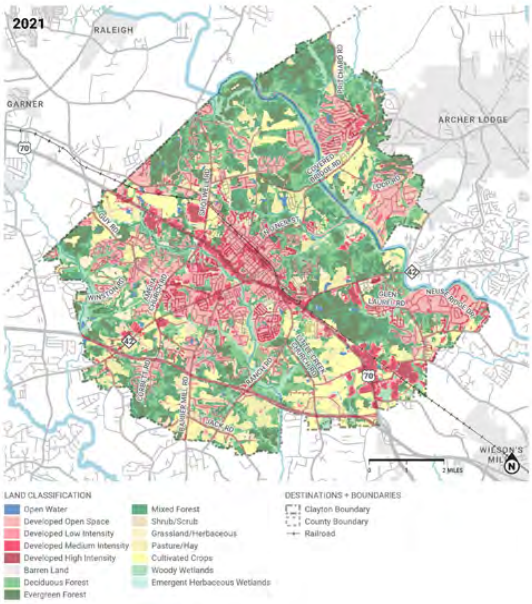


2001- The total land cover assessed was 20452.26 acres, with 3076.84 acres (or 15.04%) classed as urban land cover.

Key Takeaways: Celebrate and educate residents on the best practices in place for land resource protection. Understand the rapid loss of landcover to ensure there is land set aside for future recreation use



2011- Total land cover assessed was 19968.52 acres, with 4141.42 acres, or 20.74% of total area, classed as urban land cover. This urban land cover acreage amounts to a 34.6% increase from 2001.



2021- Total land cover assessed was 19486.41 acres, with 5012.32 acres (25.72% of total area) classed as urban land cover. This amounts to a 62.9% increase in urban land cover acreage between 2001 and 2021.



RECOMMENDATIONS & ACTION

DRAFT 091924

RECOMMENDATIONS & ACTION

The Town of Clayton has followed best practices for parks and recreation in planning for and providing services to address recreational needs. As with previous planning efforts, there have been opportunities in this process to give input in person, through surveys, through community input sessions, and as a part of the Comprehensive Recreation Master Plan updates to understand what is working well in the system and where gaps may exist. This input, along with the inventory and analysis findings, has allowed Clayton to identify immediate (0-2 years), Near term (3-5 year), and long term (6-10 year) goals in order to best meet the parks and recreation needs of its community. A critical outcome of this plan is to see action in meeting immediate (0-2 year) demands.

ALIGNING THE DEPARTMENT WITH COMMUNITY PRIORITIES

Evaluation and recommendations are presented through the lens of community-wide goals. Previous and simultaneous planning efforts helped identify the overarching themes and goals for the plan.

COMMUNITY GOALS AND PLANNING THEMES:

- A Connected Community
- Economic Vitality
- Environmental Stewardship
- Celebration of Arts and Culture
- Health and Wellness



CONNECTED COMMUNITY

There is strong desire to have a connected community. This means not only physically connected via sidewalks, trails, and greenways, but also through programs, events, and by maintaining the small-town character that Clayton has worked hard to preserve. Clayton residents would like to make sure parks are user friendly, accessible, and that facilities and services provided bring the community together. There is a strong desire to have intergenerational and accessible programs and facilities. This focus on bringing Clayton together will help guide connectivity priorities, program needs, park designs and features, and staffing needs.

ECONOMIC VITALITY

The Town of Clayton has worked hard to bring businesses to the town that celebrate its small-town character and active living!

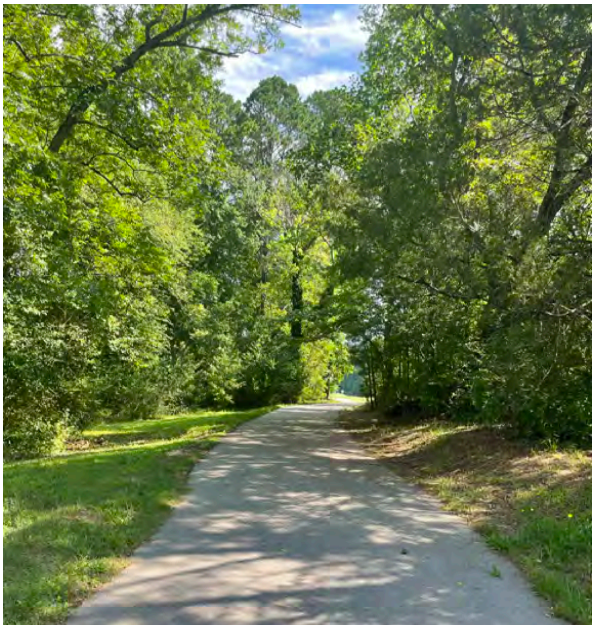
Town parks can serve as a support to economic development by providing open space, access, connectivity to each other, and business. As a part of this planning effort the Town conducted a Recreation Economic Analysis to help identify where current users are coming from and what may bring new users to the area.

There is an opportunity to create destination park spaces and features that offer something unique to the area that is not provided in neighboring communities. The study recommends celebrating features that make Clayton different, such as the Neuse River, the small-town character, the agricultural and culture

highlights within the Town, and the unique recreation offerings that already exist, such as mountain biking and special events like hayrides and movies in the park.

ENVIRONMENTAL STEWARDSHIP

Clayton has been practicing conservation and resiliency many different ways; one is by placing park services out of flood-prone areas and preserving open space in these areas to buffer residential areas and businesses. This approach should continue, not only to protect recreation infrastructure, but also to serve as a resiliency tool for the Clayton community. Where possible, materials, designs, and new features should always ask, “What is the least impactful solution?” Clayton is already doing many things for environmental stewardship. These need to be celebrated to serve as an educational tool for the community. Features such as the open space and conservation land along the Neuse River, the brownfield land acquisition and transitional land use plan along covered bridge road, referred to as “Loop Road Park”, and trail connectivity opportunities to reduce the need for vehicular trips to parks should all be highlighted in the Town’s successes.



Educate and celebrate the environmental practices in place such as how your greenways help provide floodzones and buffers from town infrastructure

CELEBRATION OF ARTS AND CULTURE

There is so much that makes Clayton unique: its population, its downtown charm, the natural resources present such as the Neuse River, and its cultural events and people. All of these things exist and should and can be highlighted in the park system through art, signage, material selection, access, and helping tell the story online and in person. The Town has already started to do this in its Downtown core, and with features in the Harmony Playground. These efforts should continue to link the park system to community arts and history.



Incorporate the established art programs in Town including the Sculpture Trail and murals into the parks

HEALTH AND WELLNESS

Health and wellness is a key priority to the community. Clayton residents want increased access to health and wellness resources being provided. Improving access through connectivity, increased hours of operation, and expansion of programs will better serve the recreation population. A number of recreation programs are offered within the system to meet this need, but expanding age groups, locations, and hours will help meet demand. Additionally, making all of the parks better connected will improve overall health of all users, and in some cases, encourage users to come to the park. There were several requests to increase access to fitness and wellness programming, life skills programming, and partnership programs for wellness.

KEY RECOMMENDATIONS

FACILITIES NEEDS OVERVIEW	CONNECTED COMMUNITY	ECONOMIC VITALITY	ENVIRON-MENTAL STEWARD-SHIP	ARTS AND CULTURE	HEALTH & WELLNESS
IMMEDIATE NEEDS (0-2 YEARS)					
There is demand for and deficit in access to indoor recreation space. Evaluate total spatial needs for athletics, fitness, arts, and wellness classes to meet intergenerational demand					
Address current gaps in recreation facility demand (playgrounds, dog parks, splash pads, indoor space, community gardens, access to water, rectangular multi-purpose fields, and basketball courts) and address distribution gaps as these resources are added to the system (ie. dog parks, playgrounds, greenway trails, and access to water, etc. should be located in areas with a service area radius gap)					
Complete park master planning process for the Loop Road site					
Provide adventure recreation opportunities					
Conduct planning efforts to offer Unique to Clayton recreation tourism opportunities (ie. rope courses, mountain biking, camping, celebration of agriculture)					
Continue to follow environmental best practices for park planning and design and align these efforts interdepartmentally for education					
(on-going) Incorporate arts that celebrate Clayton					
Incorporate operational needs in Townwide and park planning design processes					
NEAR TERM NEEDS (3-5 YEARS)					
There is strong desire for increased access to water including: swim-ming pools, splashpads, and kayaking/fishing/paddling. Where new facilities are considered, incorporate increased access to water					
Provide increased access to nature-based play					
Conduct design and implementation efforts to offer Unique to Clayton recreation tourism opportunities (ie. rope courses, mountain biking, camping, celebration of agriculture)					
LONG TERM NEEDS (6-10 YEARS)					
Apply Universal Design principals to park design so that parks and recreation facilities are accessible to all users					
Incorporate arts that celebrate Clayton					
Continue to follow environmental best practices for park planning and design and align these efforts interdepartmentally for education					

KEY RECOMMENDATIONS

CONNECTIVITY	CONNECTED COMMUNITY	ECONOMIC VITALITY	ENVIRON-MENTAL STEWARD-SHIP	ARTS AND CULTURE	HEALTH & WELLNESS
IMMEDIATE NEEDS (0-2 YEARS)					
Enhance and celebrate the blueway system: provide access to and support services for this system					
Continue planning and design efforts to: › Create one updated Town of Clayton greenway and connectivity master plan map using past and related plans › Link Municipal & Donald "Clyde" Sinclair Park to Downtown › Link East Clayton Community Park to the River and Downtown › Further evaluate Glen Laurel Road pedestrian crossing locations to link neighborhoods to East Clayton Park, and East Clayton Dog Park					
NEAR TERM NEEDS (3-5 YEARS)					
Continue planning and design efforts to: › Link Community Park/Center/School across 70 to Downtown					
Create internal park loops and convey routes in time and distance					
Create park trail heads at parks with connectivity: restrooms, art trail ID, access to drinking water, signage, trail information, & bike repair					
LONG TERM NEEDS (6-10 YEARS)					
Provide access to parks through Universal Design					
Link parks and "gap" areas via Greenway					



Link East Clayton to nearby neighborhoods and Downtown. Photo from: https://www.johnstonnc.com/parks/pcontent.cfm?id=4



Improve access to and from the Neuse River

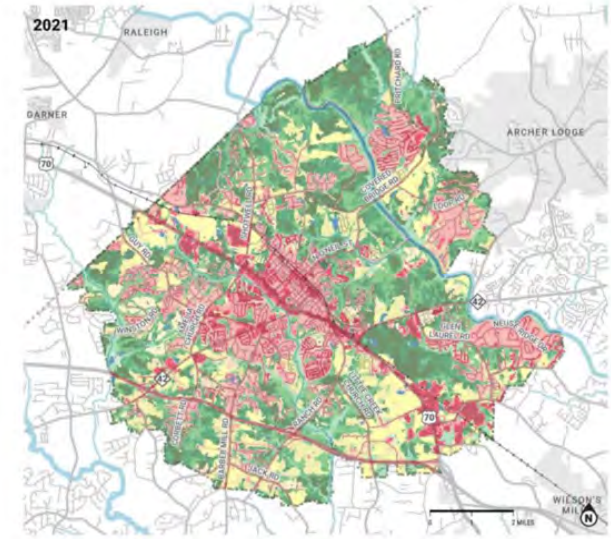
KEY RECOMMENDATIONS

PROGRAM NEEDS	CONNECTED COMMUNITY	ECONOMIC VITALITY	ENVIRONMENTAL STEWARDSHIP	ARTS AND CULTURE	HEALTH & WELLNESS
IMMEDIATE NEEDS (0-2 YEARS)					
Expand special events programming that focuses on family and inter-generational activities (ie, holidays, concerts, and movies)					
In coordination with staff gaps, add in demand programs to the system:					
› More fitness and wellness programs					
› Senior travel trips					
› Life skills programs (teen specific)					
NEAR TERM NEEDS (3-5 YEARS)					
In coordination with staff gaps, add in-demand programs to the system:					
› Continue to add/adjust fitness and wellness programs					
› Water sports (via blueway, splash pads, and facility availability)					
› Adult programs					
› Senior travel trips					
LONG TERM NEEDS (6-10 YEARS)					
In coordination with staff gaps, add in demand programs to the system as facilities and/or partnership providers are established:					
› Trails, cycling, and mountain biking programs					
› Arts (performing, music, fine arts)					
› Life skills programs (teen specific)					
› Youth camps (full day)					

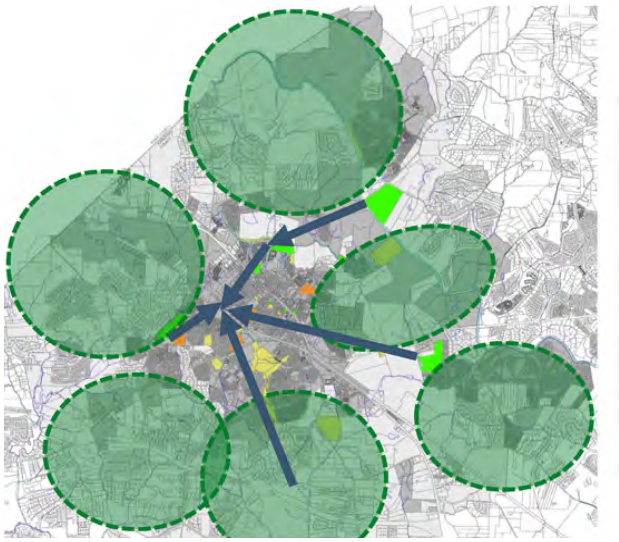
STAFF	CONNECTED COMMUNITY	ECONOMIC VITALITY	ENVIRONMENTAL STEWARDSHIP	ARTS AND CULTURE	HEALTH & WELLNESS
IMMEDIATE NEEDS (0-2 YEARS)					
Set Demand Goals to meet program demand					
Determine program opportunities with current and future resources					
Look for program partners to provide specialty recreation opportunities					
Continue and improve departmental and interdepartmental resources communication					
Address operational demand needs & shared staff resource gaps					

KEY RECOMMENDATIONS

LAND ACQUISITION AND PARK DEVELOPMENT	CONNECTED COMMUNITY	ECONOMIC VITALITY	ENVIRONMENTAL STEWARDSHIP	ARTS AND CULTURE	HEALTH & WELLNESS
IMMEDIATE NEEDS (0-2 YEARS)					
Acquire land to meet current and anticipated recreational need gaps (immediate gap demand = 100 acres)					
Acquire land in areas identified with gaps in services access					
Greenway connectivity priorities should be considered as part of access demand (obtain easements, encroachments, and/or acquisition for priority connections from Municipal Park and East Clayton Park)					
NEAR TERM NEEDS (3-5 YEARS)					
When land is acquired and new park resources are brought online the Town should address distribution access gaps for future recreational resource implementation (playgrounds, dog parks, indoor recreation, etc.)					
LONG TERM NEEDS (6-10 YEARS)					
Acquire land to meet current and anticipated recreational need gaps (immediate gap demand = 300 acres)					
(on-going) Seek to balance open space and recreation space acquisition to meet Townwide recreation and environmental goals					



Protect Open Space and Recreational Resources for the future by acquiring needed acreage now



Acquire acreage in areas that will address gaps in service and provide links for the community

FACILITIES AND LAND ACQUISITION

The Town of Clayton has followed best practices for parks and recreation planning on each of the needed ten year horizons with plans being completed in 2004, 2013, and now 2024. The Clayton population grew from 11,000 in 2004, to 16,116 in 2013, with planning numbers for this study reflecting a growing population of 29,445 in Clayton. The Department serves an even larger recreation service area with the ETJ. This growth is an approximate 277% increase from 2000 to 2024 and an anticipated growth rate that could double the population to over 50,000 according to Capital Area planners. Each of the previous Parks and Recreation Master Plans identified demand based upon these population numbers and the expressed interests of the Clayton community.

The 2013 plan outlined the need for recreation land acquisition to meet the anticipated needs of the 10 year population growth. This acquisition has not occurred and these gap area locations still remain the same. The Clayton population is projected to double, and the land coverage loss identified as a part of this planning effort continues. It is critical Clayton set aside recreation lands to meet current gaps and plan for the future.

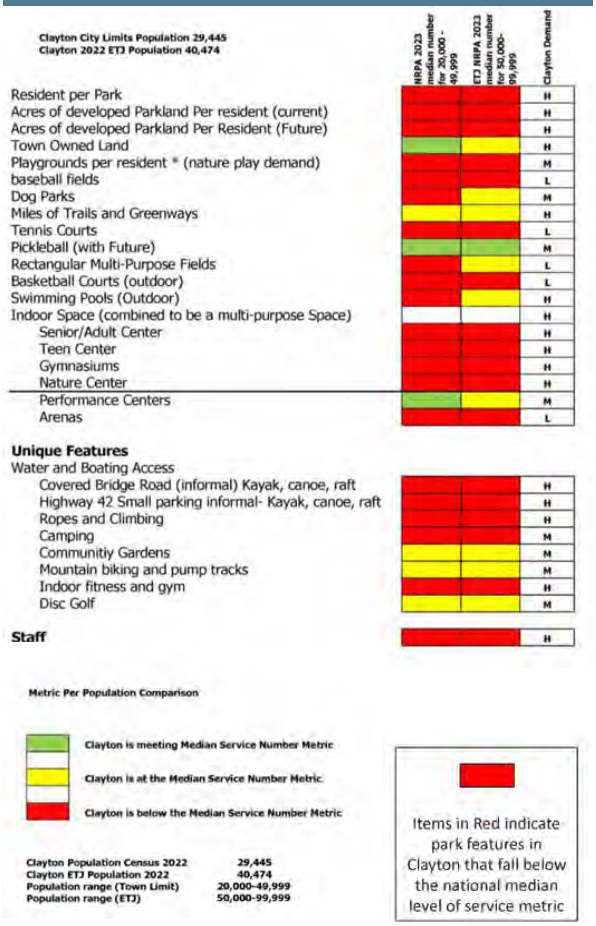
The analysis identified that Clayton is currently providing 4.9 acres of developed parkland per 1000 residents, and with the addition of future recreation acres, Clayton will be providing approximately 9 acres of parkland per 1000 residents. Both of these numbers fall below the median acreage of 11.3 acres per 1000 residents. The upper quartile provides 17.9 acres/1000 residents and the lower quartile provides 5.9 acres/1000 residents.

This is less than 1/2 of the acreage to reach the median acreage per resident illustrated as a best practice. In order to meet current demand of 11.3 acres per 1000 residents, an additional **100 acres** of parkland access would be needed, and to plan for the future, an additional **300 acres** would be needed. Land acquisition gap areas are shown on the gaps in resources map (page 66).

FACILITIES

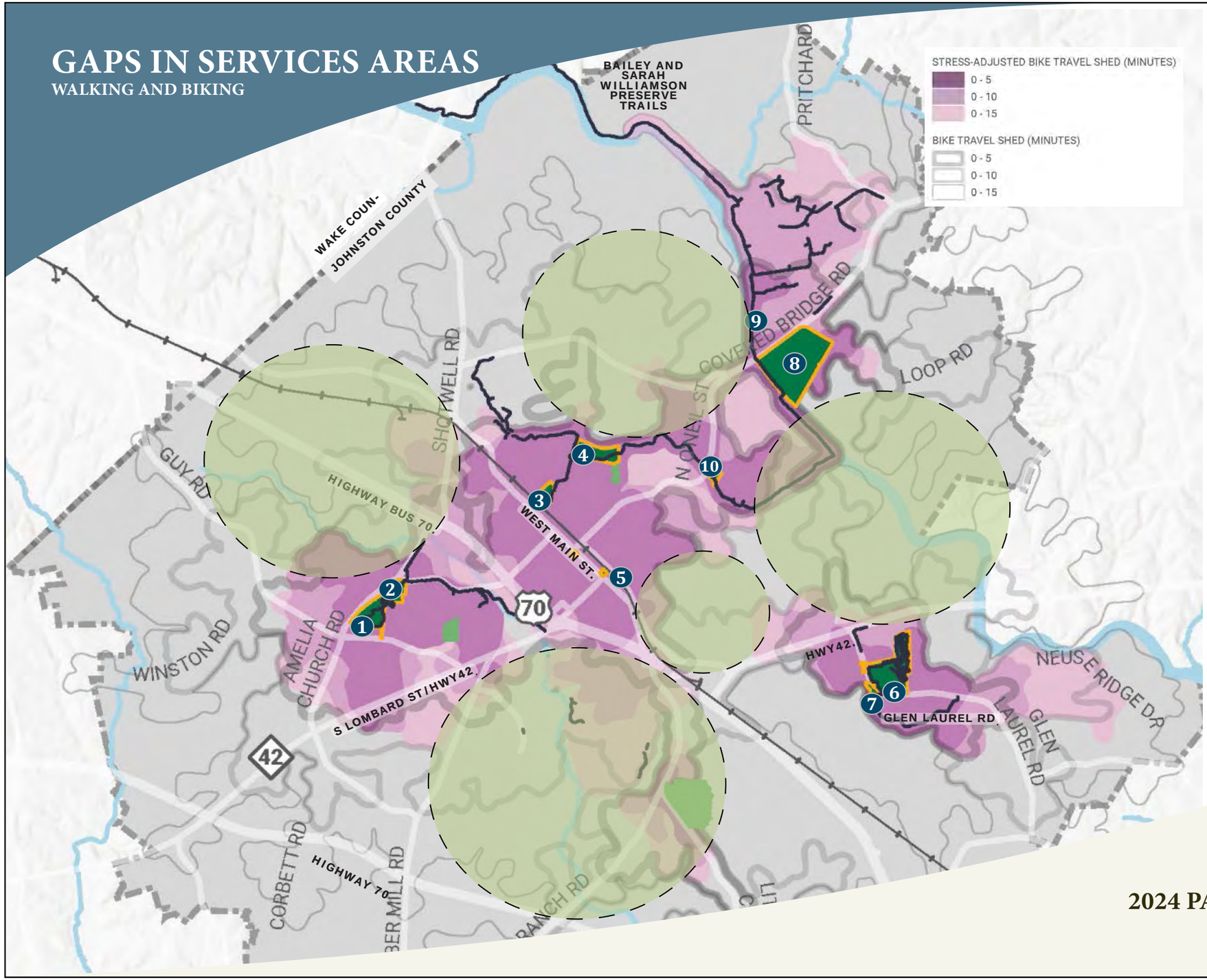
The Town has recently conducted several improvements to existing park and recreation resources including capital improvements identified in the 2004 and 2013 plan to Municipal Park, Donald Clyde Sinclair Park, and currently to Community Park. These updates are elements identified in the 2013 plan. This plan evaluates demands presented by the public, via survey and in person, how these demands compare to current service offerings, and how these service offerings and resources compare to the National NRPA median metrics that serve as current benchmarks for best practices. All of these elements contribute to understanding if Clayton falls above, at, or below the level of recreation services they are providing. It is important to note the NRPA metrics are population-based and since the last plan was completed, the Town of Clayton population went from a smaller town population (less than 20,000) to one that falls within larger metric comparisons (20,000-49,999). Long range the population will increase to an even larger metric comparisons of (50,000-99,999).

Evaluation analysis of demand and benchmarks



GAPS IN SERVICES AREAS

WALKING AND BIKING



LEGEND

- EXISTING CLAYTON PARKS
- GAP AREAS IN DISTRIBUTION OF SERVICES
- CLAYTON TOWN LIMITS
- CLAYTON ETJ
- CLAYTON GREENWAYS AND TRAILS

EXISTING PARKS

1. CLAYTON COMMUNITY PARK
2. CLAYTON COMMUNITY CENTER
3. MUNICIPAL PARK
4. LEGEND PARK TRAIL HEAD
5. DONALD "CLYDE" SINCLAIR PARK
6. EAST CLAYTON COMMUNITY PARK
7. EAST CLAYTON DOG PARK
8. FUTURE LOOP ROAD PARK
9. CLAYTON RIVER WALK ON THE NEUSE
10. SAM'S BRANCH GREENWAY

NORTH

SCALE: 1" = 3600'

0 3600' 7200'

CLAYTON
PARKS & RECREATION

2024 PARKS AND RECREATION MASTER PLAN

DRAFT 091924

FACILITIES

The growth and growing demand for access to parks and recreation resources require continued expansion of resources to maintain the small-town character, meet demand for parks as they provide community value, and to keep Clayton the active community that it is.



CLIMBING AND ROPES



ACCESS TO WATER SPORTS



INTERGENERATIONAL



NATURE PLAY

Features in Demand

Indoor Space

Greenways and Trails

Access To Water (Pools, river & splashpads)

Climbing and Ropes Courses

Open Space

Camping

Nature Play

Miniature Golf (state and national trend)

Mountain Biking & Pump Tracks

KEY HIGHLIGHTS FOR FACILITY NEEDS ARE:

In addition to the above identified features in demand, the Town needs to address the on-going demand for several recreation resources falling below the median benchmarks including access to:

- Intergenerational and multi-purpose Indoor spaces for recreation and gathering
- Access to aquatics
- Access to unique features such as ropes courses, camping, disc golf, mountain biking, and kayaking and canoing
- Dog parks
- Playgrounds and nature-based play
- Basketball courts
- Rectangular fields
- Universally accessible parks and recreation resources in each park



Continue access to rectangular fields to meet current demand



Address gap and distribution to features such as dog parks for increased recreation access

CONNECTIVITY

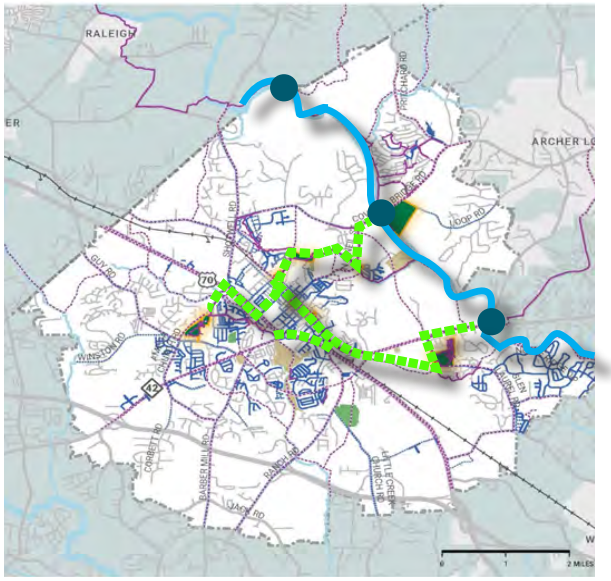
Greenways and Trails ranked the highest priority for facilities provided within the Town, and as one of the highest priorities for new facilities. Residents would like to walk to parks, businesses, and points of interests; however, currently 80% of residents drive to these destinations. The 2022 Comprehensive Pedestrian Plan outlined several key connectivity priorities, and the Recreation Access Study completed as a part of this effort identified the need for improved access and connectivity. Two important connectivity areas were identified:

- Improved connections from several area parks to residential and Clayton Downtown core and
- The need for more formalized and improved access to the Neuse River.

Both of these elements help meet gaps in services in the Town for improved access to water, and increased access to recreation resources within the Town.

The key greenway connection needs identified in this plan were also highlighted in the 2022 plan and include:

- Link Municipal & Donald “Clyde” Sinclair Park to Downtown
- Link East Clayton Community Park to the River and Downtown
- Link Community Park/Center/School across 70 to Downtown and provide more Hwy. 70 pedestrian crossings.
- Further evaluate and plan for Glen Laurel Road pedestrian crossing opportunities.



Provide key Greenway connections to Clayton Downtown core and formalize access to the Neuse River

- Connect the Dog Park to the system
- Ensure access and connections follow Universal Design principles

The key blueway connections identified in this plan for more formalized water access for fishing and boating are located at the river:

- Mial Plantation Road
- Covered Bridge Road
- Highway 42

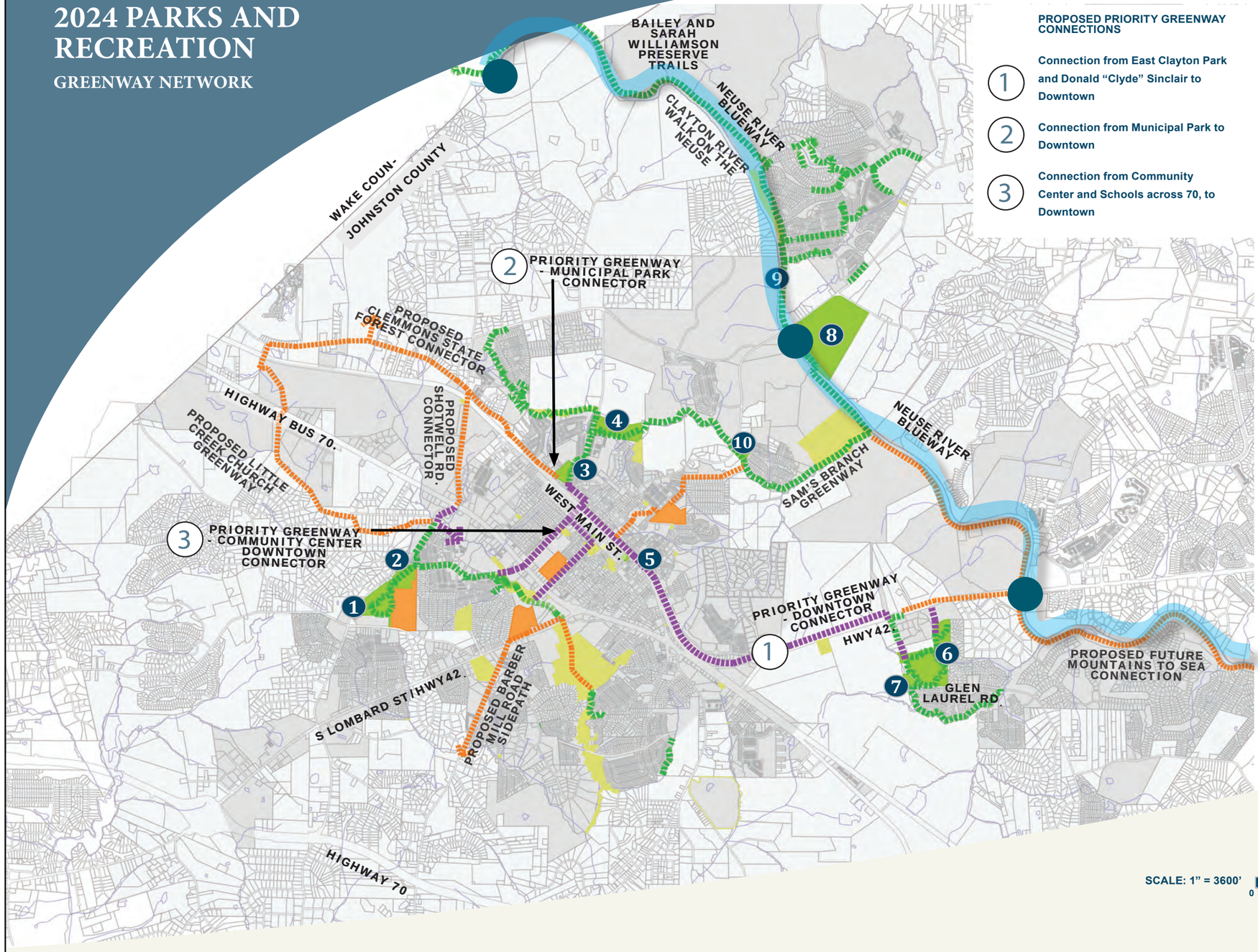
While each of these areas provide informal access, there are no support services, vendor service providers, or information regarding safety or the river itself.



Connectivity priorities are also identified and align with routes numbered in the 2022 Comprehensive Pedestrian Plan

2024 PARKS AND RECREATION

GREENWAY NETWORK



PROPOSED PRIORITY GREENWAY CONNECTIONS

1. Connection from East Clayton Park and Donald “Clyde” Sinclair to Downtown
2. Connection from Municipal Park to Downtown
3. Connection from Community Center and Schools across 70, to Downtown

LEGEND

- EXISTING CLAYTON PARKS
- TOWN OWNED LAND
- SCHOOLS
- CLAYTON TOWN LIMITS
- CLAYTON ETJ
- EXISTING GREENWAYS AND TRAILS
- PROPOSED PRIORITY GREENWAY CONNECTIONS
- PROPOSED GREENWAY CONNECTIONS
- NEUSE RIVER BLUEWAY
- PROPOSED NEUSE RIVER BLUEWAY ACCESS

EXISTING PARKS

1. CLAYTON COMMUNITY PARK
2. CLAYTON COMMUNITY CENTER
3. MUNICIPAL PARK
4. LEGEND PARK TRAIL HEAD
5. DONALD “CLYDE” SINCLAIR PARK
6. EAST CLAYTON COMMUNITY PARK
7. EAST CLAYTON DOG PARK
8. FUTURE LOOP ROAD PARK
9. CLAYTON RIVER WALK ON THE NEUSE
10. SAM’S BRANCH GREENWAY

NORTH

SCALE: 1” = 3600’ 0 3600’ 7200’

CLAYTON PARKS & RECREATION

DRAFT 091924

PROGRAMS

Expanded special events and health and wellness programs are priorities to the community. Clayton residents want increased access to resources being provided. Improving access through connectivity, increased hours of operation, and expansion of programs will better serve the recreation population. A number of recreation programs are offered within the system to meet this need, but expanding age groups, locations, and hours will help meet demand. Additionally, making all of your parks better connected will improve overall health of all users, and in some cases, encourage users to come to the park. There were several requests to increase access to fitness and wellness programming, life skills programming, and partnership programs for wellness. Clayton falls below the national benchmark for access to private fitness facilities per the ETC survey results and also falls below access to these programs per the NRPA metrics.

In Demand Programs include:

- Expanding Special Events Programs that focus on family
- More fitness and wellness
- Water sports
- Adult programs
- Senior travel trips
- Trails, cycling, and mountain biking programs
- Life skills programs
- Youth camps (full day)



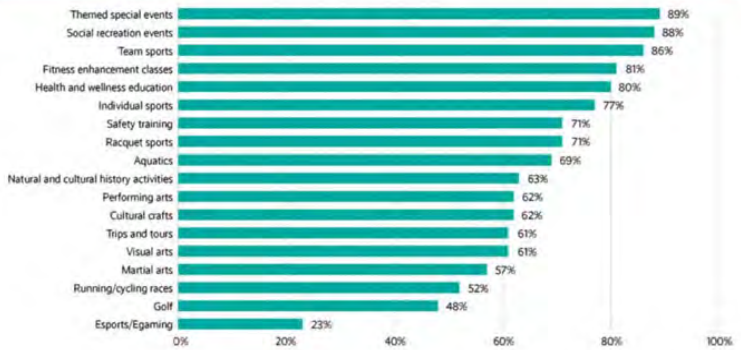
Demand for access to programs for all types is high, specifically those that can be offered indoors and through special events.

PROGRAMS

Clayton Residents want more Health and Wellness, Special Events, and Adult Athletics and Outdoor Movies and Concerts

These Recreational Demands are related to Space and Staff Needs!

FIGURE 6: PROGRAMMING OFFERED BY PARK AND RECREATION AGENCIES
(PERCENT OF AGENCIES)



Benchmark Figures for programming from the 2023 NRPA Agency Performance Review

FIGURE 7: TARGETED PROGRAMS FOR CHILDREN, OLDER ADULTS AND PEOPLE WITH DISABILITIES
(PERCENT OF AGENCIES BY JURISDICTION POPULATION)

	Percent of Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Summer camp	82%	60%	86%	93%	86%	90%
Specific senior programs	77	61	77	87	84	77
Specific teen programs	65	43	61	77	77	78
Programs for people with disabilities	63	34	55	80	78	81
Science, technology, engineering and mathematics (STEM) programs	58	42	49	68	64	71
After-school programs	53	45	47	53	57	69
Preschool	33	24	32	44	34	33
Before-school programs	19	16	19	21	17	18
Full daycare	7	5	6	11	4	12

STAFF

The Town of Clayton currently provides 18 Full-Time Equivalents divided among the department administration, programming, and operations. As mentioned in the analysis section, this currently falls below the median comparison for communities of similar size.

This comparison is important for two reasons. One, the department is currently providing program services beyond the staff capacity, and there are currently in demand for programs which cannot be provided. Secondly, the national benchmarks compare FTE's for operations based upon departmental demand. The Town of Clayton Operations department serves beyond its department so not only do these numbers fall below the national median, they are currently serving more than the department benchmarks reference.

The Town needs to determine what level of service they want to have for programming and operations- above, at, or below this median. These staffing numbers will determine the level of service programs can be provided for growth.



The level of service staff goals will help determine what level of service programs and operations can be run

Lower Quartile

Agencies that fall in the Lower Quartile provide 17 FTE's for the population Range of 20,000- 49,999

Clayton 18 FTE's

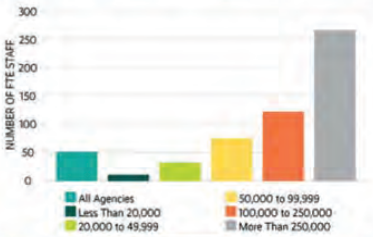
Clayton Currently has 18 Full Time Parks & Recreation Employees

3 serving in Administration

6 Serving Programs

9 Serving Operations

FIGURE 10: PARK AND RECREATION AGENCY STAFFING: FULL-TIME EQUIVALENTS (FTEs) (BY JURISDICTION POPULATION)



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Median	51.5	11.3	32.3	75.8	121.5	264.1
Lower Quartile	17.3	6.0	17.0	46.0	72.8	103.9
Upper Quartile	134.7	22.0	67.8	127.5	198.3	533.0

PROGRAMS

Clayton Served **+5365** Program participants in 2023 (this does not account for Special Events participants)

There were over **590 waitlisted** participants and **80% of these were for indoor programs**

The level of service that can be provided for programming is related to staff availability

FUNDING STRATEGY ALTERNATIVES

The Town of Clayton has been providing parks and recreation services to the community using a variety of funding tools since its inception. However, growth demands are increasing level of services demands. Clayton will need to continue evaluating the variety of funding source tools available to help meet community needs.

The following funding tools can be assessed as part of a larger evaluation for new and on-going parks and recreation services.

BONDS are a fixed income instrument that represent a loan made by an investor to a borrower (typically corporate or governmental). A bond can be thought of as an I.O.U. between the lender and borrower that includes the details of the loan and its payments. In 2019, the Town of Clayton residents voted "yes" to an 18 million parks bond with over a 74% approval rating. This led to improvements at Municipal Park, Clayton Community Center, Clayton Community Park, and East Clayton Park.

CROWDFUNDING & "ADOPT A PARK/ GREENWAY" is a way to provide cleanup support and web-based funding. These tools are showing greater use in parks and recreation. Funds are acquired from people who are willing to support a specific project, program, or facility. This tool has been a great resource for greenway development, stream clean-ups, and small projects.

DEVELOPMENT FEES can be assessed for the development of residential properties with the proceeds to be used for parks, recreation, and open space acquisitions. This is a typical planning tool used in communities throughout NC, one which Clayton uses through its Unified Development Ordinance (UDO). These tools should be evaluated to determine if there is potential for incentives for developments using best management practice and nature-based strategies.

FRIENDS OF THE PARK groups are organized fundraising groups who raise money for specific park projects, areas, or regions. Clayton can partner with a local nonprofit to accept private donations. Fundraising events can provide a means for support in programming and park facility projects.

GRANTS are a common funding tool for parks and recreation projects and programs. There are numerous grant opportunities for parks and recreation in NC but the most common sources are:

- Parks & Recreation Trust Fund (PARTF) – including the Accessible Parks program
- Land and Water Conservation Fund (LWCF)
- Recreational Trails Fund (RTP)
- Complete the Trails (CTP)

Parks and recreation services have become much more of a community-wide service and trends in grant funding have branched out beyond traditional sources. A listing provided by North Carolina State University Recreation Resource Services (NCSU RRS) maintains updated grant resources in the following categories:

- Places and Spaces
- Native Plants
- Health and Wellbeing
- Travel and Tourism
- Community Development
- Athletics

Grant resource link: https://rrs.cnr.ncsu.edu/grant-resources/

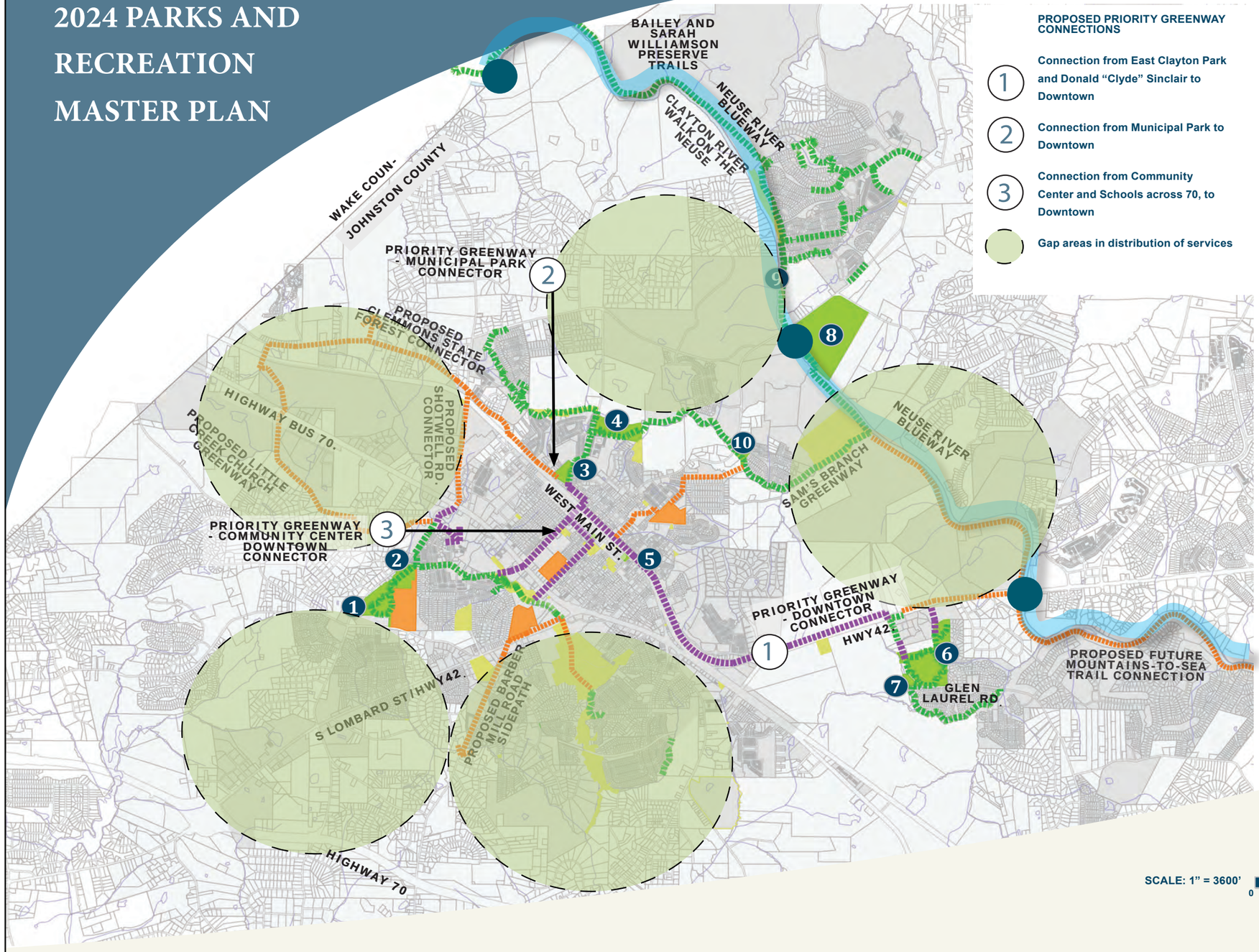
SPONSORSHIPS/NAMING can fund events, facilities, or equipment. Sponsorship agreements should clearly articulate expectations between the Town of Clayton and the sponsor. Many cities and counties are now selling naming rights for new buildings or key facilities in parks for the development cost associated with improvement. This was one of the funding source tools used with Harmony Playground located in East Clayton Park and the performance shelter in Municipal Park .

USER FEES are used with specialty programs and/ or facilities with examples such as sports requiring referees and indoor facility usage.

UTILITY AGREEMENTS COORDINATION can be used for more varied infrastructure uses such as greenways, water/sewer, fiber optic, gas, etc. By including greenways in the infrastructure conversation opportunities can increase for connectivity and shared use.

PUBIC PRIVATE PARTNERSHIPS-(PPP) are becoming more of a common tool in parks and recreation. PPP occur when there is a partnership between the government and a private sector company. Many agencies are relying on PPP as a way to reduce operating budgets – turning these responsibilities over to, or sharing them with, private companies.

2024 PARKS AND RECREATION MASTER PLAN



PROPOSED PRIORITY GREENWAY CONNECTIONS

1. Connection from East Clayton Park and Donald "Clyde" Sinclair to Downtown
2. Connection from Municipal Park to Downtown
3. Connection from Community Center and Schools across 70, to Downtown

Gap areas in distribution of services

LEGEND

- EXISTING CLAYTON PARKS
- TOWN OWNED LAND
- SCHOOLS
- CLAYTON TOWN LIMITS
- CLAYTON ETJ
- EXISTING GREENWAYS AND TRAILS
- PROPOSED PRIORITY GREENWAY CONNECTIONS
- PROPOSED GREENWAY CONNECTIONS
- NEUSE RIVER BLUEWAY
- PROPOSED NEUSE RIVER BLUEWAY ACCESS

EXISTING PARKS

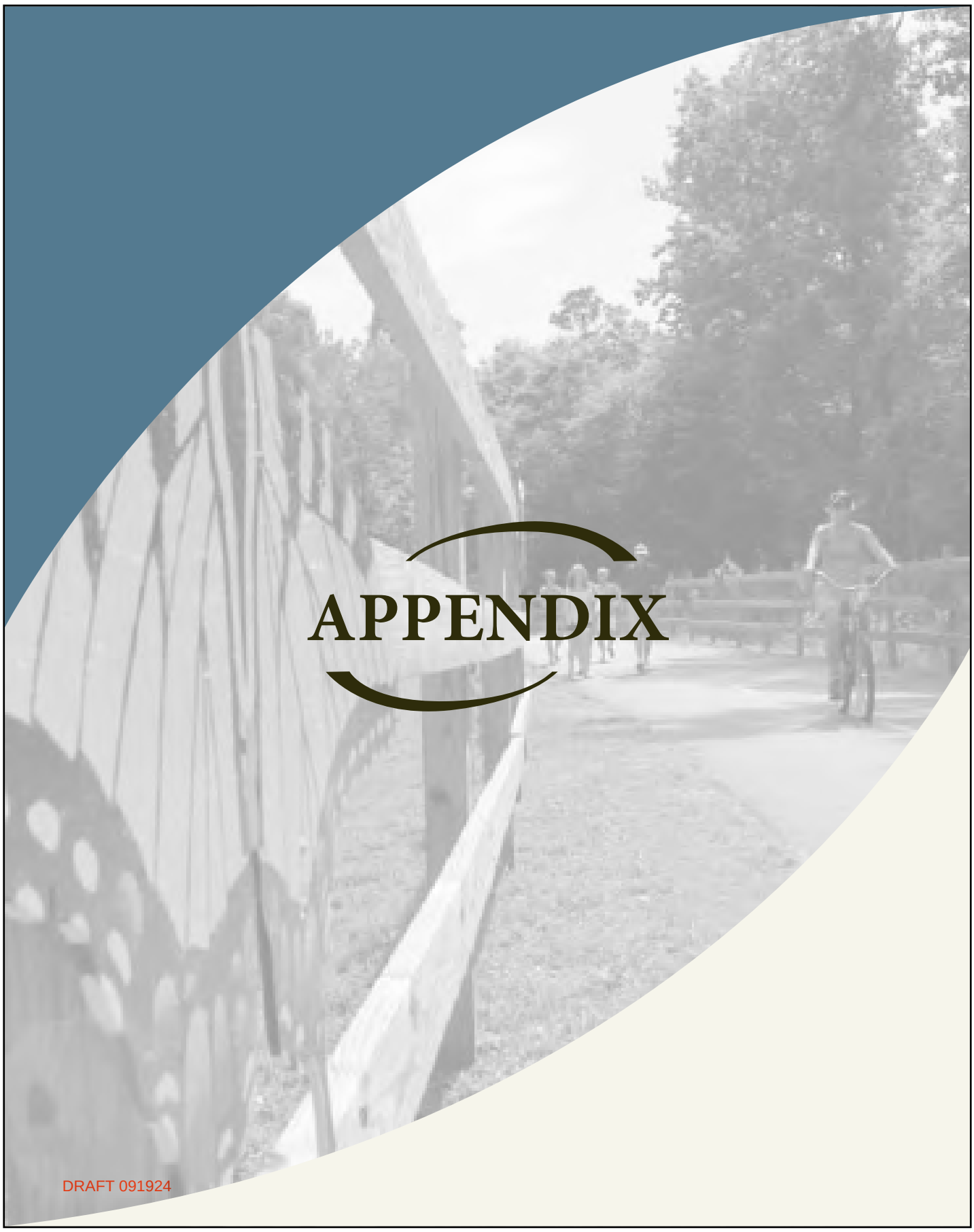
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NORTH

SCALE: 1" = 3600' 0 3600' 7200'

CLAYTON PARKS & RECREATION

DRAFT 091924


APPENDIX
DRAFT 091924



CLAYTON

PARKS & RECREATION

2024 Parks and Recreation Master Plan

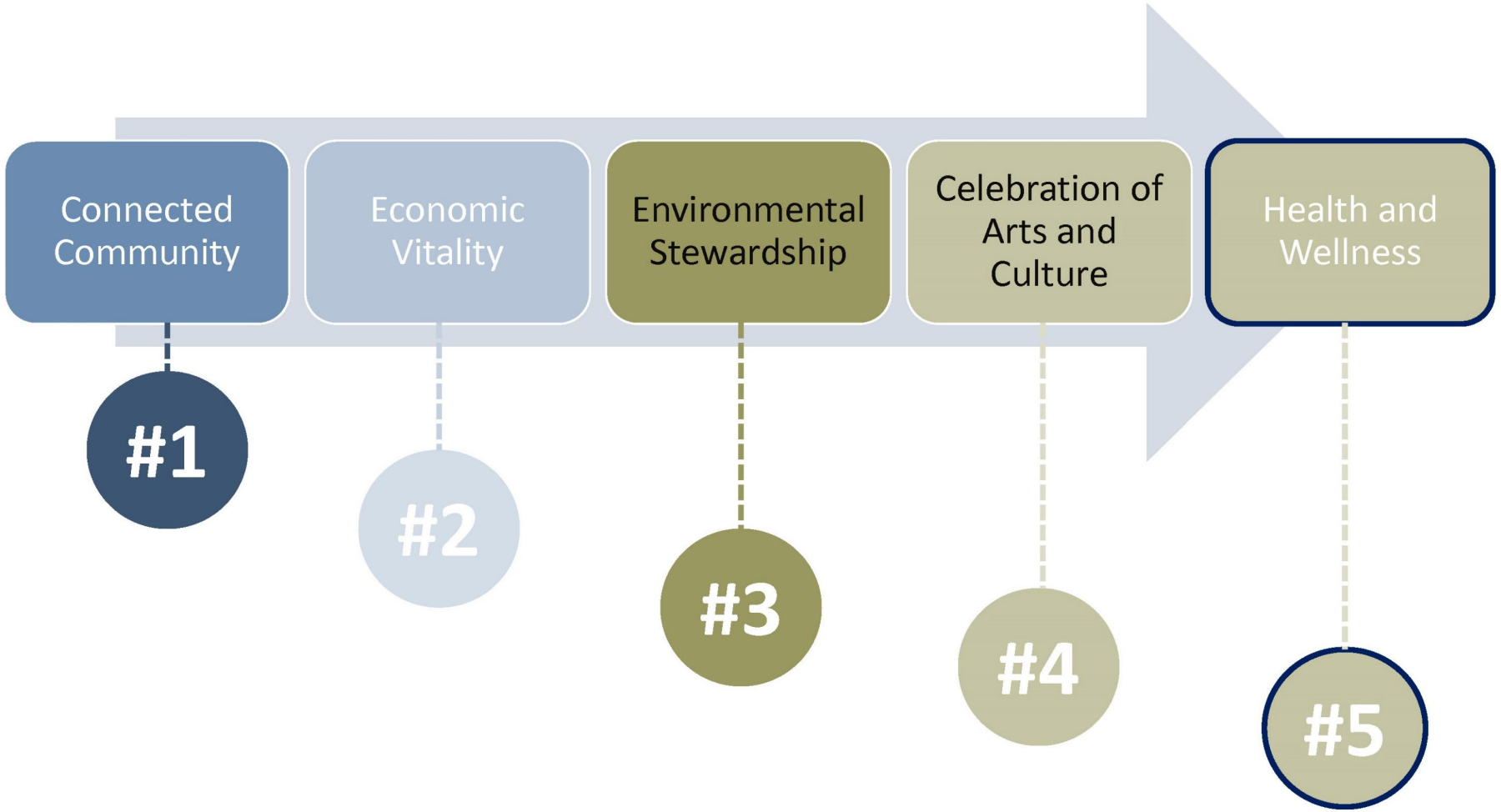
SageDesign alta Surface ETC INSTITUTE


PROCESS
October/November
Intro
Inventory
Community
Analysis
Recommend/
Action


Here is what we'll Discuss:
• Process
• Community Engagement
• Analysis
• Recommendations and Action


COMMUNITY

COMMUNITY PRIORITIES



COMMUNITY ENGAGEMENT HIGHLIGHTS

320 SVS Surveys Completed
300 Open Link + Over 900 Touchpoints

50.8%
Female Response

Demographics of respondents reflect Clayton community composition

Residents are being reached through social media! 62%

87%
Positivity on Park Quality

97%
Support for Park = Parks Add Value

81%
Currently Drive to Parks

Most Used
=
East Clayton Park, Clayton Community Park, Clayton River Walk on the Neuse

Investment Values:

Creating connections and developing a sense of community (56%),

Ensuring affordability to users (46%),

Promoting health and wellness programming (44%)



Over 1097 Points of Direct Engagement

COMMUNITY ENGAGEMENT HIGHLIGHTS

Top 3
Aquatics
Trails and Greenways &
Water Sports

High Demand for Indoor Space

Recreation Tourism Demand in Clayton Calls for Unique Outdoor Experiences : adventure, camping, access to the river! This aligns with community demand.

Demand for more Special Events!

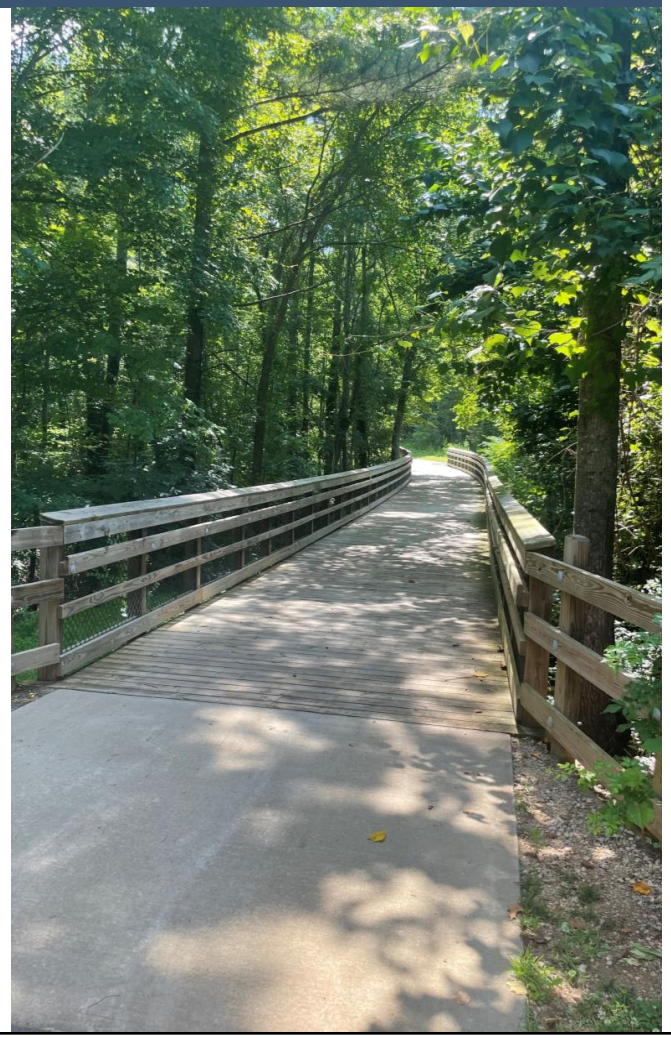
Desire for intergenerational programs and experiences

Distribution of new playgrounds, splash pad, dog park

More Staff to Support More Parks Programs

More Opportunity for Health and Wellness

High Demand for Connectivity! Link Parks to Downtown!



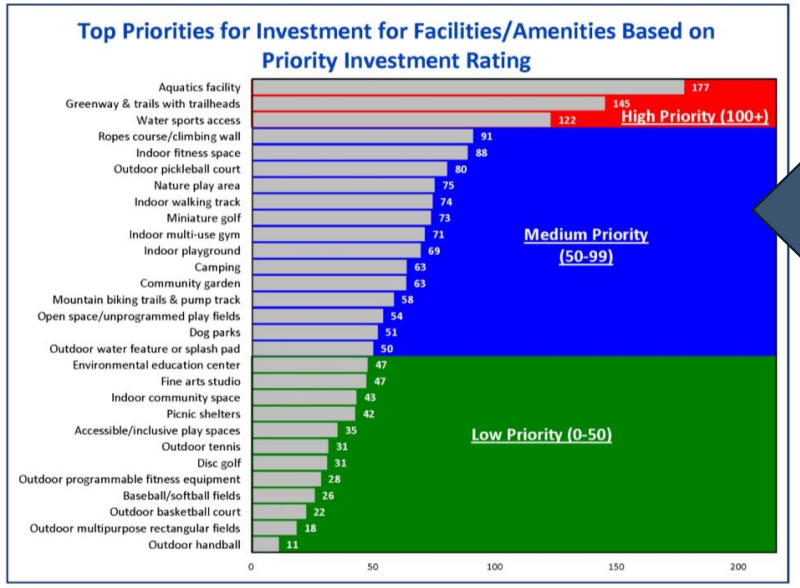
ETC SURVEY- STATISTICALLY VALID FINDINGS HIGHLIGHTS

Priorities for Facility Investments: The **Priority Investment Rating (PIR)** was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weighs (1) the importance that residents place on amenities/facilities and (2) how many residents have unmet needs for the amenity/facility. [Details regarding the methodology for this analysis are provided in Section 3 of this report.]

Based the Priority Investment Rating (PIR), the following amenities/facilities were rated as high priorities for investment:

- Aquatics facility (PIR=177)
- Greenway & trails with trailheads (PIR=145)
- Water sports access (PIR=122)

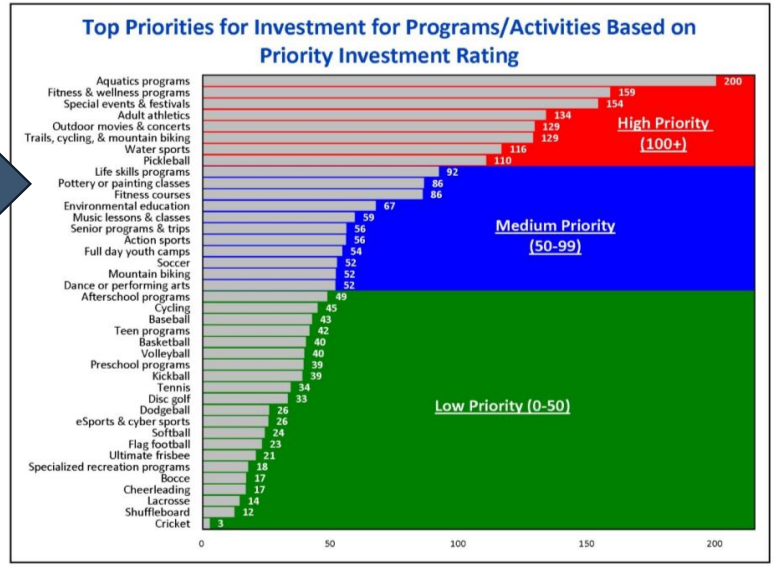
The chart below shows the Priority Investment Rating for each of the 29 facilities/parks assessed on the survey.



Based the Priority Investment Rating (PIR), the following activities/programs were rated as high priorities for investment:

- Aquatics programs (PIR=200)
- Fitness and wellness programs (PIR=159)
- Special events and festivals (PIR=154)
- Adult athletics (PIR=134)
- Outdoor movies and concerts (PIR=129)
- Trails, cycling, and mountain biking (PIR=129)
- Water sports (PIR=116)
- Pickleball (PIR=110)

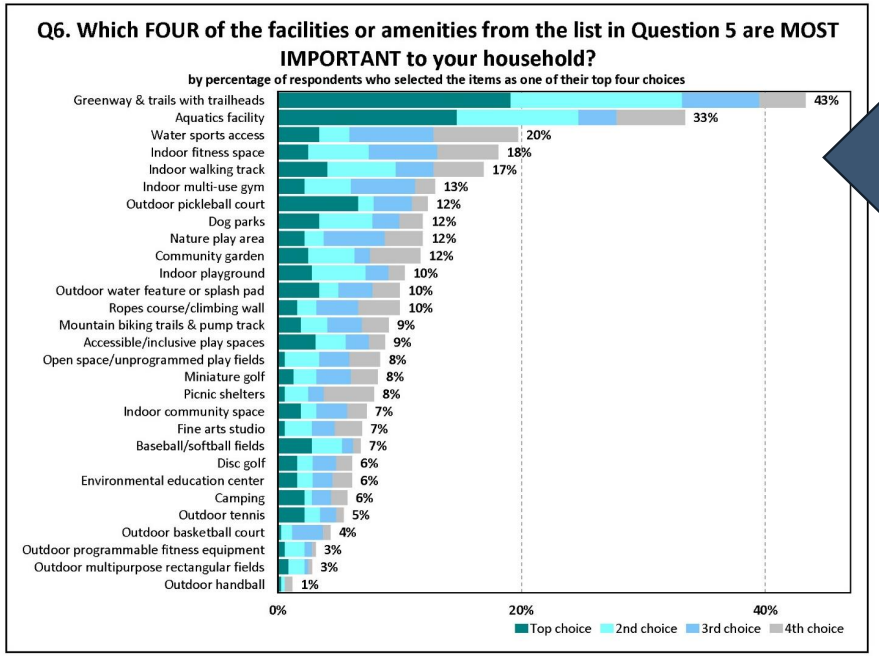
The chart below shows the Priority Investment Rating for each of the 40 activities/programs assessed on the survey.

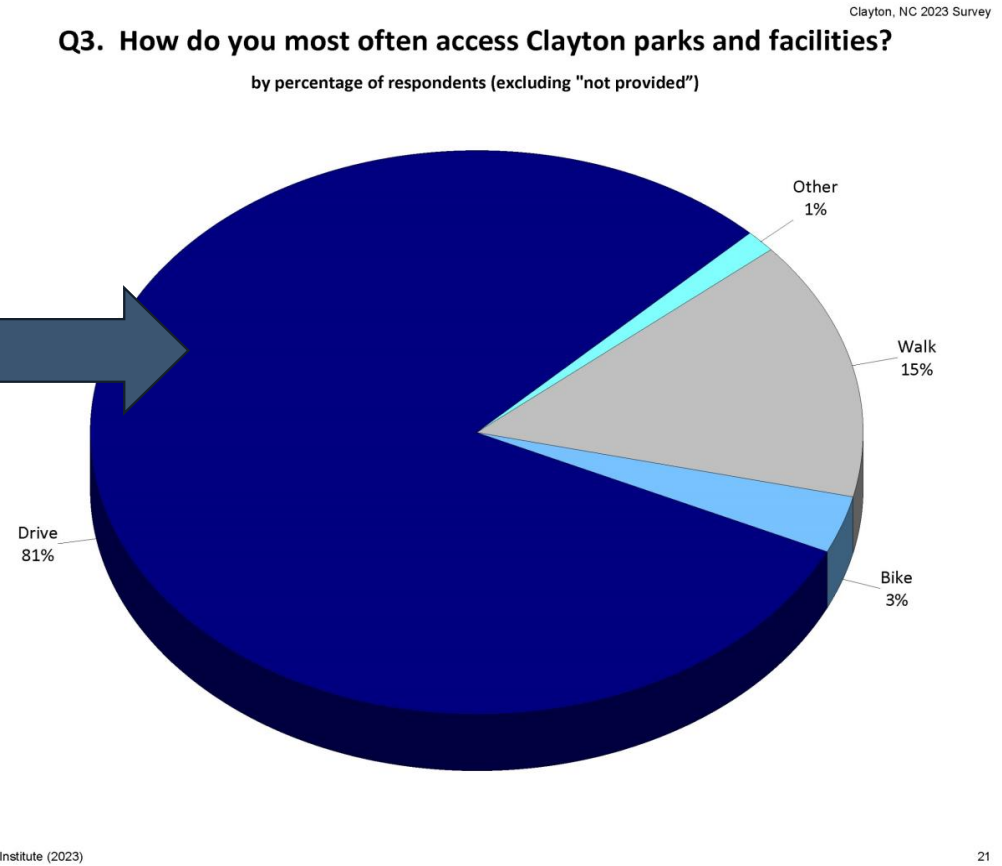


ETC SURVEY- HIGHLIGHTS – CONNECTIVITY

1. Greenway and trails with trailheads (43%)
2. Aquatics facility (33%)
3. Water sports access (20%)
4. Indoor fitness space (18%)

The percentage of residents who selected each amenity/facility as one of their top four choices is shown in the chart below.

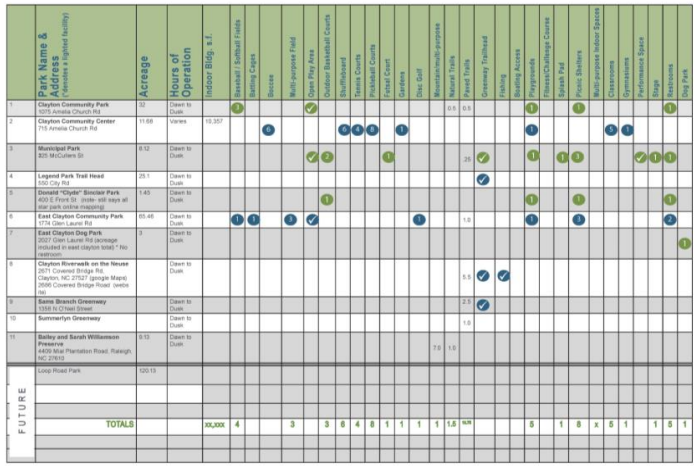





ANALYSIS

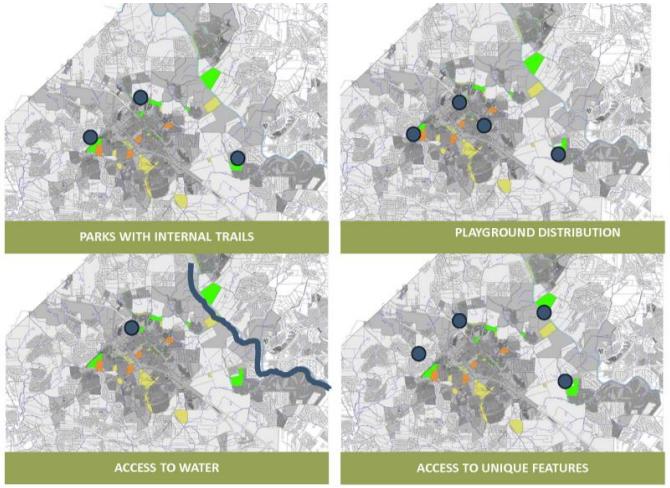
INVENTORY HIGHLIGHTS- PARK DATA

QUANTITY + QUALITY/ THEMES + DISTRIBUTION



	Park Name & Address (*denotes a lighted facility)	Acreage	Hours of Operation	Indoor Bldg. s.f.	Baseball / Softball Fields	Batting Cages	Bocce	Multi-purpose Field	Open Play Area	Outdoor Basketball Courts	Shuffleboard	Tennis Courts	Pickleball Courts	Futsal Court	Gardens	Disc Golf	Mountain-bike-purpose	Nature Trails	Paved Trails	Greenway Trailhead	Fishing	Boating Access	Playgrounds	Fitness/Challenge Course	Splash Pad	Picnic Shelters	Multi-purpose Indoor Spaces	Classrooms	Gymnasiums	Performance Space	Stage	Restrooms	Dog Park
1	Clayton Community Park 1075 Amelia Church Rd	92	Dawn to Dusk		6				✓										0.5	0.5			1			1						1	
2	Clayton Community Center 715 Amelia Church Rd	11.68	Varies	19,357			6				6	6	6		1								1					5	1			
3	Municipal Park 325 McCullers St	8.12	Dawn to Dusk						✓	2				1					35	✓			1		1	1				✓	1	1
4	Legend Park Trail Head 550 City Rd	25.1	Dawn to Dusk																	✓												
5	Donald "Clyde" Sinclair Park 400 E Front St (note- still says all star park online mapping)	1.45	Dawn to Dusk							1													1			1					1	
6	East Clayton Community Park 1774 Glen Laurel Rd	65.46	Dawn to Dusk		1	1		3	✓							1			1.5				1			1					2	
7	East Clayton Dog Park 2027 Glen Laurel Rd (acreage included in east clayton total) * No restroom	3	Dawn to Dusk																													1
8	Clayton Riverwalk on the Neuse 2671 Covered Bridge Rd Clayton, NC 27527 (google Maps) 2696 Covered Bridge Road (webs ite)		Dawn to Dusk																3.5	✓	✓												
9	Sams Branch Greenway 1356 N O'Neil Street		Dawn to Dusk																2.5	✓													
10	Summerlyn Greenway		Dawn to Dusk																1.0														
11	Bailey and Sarah Williamson Preserve 4409 Mial Plantation Road, Raleigh, NC 27610	8.13	Dawn to Dusk														7.0	1.0															
FUTURE	Loop Road Park	120.13																															
	TOTALS			xx,xxx	4			3		3	6	4	8	1	1	1	1	1.8	N/A			5		1	8	x	5	1		1	5	1

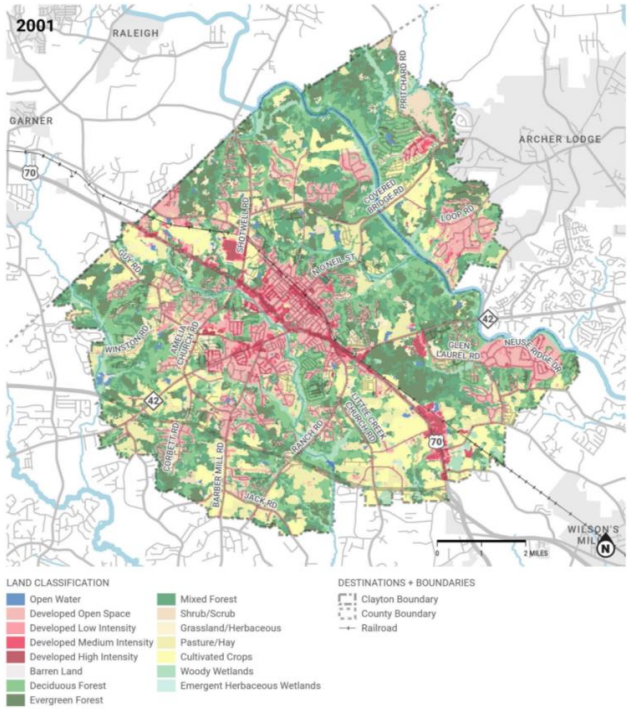




GREEN INFRASTRUCTURE

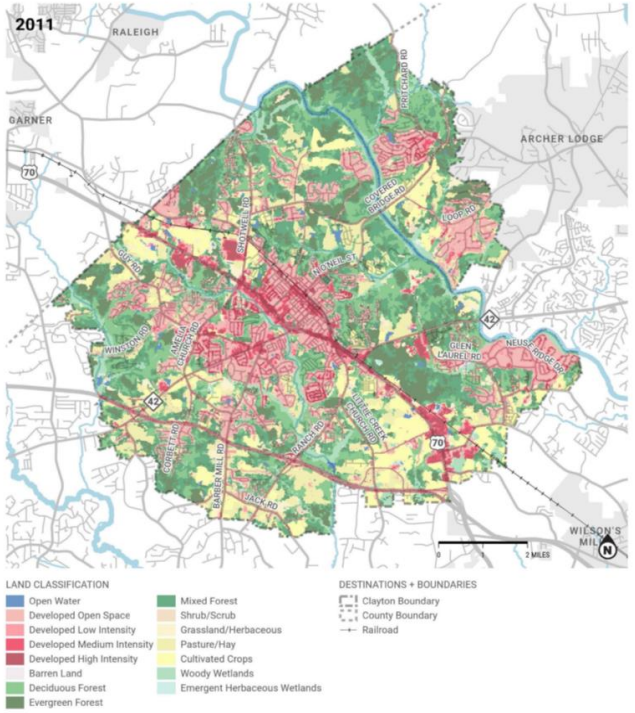
These maps show land cover classifications within Clayton's boundaries using NLCD (National Land Cover Database) imagery from 2001, 2011, 2021

Land Classification 2001



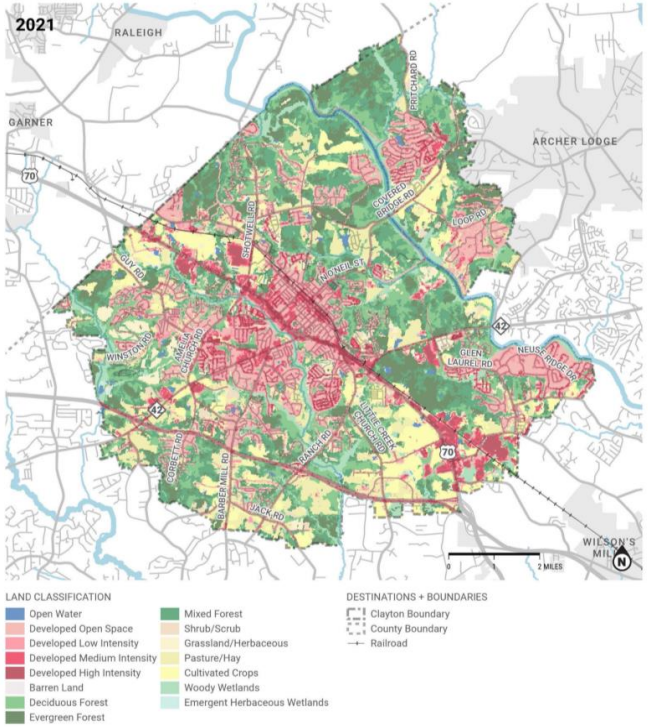
The total land cover assessed was 20452.26 acres, with **3076.84 acres (**or **15.04%)** classed as urban land cover.

Land Classification 2011



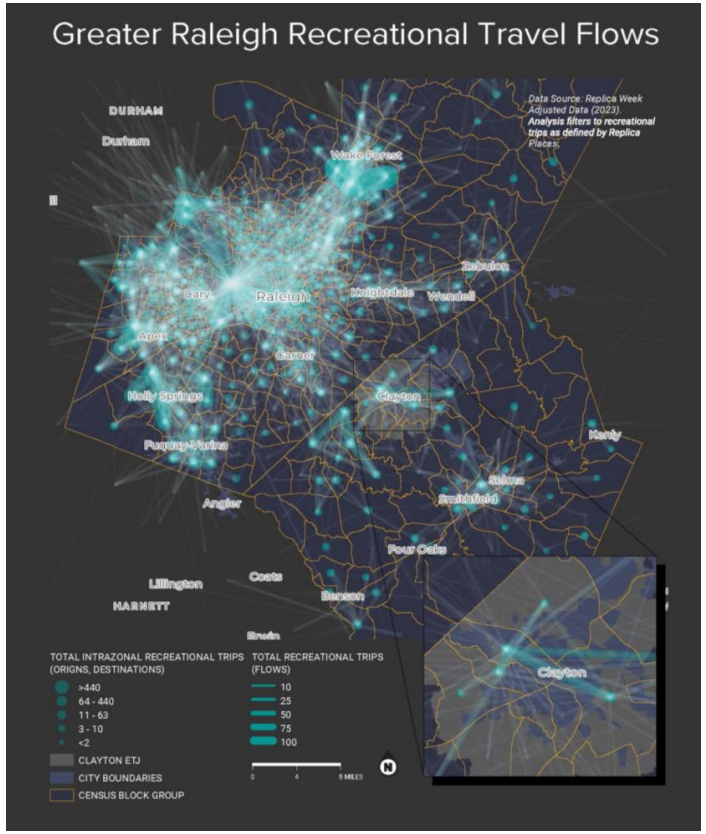
Total land cover assessed was 19968.52 acres, with **4141.42 acres**, or **20.74%** of total area, classed as urban land cover. This urban land cover acreage amounts to a 34.6% increase from 2001.

Land Classification 2021



Total land cover assessed was 19486.41 acres, with **5012.32 acres** (**25.72%** of total area) classed as urban land cover. This amounts to a 62.9% increase in urban land cover acreage between 2001 and 2021.

ECONOMIC TRIPS AND ACCESS TO PARKS – KEY TAKEAWAYS



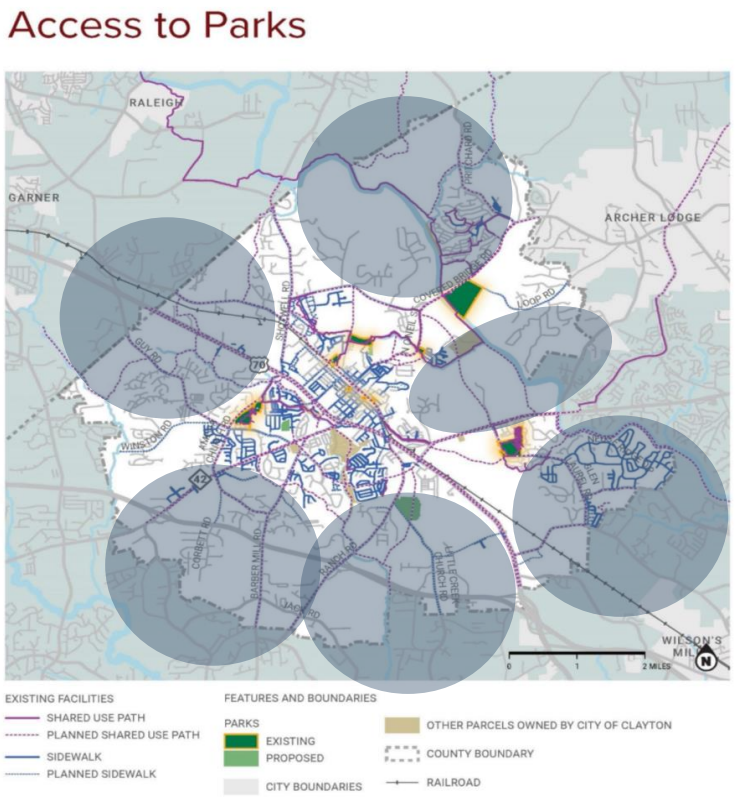
ECONOMIC CENTERS: TRAVEL FLOWS

KEY TAKE AWAYS: Provide something Unique

Park Accessibility & Regional Recreation Markets

Clayton is an economic center within the wider Raleigh region, but it is a smaller tier center with overall less activity relative to other hotspots. It is also more geographically isolated relative to other centers in the region. Additionally, Clayton's orientation to recreational trips throughout the region suggests it is not a major market for regional recreation, though it does have observable local activity that could be **better served with better connections.** For example, our sidewalk adjusted access analysis showed substantial differences between realistic access via the sidewalk network vs. theoretical access if sidewalks were available on all roads. If Clayton wants to attract more regional trips for recreation, it will need to **differentiate its recreational opportunities** into something more distinct from what is provided elsewhere in the region.

ACCESS TO PARKS – KEY TAKEAWAYS



ACCESS TO PARKS

KEY TAKE AWAYS: Connect local users & Fill Gaps

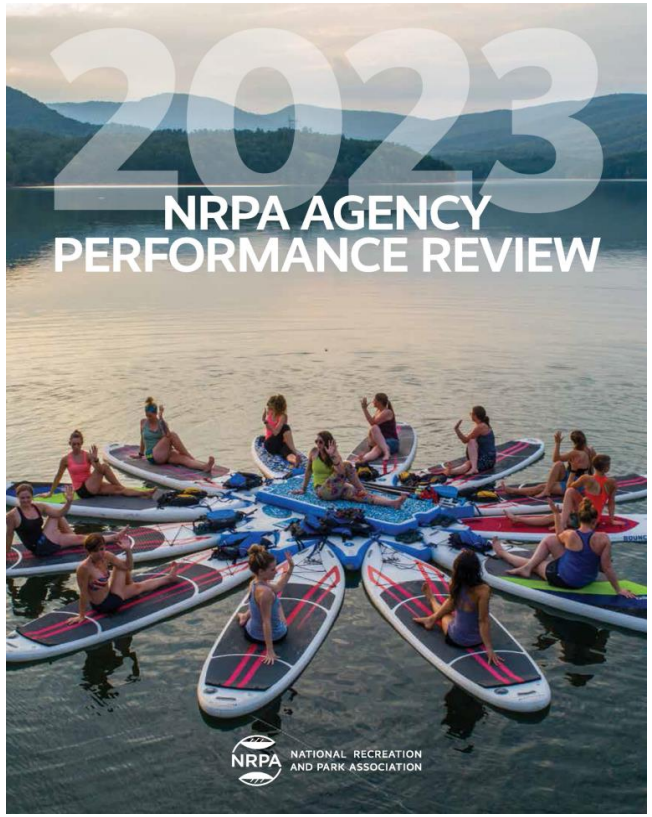
Park Accessibility & Regional Recreation Markets

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RECOMMENDATIONS
& ACTION

IDENITFYING DEMAND AND NEEDS (LEVEL OF SERVICE COMPARISONS)

CLAYTON RESIDENT NEEDS + **WHAT IS CLAYTON PROVIDING?** + **BENCHMARKS**



= **GAPS AND NEED**

NRPA Agency Performance Review is the National Benchmark used to understand level of service performance and is updated annually

- Comparisons are based upon Population ranges. Clayton Town Limits population for the study is **29,445** and falls within the **20,000- 49,999** range and the **ETJ population is OVER 40,474**

- **Benchmarks** fall into the **Upper Quartile, Median, or Lower Quartile** of national database findings for comparison. These serve as guides which are compared to your community needs and identified Gaps in level of services.

FACILITY RECOMMENDATIONS

FACILITIES/OVERALL:

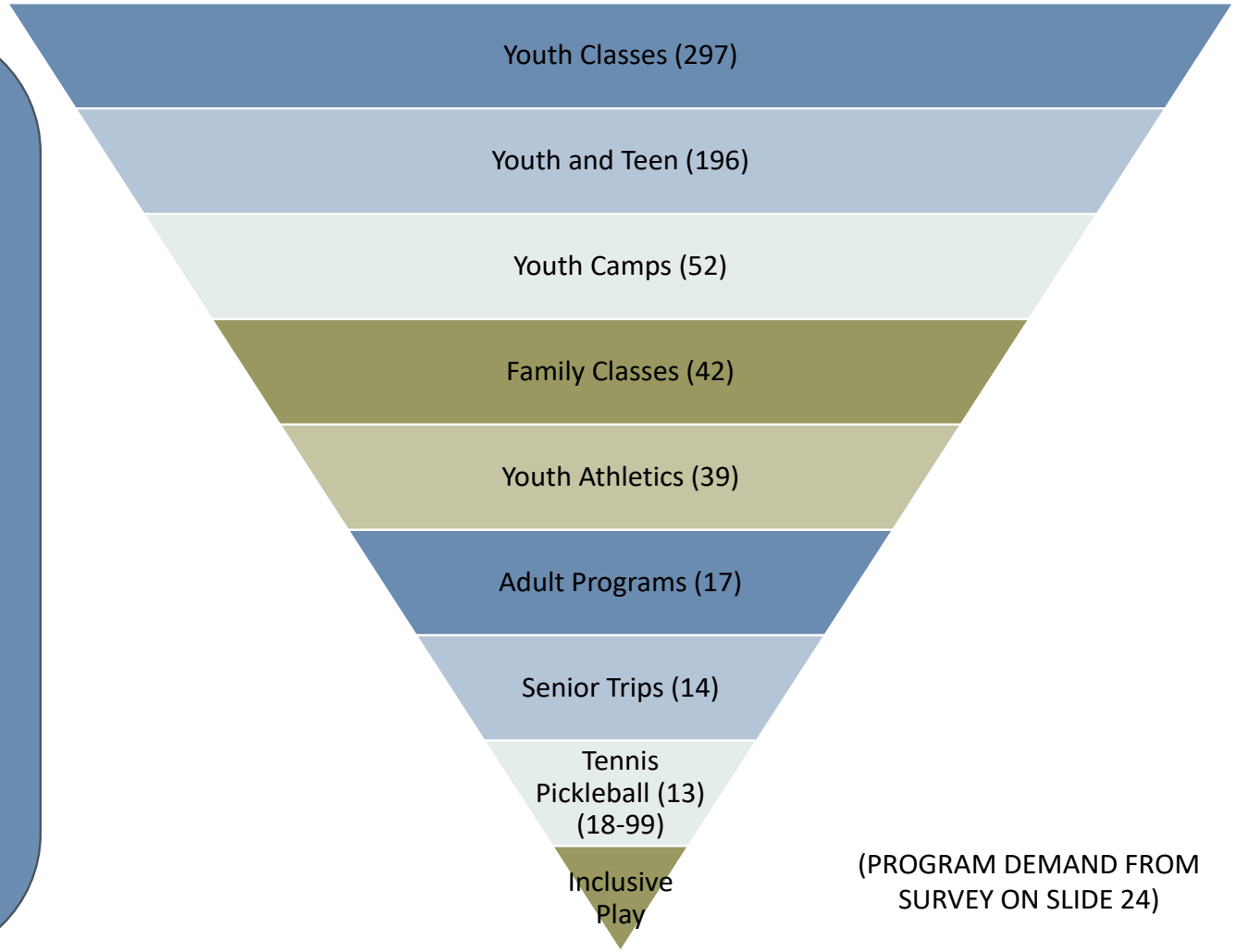
- ADD NEW FACILITIES FOLLOWING BENCHMARK GUIDELINES TO MEET CURRENT AND FUTURE DEMAND
- DEMAND FOR ADDITIONAL INDOOR RECREATION SPACE
- INCREASED ACCESS TO WATER : SWIMMING POOLS, SPLASHPAD, AND PADDLING/KAYAKING/FISHING
- PROVIDE ADVENTURE RECREATION & INTERGENERATIONAL FEATURES
- NATURE BASED PLAY
- OFFER UNIQUE RECREATION TOURISM OPPORTUNITIES
- APPLY UNIVERSAL DESIGN PRINCIPALS SO THAT PARK FEATURES ARE ACCESSIBLE
- INCORPORATE ARTS THAT CELEBRATE CLAYTON
- CONTINUE ENVIRONMENTAL BEST PRACTICES FOR PARK PLANNING & DEVELOPMENT
- INCORPORATE OPERATIONAL NEEDS IN TOWNWIDE & PARK DESIGN PROCESSES
- START POSITIVE MESSAGING ABOUT CURRENT ENVIRONMENTAL PRACTICES

FACILITY AND PROGRAM DEMAND

- COLLECTIVELY, THE TOWN OF CLAYTON PARKS AND RECREATION DEPARTMENT PROGRAMS SERVED APPROXIMATELY 5400 PARTICIPANTS IN 2023. **THIS NUMBER DOES NOT INCLUDE THOSE SERVED THROUGH SPECIAL EVENTS SUCH AS MOVIE NIGHTS AND CONCERTS AT MUNICIPAL PARK**
- OVER 80% OF WAITLISTED PROGRAMS ARE OFFERED WITHIN THE COMMUNITY CENTER
- 11% OF THE POPULATION IS 65 AND OVER. PROGRAMS ARE CURRENTLY OFFERED FOR AGES 18-99 TO BE MORE INCLUSIVE

WAITLIST & DEMAND NOTES:

- COMMUNITY WIDE DEMAND FOR ADDITIONAL SPECIAL EVENTS
- HIGHEST DEMAND IS FOR NEW/MORE YOUTH AND TEEN PROGRAMS & CAMPS
- SECOND HIGHEST DEMAND IS FOR FAMILY CLASSES AND INTERGENERATIONAL ACTIVITIES
- LAST DEMAND CATEGORY IS FOR ADULT AND SENIOR PROGRAM EXPANSION WITH INTEREST IN FITNESS, ARTS, AND TRIPS



(PROGRAM DEMAND FROM SURVEY ON SLIDE 24)

SPECIALTY RECREATION DEMAND HIGHLIGHTS

New Features in Demand

Access To Water (Pools, river & splashpads)

Greenways and Trails

Indoor Space (Multi-purpose intergenerational demand)

Climbing and Ropes Courses

Open Space

Camping

Nature Play

Community Gardens

Miniature Golf (state and national trend)

Mountain Biking & Pump Tracks



CLIMBING AND ROPES



ACCESS TO WATER SPORTS



INTERGENERATIONAL



MULTI-PURPOSE INDOOR SPACE

ANALYSIS – FACILITY LEVEL OF SERVICE COMPARISONS HIGHLIGHTS

Clayton City Limits Population 29,445
Clayton 2022 ETJ Population 40,474

	NRPA 2023 median number for 20,000 - 49,999	ETJ NRPA 2023 median number for 50,000-99,999	Clayton Demand
Resident per Park			H
Acres of developed Parkland Per resident (current)			H
Acres of developed Parkland Per Resident (Future)			H
Town Owned Land			H
Playgrounds per resident * (nature play demand)			M
baseball fields			L
Dog Parks			M
Miles of Trails and Greenways			H
Tennis Courts			L
Pickleball (with Future)			M
Rectangular Multi-Purpose Fields			L
Basketball Courts (outdoor)			L
Swimming Pools (Outdoor)			H
Indoor Space (combined to be a multi-purpose Space)			H
Senior/Adult Center			H
Teen Center			H
Gymnasiums			H
Nature Center			H
Performance Centers			M
Arenas			L
Unique Features			
Water and Boating Access			
Covered Bridge Road (informal) Kayak, canoe, raft			H
Highway 42 Small parking informal- Kayak, canoe, raft			H
Ropes and Climbing			H
Camping			M
Communitiy Gardens			M
Mountain biking and pump tracks			M
Indoor fitness and gym			H
Disc Golf			M
Staff			H

Metric Per Population Comparison

- Clayton is meeting Median Service Number Metric
- Clayton is at the Median Service Number Metric
- Clayton is below the Median Service Number Metric

Clayton Population Census 2022	**29,445**
Clayton ETJ Population 2022	**40,474**
Population range (Town Limit)	**20,000-49,999**
Population range (ETJ)	**50,000-99,999**

Items in Red indicate park features in Clayton that fall below the national median level of service metric

FIGURE 3: OUTDOOR PARK AND RECREATION FACILITIES – POPULATION PER FACILITY
(BY PREVALENCE AND POPULATION PER FACILITY)

Types of Facilities		Median Number of Residents per Facility					
			Population of Jurisdiction				
	Percent of Agencies	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Playgrounds	95%	3,759	2,014	3,028	3,779	5,024	10,811
Basketball courts	86	7,404	3,729	7,117	8,790	8,792	15,214
Diamond fields: baseball field – youth	79	6,863	3,114	5,033	7,237	14,564	26,826
Tennis courts (outdoor)	76	5,860	2,805	5,815	5,577	7,797	12,033
Rectangular fields: multi-purpose	69	9,177	3,859	7,674	13,244	14,471	23,771
Dog parks	68	43,532	11,100	28,000	54,119	78,526	131,943
Diamond fields: softball field – adult	63	15,345	5,800	11,802	17,078	26,508	39,652
Diamond fields: softball field – youth	62	11,384	5,079	9,060	12,716	26,313	44,265
Diamond fields: baseball field – adult	55	20,228	7,627	19,556	27,566	45,257	54,004
Community gardens	52	31,395	8,178	26,741	52,906	56,297	114,666
Swimming pools (outdoor)	51	38,635	9,745	25,191	43,100	67,267	108,245
Rectangular fields: soccer field – youth	50	7,228	3,600	4,947	7,207	12,875	47,204
Multiuse courts – basketball, volleyball	49	17,475	5,093	14,800	22,960	40,667	62,018
Totlots	48	11,649	5,816	11,195	11,641	17,703	37,441
Rectangular fields: soccer field – adult	42	13,692	6,955	10,775	17,741	18,215	42,136
Skate parks	41	53,144	10,726	32,000	62,927	110,000	235,209
Rectangular fields: football field	35	26,780	8,637	18,785	29,374	50,837	73,556
Pickleball (outdoor)	31	13,922	3,252	9,257	11,150	29,836	46,801
Regulation 18-hole courses	29	94,109	9,587	32,990	69,374	114,842	239,241
Multiuse courts – tennis, pickleball (outdoor)	27	15,948	4,868	9,667	16,556	36,876	45,455
Multipurpose synthetic field	25	36,884	9,518	25,330	34,814	57,011	144,306
Ice rinks (outdoor)	18	17,741	8,045	13,247	33,214	108,000	543,242
Rectangular fields: cricket field	14	139,248	ISD	34,706	62,943	118,709	362,153
Rectangular fields: lacrosse field	11	26,411	9,786	16,584	49,348	56,000	126,912
Overlay fields	9	14,763	8,707	9,468	16,398	25,452	27,737
Rectangular fields: field hockey field	4	20,909	18,000	17,292	44,292	53,895	ISD

**ISD = Insufficient Data*

IDENTIFIED FACILITY GAPS BASED UPON BENCHMARKS

GAPS IN LOS

TRAILS

SWIMMING

INDOOR SPACE

DOG PARKS

PLAYGROUNDS

BASKETBALL

MULTI-PURPOSE RECTANGULAR FIELDS

SPLASH PADS



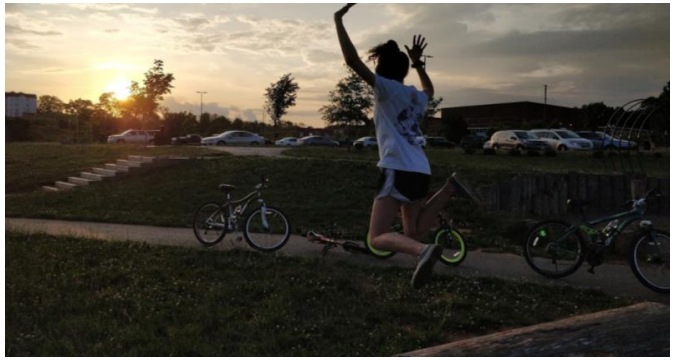
MULTI-PURPOSE FIELDS



ACCESS TO THE NEUSE RIVER



DOG PARKS



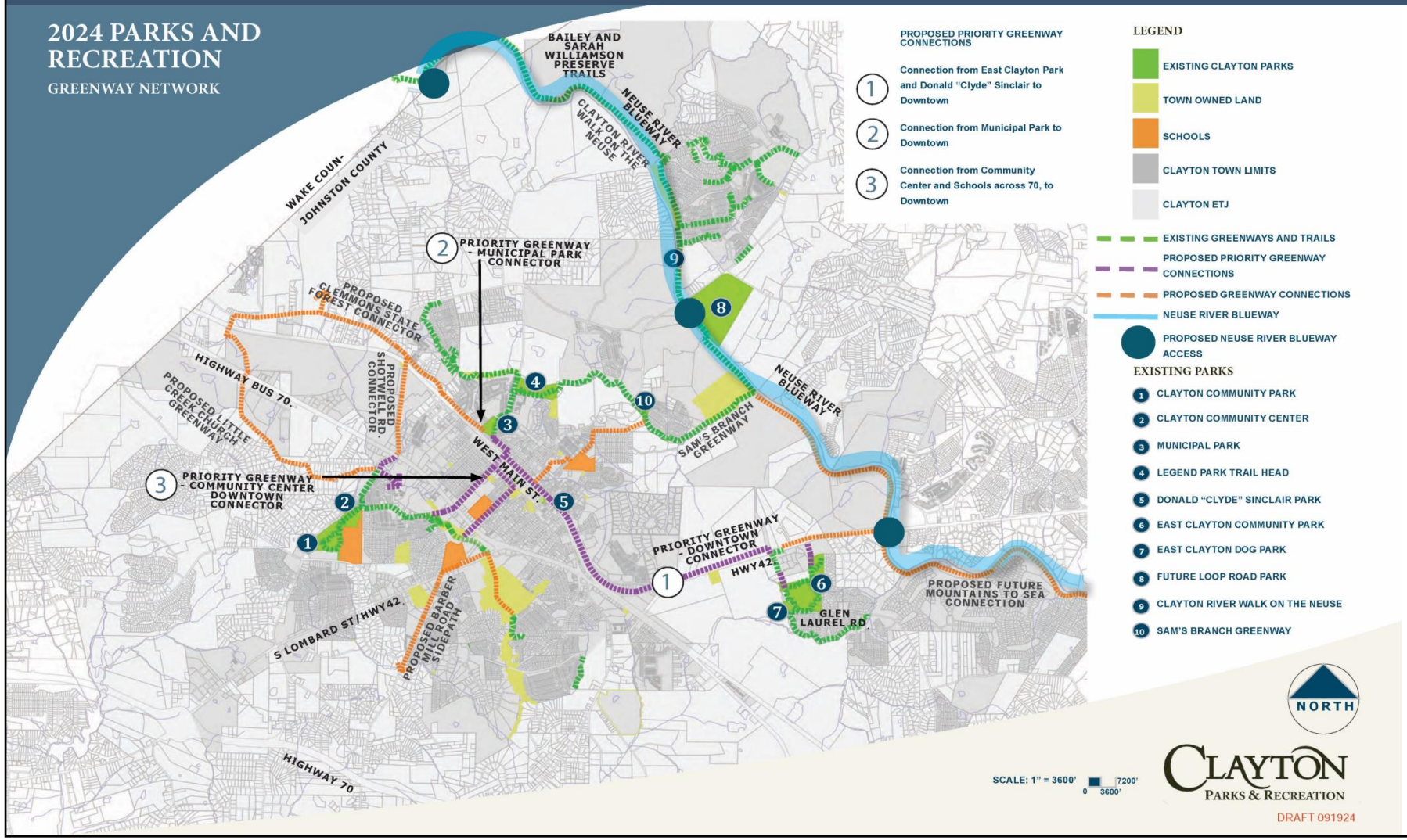
PLAYGROUNDS

CONNECTIVITY RECOMMENDATIONS

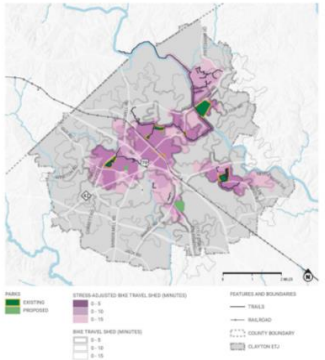
CONNECTIVITY:

- ENHANCE AND CELEBRATE BLUEWAY SYSTEM
  - PROVIDE ACCESS TO AND SUPPORT SERVICES FOR THIS SYSTEM
- CONTINUE PLANNING AND DESIGN EFFORTS TO:
  - CREATION OF A SYSTEM-WIDE GREENWAY MASTER PLAN
  - LINK MUNICPAL AND DONALD “CLYDE” SINCLAIR PARK TO DOWNTOWN,
  - LINK EAST CLAYTON COMMUNITY PARK TO THE RIVER AND DOWNTOWN,
  - LINK COMMUNITY PARK/COMMUNITY CENTER/SCHOOL ACROSS 70 TO DOWNTOWN
- PROVIDE ACCESS TO PARK FEATURES THROUGH UNIVERSAL DESIGN
- LINK PARKS AND AREAS WITH IDENTIFIED “GAP” IN SERVICE
- CREATE INTERNAL PARK LOOPS AND CONVEY ROUTES IN TIME AND DISTANCE
- CREATE PARK TRAIL HEADS AT PARKS WITH CONNECTIVITY: RESTROOMS, ART, TRAIL ID and INFO, ACCESS TO DRINKING WATER, SIGNAGE, AND BIKE REPAIR

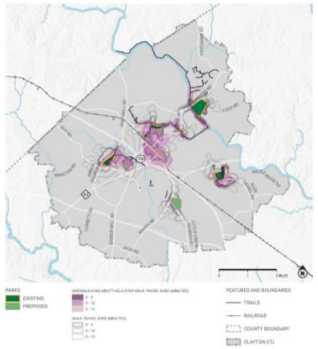
CONNECTIVITY RECOMMENDATIONS



Access to Parks by Biking



Access to Parks by Walking



PROGRAM RECOMMENDATIONS

PROGRAMS/OVERALL:

- EXPAND SPECIAL EVENTS PROGRAMS THAT FOCUS ON FAMILY (CONCERTS AND MOVIES)
- PROGRAMS IN DEMAND:
  - FITNESS AND WELLNESS PROGRAMS
  - WATER SPORTS AND PROGRAMS
  - ADULT PROGRAMS
  - SENIOR PROGRAMS AND TRAVEL TRIPS
  - TRAILS, CYCLING, AND MOUNTAIN BIKING PROGRAMS
  - ARTS (PERFORMANCE, MUSIC, AND FINE ARTS)
  - LIFE SKILLS PROGRAMS (TEEN SPECIFIC)
  - YOUTH CAMPS (FULL DAY)

ANALYSIS –PROGRAMS LEVEL OF SERVICE COMPARISONS HIGHLIGHTS

PROGRAMS

Clayton Residents want more Health and Wellness, Special Events, and Adult Athletics and Outdoor Movies and Concerts

These Recreational Demands are related to Space and Staff Needs!

FIGURE 6: PROGRAMMING OFFERED BY PARK AND RECREATION AGENCIES
(PERCENT OF AGENCIES)

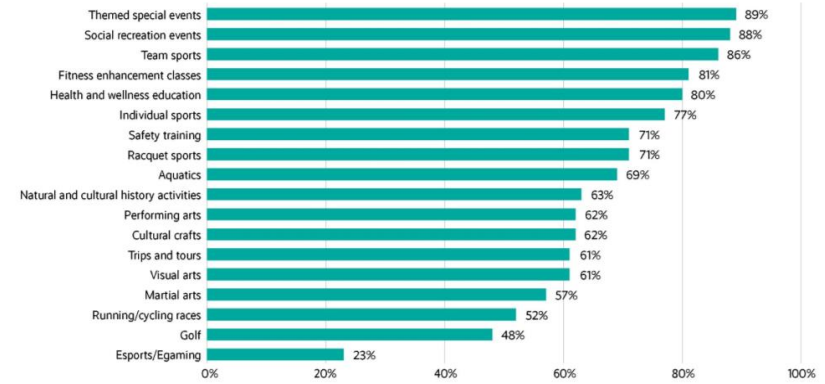


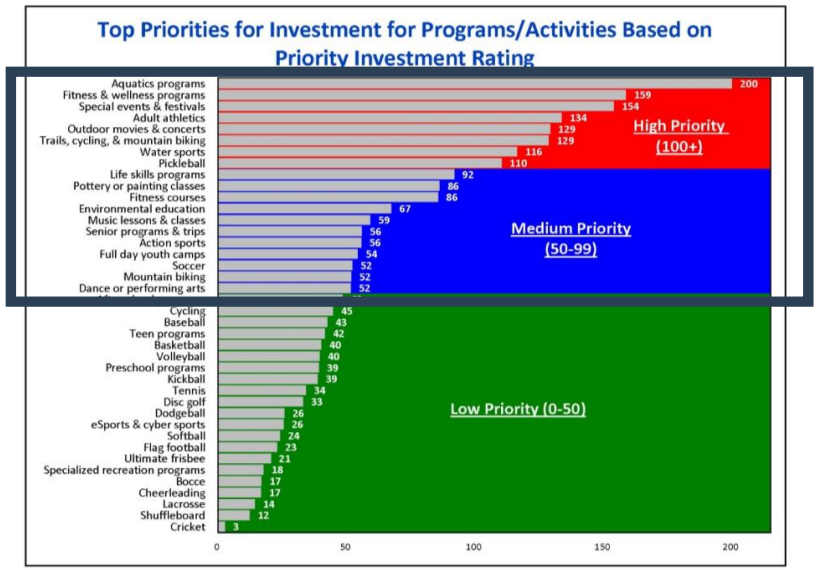
FIGURE 7: TARGETED PROGRAMS FOR CHILDREN, OLDER ADULTS AND PEOPLE WITH DISABILITIES
(PERCENT OF AGENCIES BY JURISDICTION POPULATION)

	Percent of Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Summer camp	82%	60%	86%	93%	86%	90%
Specific senior programs	77	61	77	87	84	77
Specific teen programs	65	43	61	77	77	78
Programs for people with disabilities	63	34	55	80	78	81
Science, technology, engineering and mathematics (STEM) programs	58	42	49	68	64	71
After-school programs	53	45	47	53	57	69
Preschool	33	24	32	44	34	33
Before-school programs	19	16	19	21	17	18
Full daycare	7	5	6	11	4	12

Based the Priority Investment Rating (PIR), the following activities/programs were rated as high priorities for investment:

- Aquatics programs (PIR=200)
- Fitness and wellness programs (PIR=159)
- Special events and festivals (PIR=154)
- Adult athletics (PIR=134)
- Outdoor movies and concerts (PIR=129)
- Trails, cycling, and mountain biking (PIR=129)
- Water sports (PIR=116)
- Pickleball (PIR=110)

The chart below shows the Priority Investment Rating for each of the 40 activities/programs assessed on the survey.

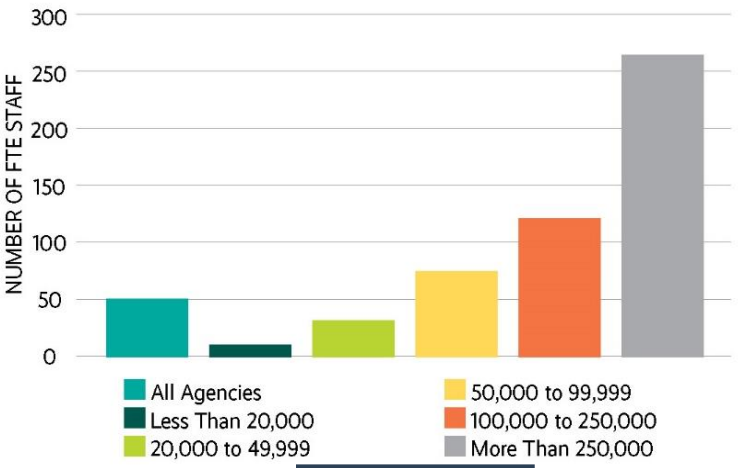


STAFFING RECOMMENDATIONS

STAFF:

- SET STAFFING GOALS TO MEET CURRENT AND FUTURE PROGRAM AND OPERATIONAL DEMANDS. BOTH ARE CURRENTLY OPERATING IN THE LOWER BENCHMARK QUARTILE, AND DEMAND IS IN THE UPPER QUARTILE
- DETERMINE PROGRAM OPPORTUNITIES WITH CURRENT AND FUTURE RESOURCES
- LOOK FOR PROGRAM PARTNERS TO PROVIDE SPECIALTY RECREATION OPPORTUNITIES
- CONTINUE DEPARTMENTAL & INTERDEPARTMENTAL RESOURCE COMMUNICATION REGARDING SHARED RESOURCES

FIGURE 10: PARK AND RECREATION AGENCY STAFFING: FULL-TIME EQUIVALENTS (FTEs)
(BY JURISDICTION POPULATION)



	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Median	51.5	11.3	32.3	75.8	121.5	264.1
Lower Quartile	17.3	6.0	17.0	46.0	72.8	103.9
Upper Quartile	134.7	22.0	67.8	127.5	198.3	533.0

ANALYSIS – STAFF & PROGRAMS LEVEL OF SERVICE COMPARISONS HIGHLIGHTS

Lower Quartile

Agencies that fall in the Lower Quartile provide 17 FTE's for the population Range of 20,000- 49,999

Clayton 18 FTE's

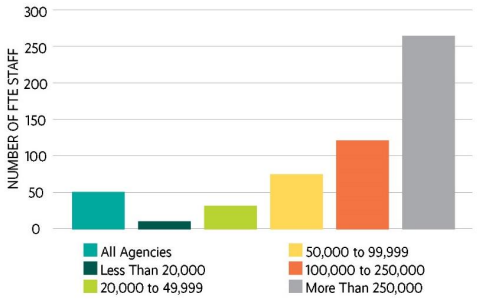
Clayton Currently has 18 Full Time Parks & Recreation Employees

3 serving in Administration

6 Serving Programs

9 Serving Operations

FIGURE 10: PARK AND RECREATION AGENCY STAFFING: FULL-TIME EQUIVALENTS (FTEs)
(BY JURISDICTION POPULATION)



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PROGRAMS

Clayton Served **+5365** Program participants in 2023 (this does not account for Special Events participants)

There were over **590 waitlisted** participants and **80% of these were for indoor programs**

FIGURE 6: PROGRAMMING OFFERED BY PARK AND RECREATION AGENCIES
(PERCENT OF AGENCIES)

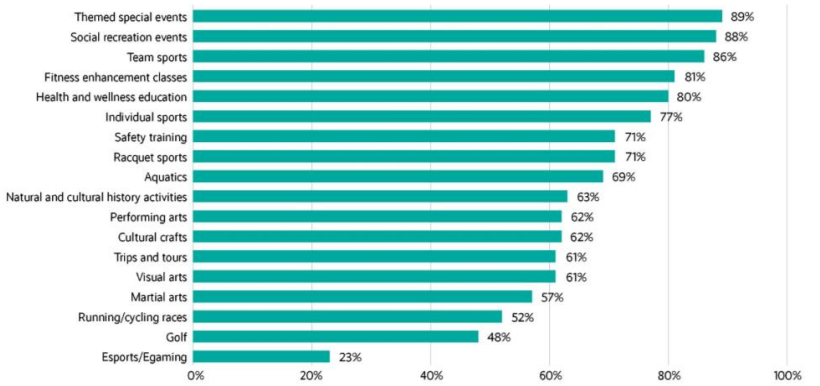
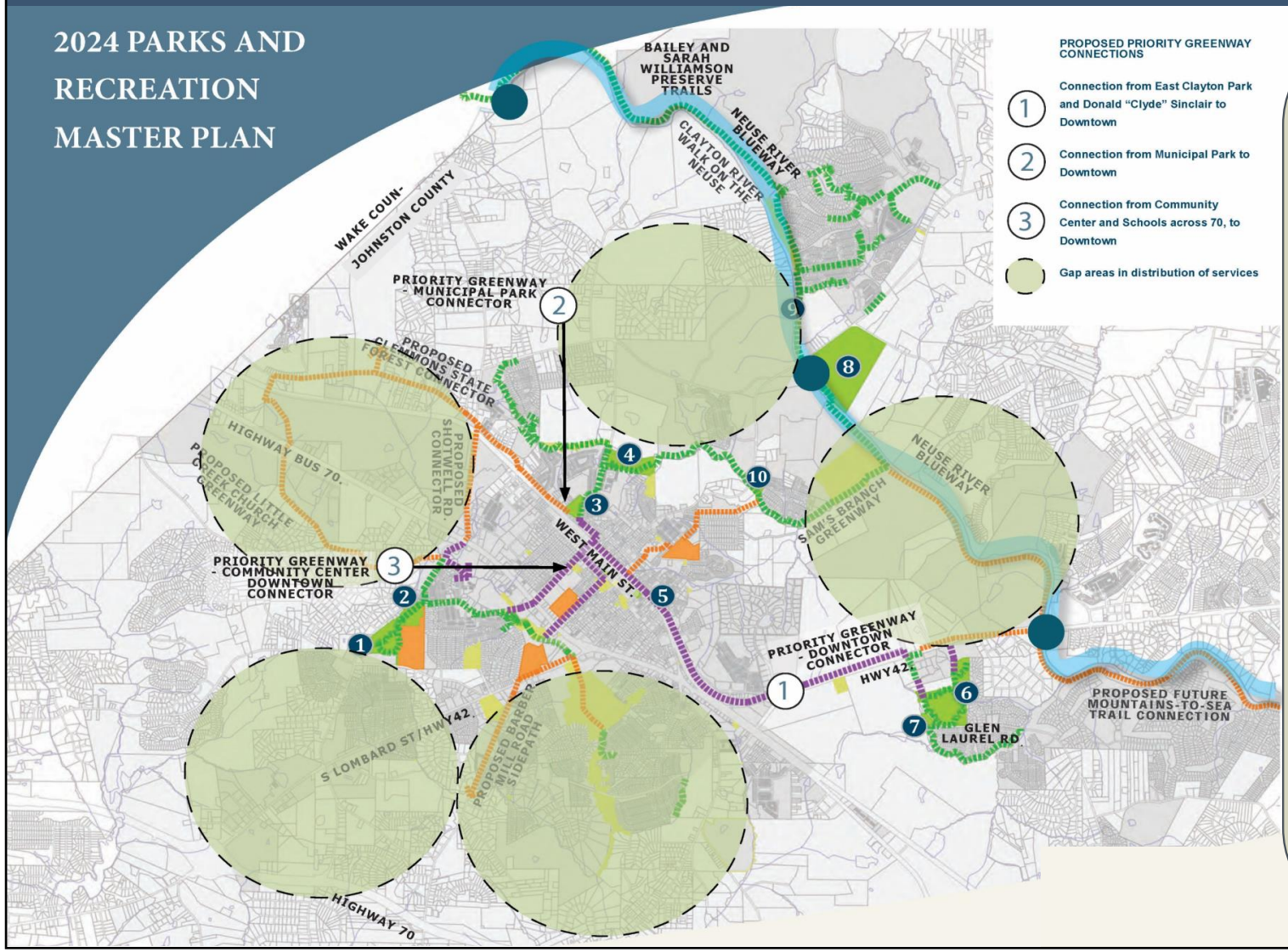


FIGURE 7: TARGETED PROGRAMS FOR CHILDREN, OLDER ADULTS AND PEOPLE WITH DISABILITIES
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LAND ACQUISITION RECOMMENDATIONS



LAND ACQUISITION

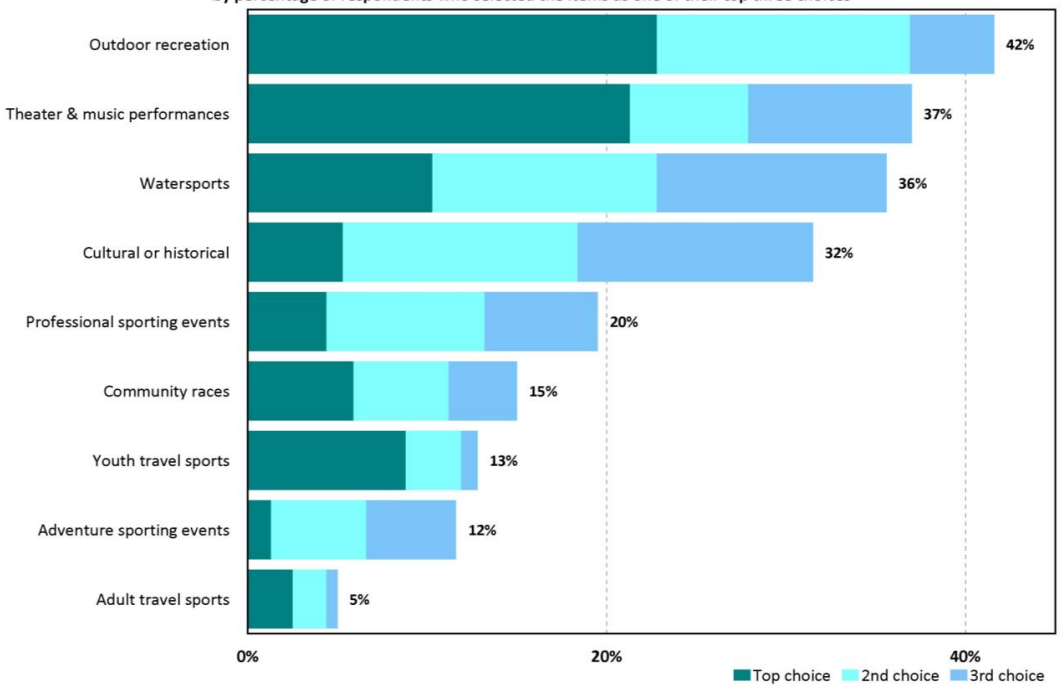
- AQUIRE LAND TO MEET CURRENT DEMAND (100 ACRES) AND PLAN FOR GROWTH AND FUTURE RECREATIONAL NEEDS (300 ACRES)
- AS ACREAGE IS ACQUIRED, LOOK IN AREAS IDENTIFIED AS GAPS
- CONSIDER GREENWAY CONNECTIVITY AS PART OF THE ACQUISITION GOALS
- CONSIDER DISTRIBUTION OF RESOURCES FOR FUTURE ELEMENTS: DOG PARKS, MORE PLAYGROUNDS, OPEN SPACE
- CONSIDER BALANCE OF USABLE OPEN SPACE AND DEVELOPED RECREATION SPACE TO MEET RECREATION & ENVIRONMENTAL GOALS

ETC SURVEY- STATISTICALLY VALID FINDINGS- SUPPORT FOR FUNDING

2019
74% Bond Pass Rate

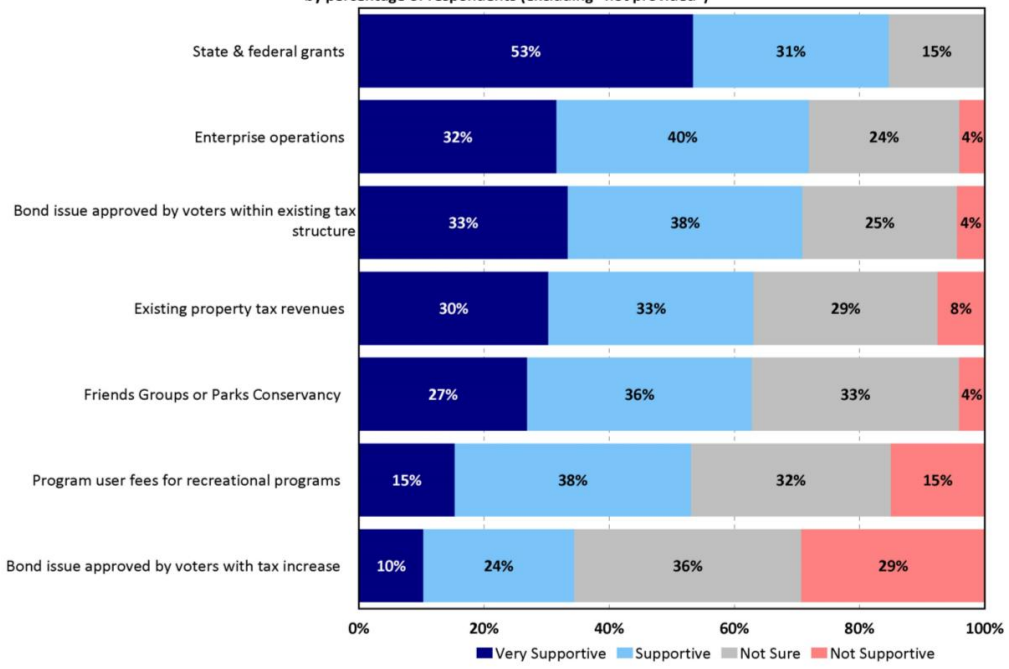
Q15. Which THREE of the items in Question 14 would you be willing to support with your tax dollars?

by percentage of respondents who selected the items as one of their top three choices



Q16. Please rate your level of support for each of the following funding mechanisms.

by percentage of respondents (excluding "not provided")



SUMMARY OF FINDINGS

Think CLAYTON PARKS & RECREATION

EXECUTIVE SUMMARY

COMMUNITY PRIORITIES

- Connected Community
- Celebration of Arts and Culture
- Economic Vitality
- Health and Wellness
- Environmental Stewardship

PUBLIC INPUT SUMMARY

Most used parks:
Clayton Community Park
East Clayton Community Park
Clayton River Walk on the Neuse

87% responded positively on park quality

97% support the values that parks add

50.8% of responses were female

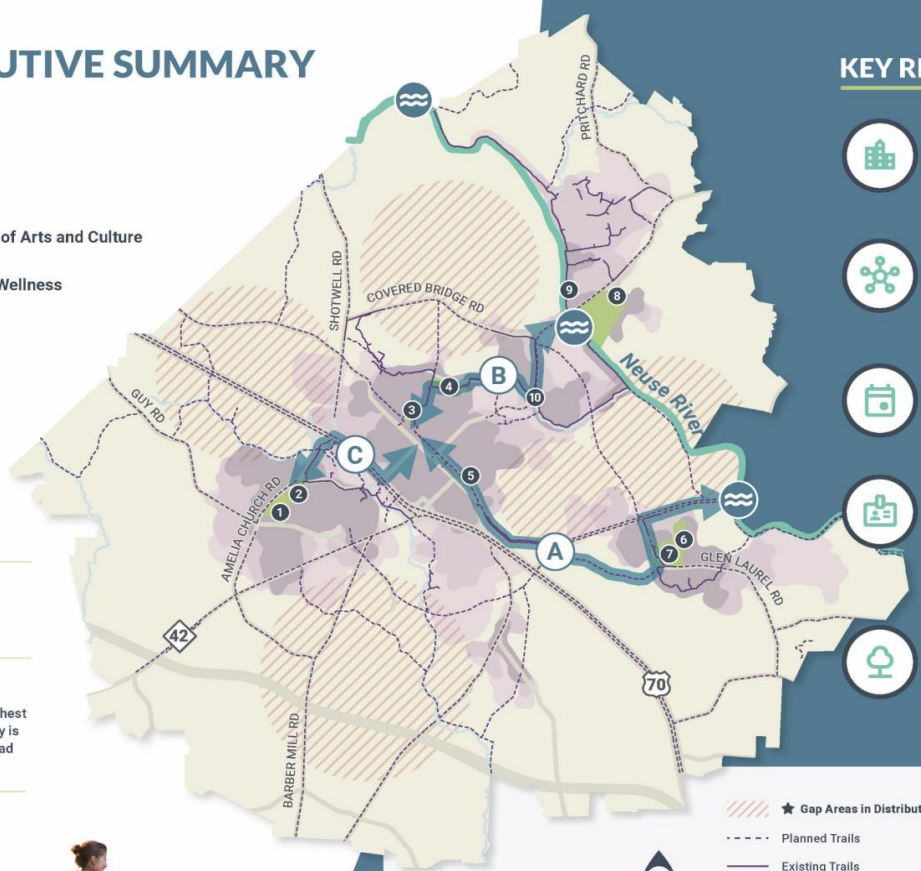
1097 touchpoints
320 SVS Surveys Completed
300 Open Link +
Over 1097 touchpoints

72% of users reached through social media

81% drive to parks but highest priority by community is greenway and trailhead access to parks

19% of all respondents were 65+





0 1 2 MILES

Stress-Adjusted Bike Travel Shed (Minutes)
- 0 - 5
- 0 - 10
- 10 - 15

- Gap Areas in Distribution of Services
- Planned Trails
- Existing Trails
- Connection from East Clayton Park and Donald Sinclair to Downtown
- Connection from Municipal to Downtown
- Connection from Community Center and Schools across 70, to Downtown
- Neuse River
- Proposed Neuse River Access

1. Clayton Community Park
2. Clayton Community Center
3. Municipal Park
4. Legend Park Trail Head
5. Donald "Clyde" Sinclair Park
6. East Clayton Community Park
7. East Clayton Dog Park
8. Future Loop Road Park
9. Clayton River Walk On The Neuse
10. Sam's Branch Greenway

KEY RECOMMENDATIONS

FACILITIES
Indoor recreation, trails, access to water, adventure, passive recreation, intergenerational facilities

CONNECTIVITY
Blueway, greenways that link parks to each other and downtown, accessibility to park resources

PROGRAMS
More special events, health and wellness, and intergenerational activities

STAFF
Staff needed to meet current Level of Service (LOS) for programming, need to set LOS goals to meet program and operations demands (Clayton is currently below LOS for operational demand)

LAND ACQUISITION & PARK DEVELOPMENT
Need to acquire land to meet current demand for facilities, need additional acreage to meet growth needs, link parks and fill gap areas

SUMMARY OF FINDINGS

RECOMMENDATIONS & ACTION: A CLOSER LOOK

With over 1097 touchpoints of in-person/online engagement and surveys, along with inventory and analysis findings, Clayton was able to identify immediate, near term, and long term goals in order to best meet the parks and recreation needs of its community.



FACILITIES

- Add new facilities following benchmark guidelines to meet current and future demand
- Demand for additional indoor recreation space
- Increased access to water: swimming pools, splashpad, and paddling/kayaking/fishing
- Provide adventure recreation & intergenerational features
- Nature based play
- Offer unique recreation tourism opportunities
- Apply universal design principals so that park features are accessible
- Incorporate arts that celebrate Clayton
- Continue environmental best practices for park planning & development
- Incorporate operational needs in townwide & park design processes
- Start positive messaging about current environmental practices



CONNECTIVITY

- Enhance and celebrate Blueway system
  - Provide access to and support services for this system
- Continue planning and design efforts to:
  - Create a system-wide greenway master plan
  - Link municipal and Donald "Clyde" Sinclair Park to Downtown,
  - Link East Clayton Community Park to the river and Downtown,
  - Link community park/community center/school across 70 to Downtown
- Provide access to park features through universal design
- Link parks and areas with identified "gap" in service
- Create internal park loops and convey routes in time and distance
- Create park trail heads at parks with connectivity: restrooms, art, trail ID and info, access to drinking water, signage, and bike repair



PROGRAMS

- Expand special events programs that focus on family (concerts and movies)
- Programs in demand:
  - Fitness and wellness programs
  - Water sports and programs
  - Adult programs
  - Senior programs and travel trips
  - Trails, cycling, and mountain biking programs
  - Arts (performance, music, and fine arts)
  - Life skills programs (teen specific)
  - Youth camps (full day)



STAFFING

- Set staffing goals to meet current and future program and operational demands. Both are currently operating in the lower benchmark quartile, and demand is in the upper quartile
- Determine program opportunities with current and future resources
- Look for program partners to provide specialty recreation opportunities
- Continue departmental & interdepartmental resource communication regarding shared resources

Clayton has a population of 29,445 and currently provides 18 Full-Time Equivalents (FTEs) divided among administration, programming, and operations. *The figures below show that Clayton's department numbers fall below the national median comparison* for communities of similar size.*

Park and Recreation Agency Staffing: FTEs by Jurisdiction Population



Number of Residents Served Per Population

	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More than 250,000
Median	51.5	11.3	32.3	75.8	121.5	264.1
Lower Quartile	17.3	6.0	17.0	46.0	72.8	103.9
Upper Quartile	134.7	22.0	67.8	127.5	198.3	533.0

**2023 National Recreation and Park Association (NRPA) Agency Performance Review*



LAND ACQUISITION

- Aquire land to meet current demand (100 acres) and plan for growth and future recreational needs (300 acres)
- As acreage is acquired, look in areas identified as gaps
- Consider greenway connectivity as part of the acquisition goals
- Consider distribution of resources for future elements: dog parks, more playgrounds, open space
- Consider balance of usable open space and developed recreation space to meet recreation & environmental goals

WHAT THE PUBLIC WANTS

The following percentages of responses were rated as high priority values for investment for residents:

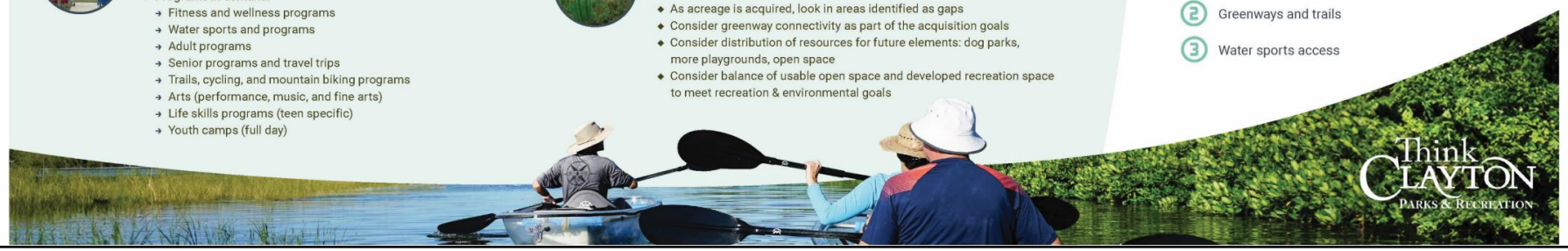
- **56%** — Creating connections and developing a sense of community
- **46%** — Ensuring affordability to users
- **44%** — Promoting health and wellness programming

The resident survey revealed the following needs and amenities were the most requested:

- Adventure, camping, access to river
- More staff to support park programs
- Indoor space
- Connectivity between parks and downtown
- Intergenerational programs and special events
- More amenities (splash pad, new playground, dog park)

Top 3 Outdoor Experiences (for tourism and residents)

1. Aquatics facilities
2. Greenways and trails
3. Water sports access




QUESTIONS?

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 2024 Parks & Recreation Master Plan based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- **Chapter 5: Think Parks, Recreation, & Natural Resources, provides goals, policies, and strategies that are supported in the proposed 2024 Parks & Recreation Master Plan.**
- **Policy PR 3.2: calls to "Implement and regularly update the Parks and Recreation Master Plan."**
- **Chapter 9: Action, as an implementation step for Goal PR 3, calls for updating the existing Parks & Recreation Plan.**

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

- **The Comprehensive Growth Plan calls for an update of the Town of Clayton 2013 Parks & Recreation Master Plan as an implementation step.**

- **The 2024 Parks & Recreation Master Plan supports the goals, policies, and strategies found in Chapter 5 of the 2045 Comprehensive Growth Plan.**

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

I make a motion to recommend approval of the 2024 Parks & Recreation Master Plan. While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- Chapter 5: Think Parks, Recreation, & Natural Resources, provides goals, policies, and strategies that are supported in the proposed 2024 Parks & Recreation Master Plan.
- Policy PR 3.2: calls to "Implement and regularly update the Parks and Recreation Master Plan."
- Chapter 9: Action, as an implementation step for Goal PR 3, calls for updating the existing Parks & Recreation Plan.

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

- The Comprehensive Growth Plan calls for an update of the Town of Clayton 2013 Parks & Recreation Master Plan as an implementation step.

- The 2024 Parks & Recreation Master Plan supports the goals, policies, and strategies found in Chapter 5 of the 2045 Comprehensive Growth Plan.

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

I make a motion to recommend denial of the 2024 Parks & Recreation Master Plan. While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Chapter 5: Think Parks, Recreation, & Natural Resources, provides goals, policies, and strategies that are supported in the proposed 2024 Parks & Recreation Master Plan.
- Policy PR 3.2: calls to "Implement and regularly update the Parks and Recreation Master Plan."
- Chapter 9: Action, as an implementation step for Goal PR 3, calls for updating the existing Parks & Recreation Plan.

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

- The current Town of Clayton 2013 Parks & Recreation Master Plan is preferable and is satisfactorily supporting the goals, policies, and strategies found in Chapter 5 of the 2045 Comprehensive Growth Plan.

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

I make a motion to recommend denial of the 2024 Parks & Recreation Master Plan based on inconsistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- Chapter 5: Think Parks, Recreation, & Natural Resources, provides goals, policies, and strategies that are supported in the proposed 2024 Parks & Recreation Master Plan.
- Policy PR 3.2: calls to "Implement and regularly update the Parks and Recreation Master Plan."
- Chapter 9: Action, as an implementation step for Goal PR 3, calls for updating the existing Parks & Recreation Plan.

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

- The current Town of Clayton 2013 Parks & Recreation Master Plan is preferable and is satisfactorily supporting the goals, policies, and strategies found in Chapter 5 of the 2045 Comprehensive Growth Plan

Planning Board
Agenda Cover Sheet

Meeting Date	Agenda Location
October 28, 2024	PUBLIC MEETING

Item Title

2024-58 - RZ - WC 8121 US 70 BUS Industrial - Rezoning of properties from the Residential Large Lot (RLL) and Corridor Commercial (CRM) zoning districts to the Heavy Industrial (HID) zoning district.

Presenter(s)

Conrad Olmedo, Planning Director

Suggested Action

Other - To provide a recommendation to Town Council.

Strategic Priorities Alignment

☐ Think Clayton (Administrative)	☐ Think Arts & Culture	☐ Think Downtown	☐ Think Economic Development	☒ Think Land Use & Housing	☐ Think Mobility	☐ Think Parks, Recreation & Natural Resources	☐ Think Public Services & Infrastructure

Public Hearing: No - Legislative

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
- ☒ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website

☐ Social Media
☒ Special Mailing
☐ Survey
☐ None Required

Other/Special Instructions: Property Posted

Summary

This is a request for a Conventional Rezoning, per UDO Section 2.3.8, to rezone three separate properties currently zoned Residential Large Lot (RLL) and Corridor Commercial (CRM) to be Heavy Industrial (HID). The properties are located on the easterly side of US HWY 70 BUS W., north of the intersection of Powhatan Rd., consist of approximately 26.18 acres in total, and are identified as Johnston County Tag(s) 05I05199D, 05I05039 and 05I05039A.

Funding Source

N/A

Corresponding Documentation

StaffReport_2024-58 - RZ - WC 8121 US 70 BUS Industrial_PB_10.28.24 (1)

Staff Report Map v1

01_Application_2024-58 - RZ - WC 8121 US 70 BUS Industrial_PB_10.28.24

02_NEI~1

02_NEI~2

03_Plan_2024-58 - RZ - WC 8121 US 70 BUS Industrial_PB_10.28.24

04_UDO_2.3.8_Conventional_Rezoning_9.16.24

05_UDO_4.2.5_Principal_Uses_9.16.24

06_Ordinance_2024-58 - RZ - WC 8121 US 70 BUS Industrial_PB_10.28.24

07_ConsistencyStatementsSheet_2024-58 - RZ - WC 8121 US 70 BUS Industrial_PB_10.28.24 v1

Submitted By: Conrad Olmedo, Planning

Reviewed By:
Conrad Olmedo, Planning Director Approved - Oct 23 2024

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 Board: October 28, 2024

STAFF REPORT

Application Number: 2024-58 - RZ
Project Name: WC 8121 US 70 BUS Industrial

Tag #: 05I05199D, 05I05039 and 05I05039A
Location: The properties are located on the easterly side of US HWY 70 BUS W., north of the intersection of Powhatan Rd.
Existing Zoning District: Residential Large Lot (RLL) and Corridor Commercial (CRM)
Proposed Zoning District: Heavy Industrial (HID)
Acreage: 26.18 +/- acres
Existing Use: Single-Family Dwelling Detached and Vacant
Consultant: Wylie Capital
Applicant: Jason Simon
Owner(s): Michael Little, Stephen Wood and Phillip Wood
Public Noticing:

- Neighborhood meeting: July 31, 2024
- Property Sign posted: October 18, 04
- Letters mailed: October 18, 2024 (Planning Board)
- Letters mailed: TBD (Town Council)
- Legal Ad published: TBD (The Johnstonian)
- Property Sign posted inspection: TBD

REQUEST: This is a request for a Conventional Rezoning, per UDO Section 2.3.8, to rezone three separate properties currently zoned Residential Large Lot (RLL) and Corridor Commercial (CRM) to be Heavy Industrial (HID). The properties are located on the easterly side of US HWY 70 BUS W., north of the intersection of Powhatan Rd., consist of approximately 26.18 acres in total, and are identified as Johnston County Tag(s) 05I05199D, 05I05039 and 05I05039A.

PROJECT OVERVIEW

The properties currently contain single-family detached dwellings or are vacant and appear to have some level of farming activity/land cultivation. This application seeks to rezone the properties to be Heavy Industrial (HID). As a Conventional Rezoning, all uses allowed in the Heavy Industrial (HID) zoning district will be permitted, per UDO Table 4.2.5. Any forthcoming development of the project will be subject to the Town's UDO, the Building Code, and other relevant Town policies.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USE MAP

Direction	Zoning	Existing Land Use(s)	Future Land Use Map
North	Heavy Industrial (HID)	Vacant	Employment Center
South	Heavy Industrial (HID)	Manufacturing	Employment Center
East	Heavy Industrial (HID) and Light Industrial (LID)	Manufacturing and Vacant	Employment Center
West	Heavy Industrial (HID)	Vacant	Employment Center

PLANNING BOARD RECOMMENDATION

- The Planning Board shall make a recommendation regarding the application to the Town Council. The Planning Board's recommendation shall include a written statement to the Town Council describing whether its recommendation is consistent with the adopted plans and policies of the Town. If the Planning Board fails to make a recommendation, the Town Council may process the request without a recommendation.

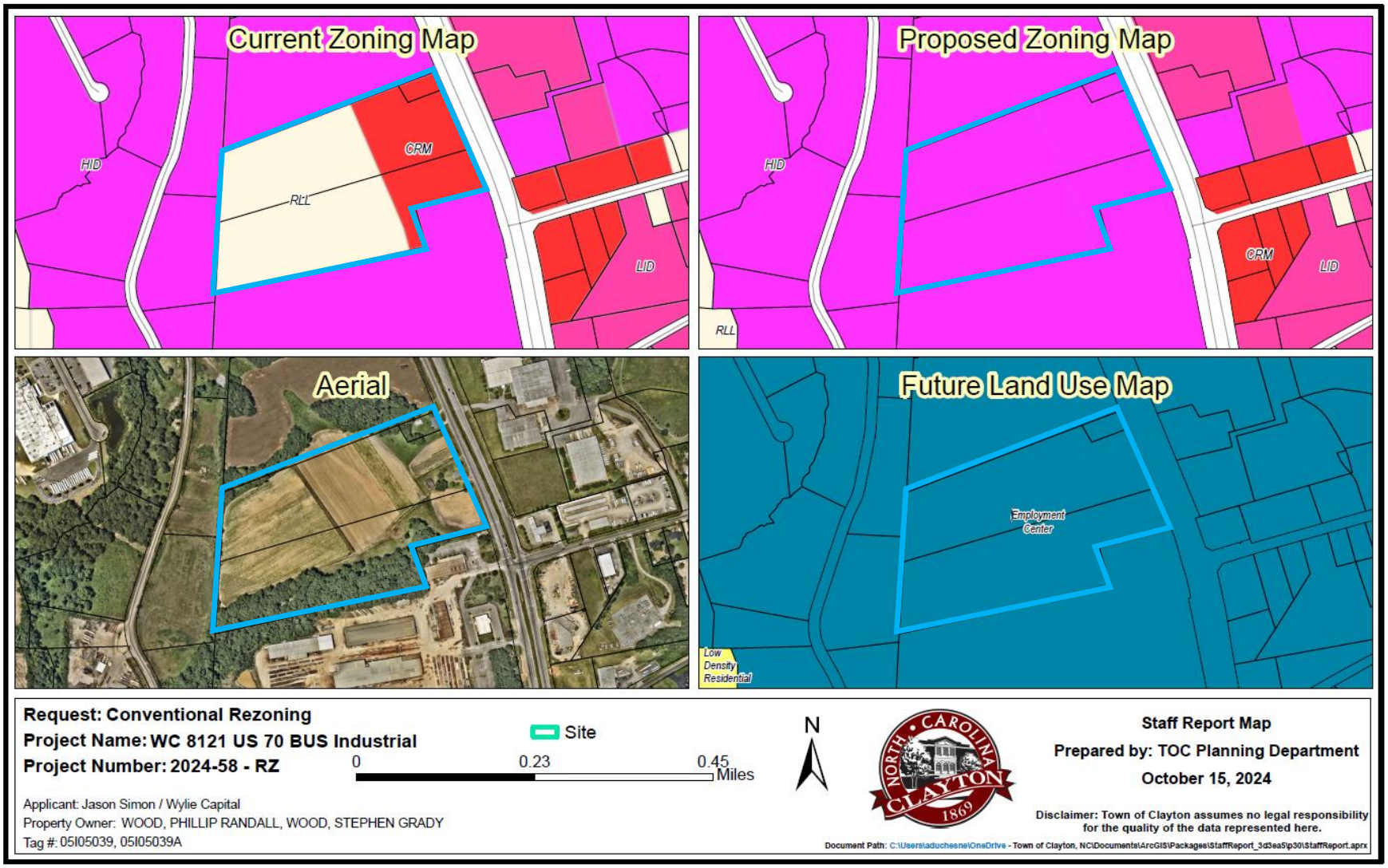
- The Planning Board may recommend approval or denial, or modifications to the Conventional Rezoning request based on its consistency with the Comprehensive Plan, Zoning Unified Ordinance (UDO), and overall public interest.

STAFF RECOMMENDATION

Staff recommends approval of the Conventional Rezoning request to rezone the property from Residential Large Lot (RLL) and Corridor Commercial (CRM) to Heavy Industrial (HID) zoning district per Motion 1 in the provided consistency statements sheet, “Approval - Consistent with the 2045 Comprehensive Growth Plan”.

ATTACHMENTS:

1) Application Materials
2) Neighborhood Meeting Materials
3) Signed & Sealed Boundary Survey
4) UDO Section 2.3.8 - Conventional Rezoning
5) UDO Table 4.2.5 - Listing of Common Principal Uses
6) Draft Ordinance
7) Consistency Statements Sheet


Current Zoning Map
HID
CRM
RLL
LID
Proposed Zoning Map
HID
CRM
LID
RLL
Aerial
Future Land Use Map
Employment Center
Low Density Residential
Request: Conventional Rezoning
Project Name: WC 8121 US 70 BUS Industrial
Project Number: 2024-58 - RZ
Site
0
0.23
0.45
Miles
N
Applicant: Jason Simon / Wylie Capital
Property Owner: WOOD, PHILLIP RANDALL, WOOD, STEPHEN GRADY
Tag #: 05I05039, 05I05039A
Staff Report Map
Prepared by: TOC Planning Department
October 15, 2024
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.
Document Path: C:\Users\aduchesne\OneDrive - Town of Clayton, NC\Documents\ArcGIS\Packages\StaffReport_3d3ea51p30\StaffReport.aprx

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

REZONING APPLICATION COVER SHEET

Name of Project: WC 8121 US 70 BUS INDUSTRIAL **Date:** 5/14/2024

Applicant Name: Jason Simon

The following checklist to be completed by applicant:

[ ] Pre-Application Meeting on: ~~TBD~~ **7/23/2024**

[x] Review Fee

[x] Advertisement Fee

[x] Completed Application

[x] Owner's Consent Form

[x] Adjacent Property Owner's List

[x] Neighborhood Meeting Notice Letter (1 copy)

[ ] 2 Sets of stamped, addressed, empty envelopes for adjacent property owner notification

[x] Signed & Sealed Boundary Survey

[x] Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: _____

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

REZONING APPLICATION

☒ **Rezoning Fee: $750 + $10 per acre**

SITE INFORMATION

Name of Project: WC 8121 US 70 BUS INDUSTRIAL

Acreage of Property: 25.18 ac **Zoning District:** CRM & RLL

County Tag #: 05I05039 & 05I05039A 05I05199D **NC Pin #:** 167700-29-1211 & 167700-28-1757

Address/Location: 8121 US 70 BUS W

Existing Zoning District: CRM & RLL **Proposed Zoning District:** HID

APPLICANT INFORMATION

Applicant: Jason Simon c/o Wylie Capital

Mailing Address: 10 Parkway North Blvd., Suite 120, Deerfield, IL 60015

Phone Number: 312-343-8100 **Fax:**

Contact Person: Ernie Reinstein

Email Address: ernie@wyliecap.com

PROPERTY OWNER INFORAMTION

Name: Stephen Wood and Phillip Wood

Mailing Address: 40 Warren Way, Chocowinity, NC 27517 & 891 Dr. Kerr Rd., Ivanhoe, NC 28447

Phone Number: **Fax:**

Email Address: sgwood338@gmail.com & randywood@intrstar.net

OFFICE USE ONLY

Date Received: Amount Paid: File Number:

EXPLANATION OF PROJECT

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

Development of two industrial buildings on the site totaling up to 250,000 sf with trailer parking, docks, drive in doors, car parking, up to 36' clear height, and associated curb cuts for access.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   The industrial zoning request is consistent with the Town's comprehensive plan for the area as an employment center. The properties to the south, west, and north, and most of the properties to the east across US 70 Bus are zoned industrial.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.

   The existing utility easements running through the property make the site better suited for an industrial use than for residential. Also, the limited access off US 70 Bus (right in / right out) is more plausable for industrial uses than for retail or office.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.

   Demand for industrial space is strong. An industrial development on the site provides Clayton's existing businesses needed expansion space, or space for new businesses looking to support customers already located in Clayton.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.

   The existing public facilities and utilities are adequate to serve the proposed industrial zoning for the site.

5. It has been determined that the legal purposes for which zoning exists are not violated.

   Correct. The legal purposes for which the Town's zoning exists are not violated.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

   There's no adverse effect. The adjoining properties are all zoned industrial or planned as industrial under the comprehensive plan. The proposed zoning is a step forward in meeting the goals of the Town's comprehensive plan.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Correct. The general public benefits as changing to industrial zoning allows the property to participate in uses consistent with the Town's comprehensive plan for the area.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested.. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Jason Simon		5/14/2024
Print Name	***Signature of Applicant***	***Date***

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The neighborhood meeting must be held prior to the 1st scheduled public meeting date. It is recommended to hold the meeting at least 10 days prior to the 1st scheduled public meeting date, however, it is **not** a requirement.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

Meeting Notice Mailing requirements:

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

Information required to be provided at the Neighborhood Meeting:

At a minimum, the following materials must be present and discussed at a Neighborhood Meeting:

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st scheduled public meeting in electronic or hard copy format:

- [x] Adjacent Property Owner's List (aka "mailing list") *Should be submitted with original application packet*
- [x] Copy of the letter mailed *Should be submitted with original application packet*
- [ ] Attendance Roster (aka "sign-in sheet") *Submit no later than 10 days prior to 1st public meeting date*
- [ ] Neighborhood Meeting Summary Form with minutes (see below) *Submit no later than 10 days prior to the 1st public meeting date*

ADJACENT PROPERTY OWNERS LIST

Project Name: WC 8121-8173 US 70 BUS INDUSTRIAL

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05E99001Z	Knapheide	PO Box 7140, Quincy, IL 62305-7140
05I05039D	Del Toro Concrete	107 Ashbourne Court, Garner, NC 27529-4609
05I05038R	Hales Investments	8027 US 70 Bus W, Clayton, NC 27520-4807
05I05039C	Del Toro Concrete	107 Ashbourne Court, Garner, NC 27529-4609
05I05039E / 05I05039F	Pony Farm Assoc.	8636 Vintage Club Dr., Wilmington, NC 27411-7685
05I05017 / 05I05017E	Walthom Group	442 1/2 E. Main Str., Clayton, NC 27520-2500
05I05017A	NLP GSP	PO Box 100843, Fort Worth, TX 76185-0843
05I05017H	Ironwood Developers	442 1/2 E. Main Str., Clayton, NC 27520-2500

June 28, 2024

Dear Clayton Area Property Owner:

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

Meeting Date: **Tuesday, July 16** Meeting Time: **6 pm (eastern)**

Meeting Location: **Virtual Meeting via Teams: Call-In: 1-323-792-6360**
Conference ID: 523 882 448#

Type of Application: **Land use change / rezoning**

Project/proposal property address: **8121-8173 US HWY 70 W, Clayton, NC**

Description of project: **Development of two industrial buildings totaling up to 290,000 sf, up to 36' clear height, docks, drive-in-doors, and car and truck trailer parking.**

Upcoming public meetings for this application (Planning Board or Town Council):

TBD

The following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A schedule of upcoming public meetings for the application.
3. A map showing the neighboring properties and roads.
4. A plan of the proposed development.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change/development proposal.

If you have any questions prior to or after this meeting, you may contact us as shown below. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Wylie Capital

Ernie Reinstein, Development Manager
ernie@wyliecap.com
312-343-8100

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Zoning - WC 8121-8173 US 70 Bus Industrial

Date of Mailing: June 28, 2024

Date of Meeting: July 16, 2024 Time of Meeting: 6 pm

Location of Meeting: Virtual Mtg - online

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Ernie Reinstein Signature: E N

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.*

The meeting began promptly at 6 pm and we stayed online for an hour before ending the stream. Although none of our neighbors attended the meeting it's worth mentioning that we have been in touch with many of them (Knapheide, Hale, Pony Farm) for various reasons and they are aware of our proposed project.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

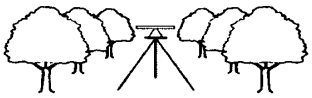
Project: WC 8121-8173 US 70 Bus Industrial

Application: Zoning

Location/Date: Virtual Meeting / July 16, 2024

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TRUE LINE SURVEYING, P.C.



7/18/24

Dear Clayton Area Property Owner:

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

Meeting Date: 7/31/24

Meeting Time: 6pm

Type of Application: Rezoning

Project/proposal property address: 8121 Hwy 70, Clayton, NC 27520

Description of Project/Proposal: Rezoning

Upcoming public meetings for this application (Planning Board and/or Town Council) TBD

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

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

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at 919-359-0427. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Curk Lane
True Line Surveying
Cc: Town of Clayton Planning Department

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 • Fax: (919) 359-0428

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The neighborhood meeting must be held prior to the 1st scheduled public meeting date. It is recommended to hold the meeting at least 10 days prior to the 1st scheduled public meeting date, however, it is **not** a requirement.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

Meeting Notice Mailing requirements:

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

Information required to be provided at the Neighborhood Meeting:

At a minimum, the following materials must be present and discussed at a Neighborhood Meeting:

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st scheduled public meeting in electronic or hard copy format:

- ☐ Adjacent Property Owner's List (aka "mailing list") *Should be submitted with original application packet*
- ☐ Copy of the letter mailed *Should be submitted with original application packet*
- ☐ Attendance Roster (aka "sign-in sheet") *Submit no later than 10 days prior to 1st public meeting date*
- ☐ Neighborhood Meeting Summary Form with minutes (see below) *Submit no later than 10 days prior to the 1st public meeting date*

ADJACENT PROPERTY OWNERS LIST

Project Name: Wood

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05I05199D	LITTLE, MICHAEL WILSON	8173 US 70 BUS HWY W, CLAYTON, NC 27520-9459
05E99001Z	KNAPHEIDE CLAYTON, LLC	PO BOX 7140, QUINCY, IL 62305-7604
05I05039C	DEL TORO CONCRETE WORKS, INC	107 ASHBOURNE CT,GARNER, NC 27529-4609
05I05039E	PONY FARM ASSOCIATES LLC	8636 VINTAGE CLUB DR,WILMINGTON, NC 28411-7685
05I05038R	HALES INVESTMENTS LLC	8027 US 70 BUS HWY W,CLAYTON, NC 27520-4807
05I05039F	PONY FARM ASSOCIATES LLC	8636 VINTAGE CLUB DR,WILMINGTON, NC 28411-7685

SAMPLE NEIGHBORHOOD MEETING LETTER
(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

Dear Clayton Area Property Owner:

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

Meeting Date: _____ Meeting Time: _____

Meeting Location: _____

Type of Application: _____

Project/proposal property address: _____

Description of project/proposal: _____

_____

Upcoming public meetings for this application (Planning Board and/or Town Council): _____

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

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

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

If you have any questions prior to or after this meeting, you may contact us at ***<Insert phone number of applicant>***. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Department

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Phillip R. Wood and Stephen G. Wood

Application: Rezoning

Location/Date: 205 W. Main St., Clayton 7/31/24

	NAME	ADDRESS
1	NAPHEIDE CLAYTON, LLC	PO BOX 7140, QUINCY, IL 62305-7604
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Rezoning

Date of Mailing: 7/18/24

Date of Meeting: 7/31/24 Time of Meeting: 6:00pm

Location of Meeting: True Line Surveying, 205 W. Main St. Clayton, NC 27520

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: _____ Signature: _____

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

Neighborhood meeting was held by Curk Lane on July 31, at 6pm at True Line Surveying.

The attendance list is included as a part of these minutes.

Napheide representive wanted to know what the zoing is going to be changed to.

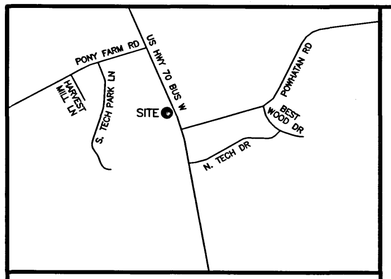
Curk Lane was able to address this question.

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

DocuSign Envelope ID: 93666117-8AEF-43AF-B6CC-32E053F55217

Filed in JOHNSTON, NC CRAIG OLIVE, Register of Deeds Filed 02/29/2024 09:04:24 AM
PLAT BOOK: 100 PAGE: 250 INSTRUMENT # 202400550
Deputy/Assistant Register of Deeds: LaWanda Neal

Submitted electronically by "true line surveying" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Johnston County Register of Deeds.



VICINITY MAP (NOT TO SCALE)

PROPERTY SHOWN HEREON_____IS__XXXX__IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720167700K
EFFECTIVE DATE: JUNE 20, 2018

2/20/24
DATE

SURVEYOR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2816.79'	203.33'	203.29'	S21°37'49"E

LINE	BEARING	DISTANCE
L1	N68°03'33"E	208.77'
L2	N30°24'24"W	108.65'
L3	S69°05'36"W	197.95'
L4	N23°41'54"W	37.42'
L5	S02°33'30"W	147.29'
L6	S87°13'06"E	309.41'
L7	S17°22'39"W	56.78'
L8	S23°44'18"W	105.77'
L9	S19°20'09"W	104.24'
L10	S68°03'33"W	9.79'

NOTES:

1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
2) AREAS COMPUTED BY COORDINATE METHOD
3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
5) ZONING: R-E
6) PARENT TRACT DEED DB 638 PG 132
7) PARCEL NO. 05I05039A
8) NC PIN 167700-28-1757

REFERENCES:

DB 638 PG 132
DB 776 PG 13
DB 6606 PG 197
DB 6543 PG 602
DB 5069 PG 662
DB 3792 PG 640
PB 86 PG 53
PB 86 PG 54

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 JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

2/24/2024 — DocuSigned by: Steve Wood — OWNER
DATE

2/28/2024 — DocuSigned by: Phillip Wood — OWNER
DATE

THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ■ **C. IS ONE OF THE FOLLOWING:**
  - **1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.**
  - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
  - 3) IS A CONTROL SURVEY
  - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

2/20/24
DATE

SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

2/20/24
DATE

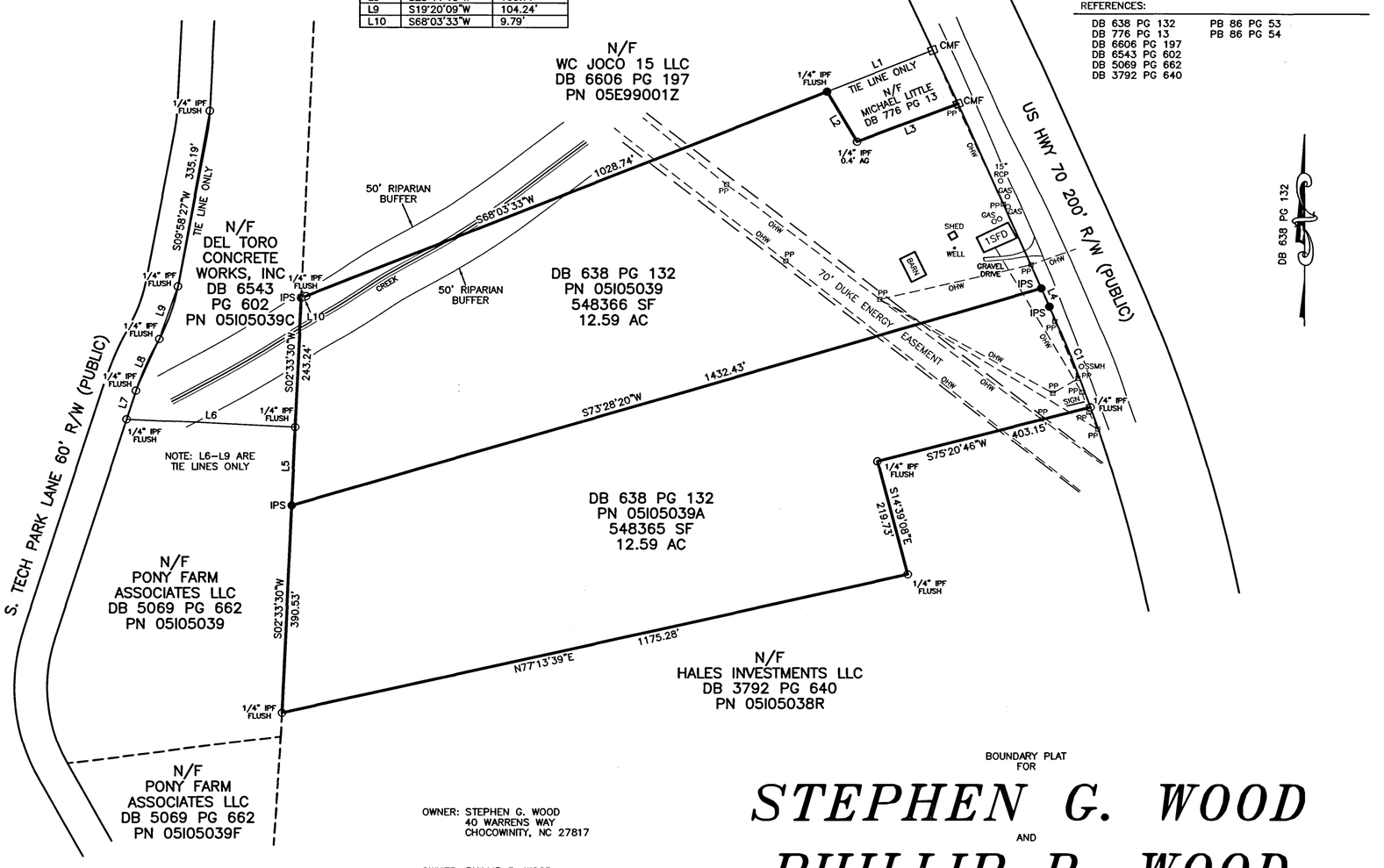
SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 638, PAGE 132, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 638, PAGE 132, 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. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26 DAY OF Feb, A.D., 2024

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T LANE

SURVEYOR

L - 3990
LICENSE NUMBER



LEGEND

○ IPF	IRON PIPE FOUND
● IPS	IRON PIPE SET
□ CMF	CONCRETE MONUMENT FOUND
○ PKNF	PARKER-KALON NAIL FOUND
● PKNS	PARKER-KALON NAIL SET
○ RRS	RAILROAD SPIKE
● CSF	COTTON SPIKE FOUND
△ CSS	COTTON SPIKE SET
CC	CONTROL CORNER
CP	COMPUTED POINT
P/P	POWER POLE
OPW	OVERHEAD POWER LINE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
AC	ACRE
DB	DEED BOOK
PB	PLAT BOOK
BOM	BOOK OF MAPS
PG	PAGE
LF	LINEAR FEET
15S	LOT HAS OFFSITE SEWER
15SL	OFFSITE SEWER LOT
15R	RECOMBINATION LOT
100	STREET ADDRESS
- - - -	LINES NOT SURVEYED

OWNER: STEPHEN G. WOOD
40 WARRENS WAY
CHOCOWINITY, NC 27817

OWNER: PHILLIP R. WOOD
891 DR KERR RD
MANHOE, NC 28447

BOUNDARY PLAT FOR

STEPHEN G. WOOD

AND

PHILLIP R. WOOD

CLAYTON TWP, JOHNSTON COUNTY
NORTH CAROLINA
FEBRUARY 20, 2024

SURVEYED BY:	JAKE
DRAWN BY:	DANNY
CHECKED BY:	CURK
DRAWING NAME:	RECOMB.DWG
SURVEY DATE:	10/26/23
JOB NO.	4939.001

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859

2.3.8 CONVENTIONAL REZONING

A. PURPOSE AND INTENT

This section provides a uniform means for reviewing and deciding proposed amendments to the Official Zoning Map to establish or revise a conventional zoning district or overlay zoning district boundary whenever the public necessity, general welfare, the Town's adopted policy guidance, or appropriate land use practices justify or require doing so.

B. APPLICABILITY

This procedure is solely for the establishment of a conventional zoning district or overlay zoning district designation on land within the Town's planning jurisdiction.

C. APPLICATION

1. Applications may be initiated by the Town Council, the Planning Board, the Planning Director, a landowner(s), or a contract purchaser(s) of the land in the proposed application. Conventional Rezoning applications shall only be processed in accordance with the Town's conventional rezoning application processing schedule, on file in the office of the Planning Department. **AMENDED 4.15.24 (UDOTA1-24)**
2. In no instance shall the Town accept third-party rezoning applications submitted by persons who are not owners or agents authorized to act on behalf of landowners.
3. Applications for a Conventional Rezoning shall not include a Concept Plan or any applicant-sponsored conditions.
4. Applications shall include a Traffic Assessment when required by Section 2.3.27, Transportation Impact Analysis.
5. In cases where a Conventional Rezoning application seeks to rezone only a portion of a lot or tract, the remainder of the lot or tract shall be of a size and location that make it possible to subdivide or develop that portion of the property in accordance with the requirements in this Ordinance.
6. Applications subject to a required neighborhood meeting shall include required information in accordance with Section 2.4.4, Neighborhood Meeting.

D. PROCESS TYPE

Type IV (see Section 2.2.3, Process Diagrams).

E. RECOMMENDATION

1. After conclusion of a public meeting, the Planning Board shall make a recommendation on the application based on its consistency with Section 2.4, Review Procedures.
2. In making its recommendation, the Planning Board shall prepare a written statement regarding the application's consistency with the Town's adopted policy guidance.

F. DECISION

1. After the conclusion of a legislative public hearing, the Town Council shall decide the application in accordance with the standards in Section 2.4, Review Procedures.
2. The decision shall be one of the following:
   a. Approval of the application;
   b. Denial of the application;
   c. Approval of a revised application; or
   d. Remand of the application to Town staff for further consideration.

3. The decision shall be based on the legislative discretion of the Town Council, taking into consideration the recommendation of the Planning Board, citizen comments, if provided, and the standards in Section 2.4, Review Procedures.
4. In making its decision, the Town Council shall adopt a written statement of reasonableness and consistency with the Town's adopted policy guidance in accordance with NCGS§160D-605.

G. CITIZEN COMMENT

In cases where a resident or landowner submits written comments to the Town at least two business days prior to the date a decision is being made on the application, the Town staff member processing the application shall deliver the statement(s) to the Town Council.

H. APPLICATION REVISION

1. In no instance shall a Conventional Rezoning application be converted into a Conditional Rezoning application.
2. Nothing shall limit the Town Council from approving a more restrictive or less intense zoning district than requested by the applicant. In cases where the Town Council decides to approve a more restricted or less intense zoning district than requested, the application shall not require remand back to the Planning Board or any additional public notification.

I. REVIEW CRITERIA

The advisability of approval of a Conventional 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 rezoning application, the Town Council may weigh the relevance of the following:

1. Whether the proposed rezoning advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
3. Whether an approval of the rezoning is reasonable and in the public interest; and
4. Other factors, as the Town Council may determine to be relevant.

J. DESIGNATION

1. The Planning Director shall make changes to the Official Zoning Map promptly after approval of a Conventional Rezoning application by the Town Council.
2. In cases when a rezoning application is deemed inconsistent with adopted policy guidance, but is approved by the Town Council, the future land use map shall be amended with a note referencing the rezoning application approval.

K. SEQUENCE

A Conventional Rezoning application may be filed with an Annexation petition in accordance with NCGS§§160A-31 or 160A-58.1, but no other application types shall be submitted with a rezoning application.

L. EFFECT

1. Lands subject to an approved Conventional Rezoning application shall be subject to all the applicable standards in this Ordinance, which shall be binding and shall run with the land.
2. Development located outside the Town's corporate limits shall comply with all Town policies related to annexation and the extension of utilities.

3. In cases where the Town Council approves a Conventional Rezoning application they deem to be inconsistent with the Town's adopted policy guidance, the rezoning approval shall also have the effect of amending any applicable future land use map included in the Town's adopted policy guidance, and no additional request or application for a comprehensive plan amendment shall be required.

M. AMENDMENT

Not applicable.

N. EXPIRATION

Not applicable.

O. VESTING

Not applicable.

P. APPEAL

In accordance with Section 2.3.2B.2, Decisions by Town Council.

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

P = Permitted, subject to a Zoning Permit & applicable use standards
S = Permitted, subject to a Special Use Permit & applicable use standards
C =Permitted within a conditional zoning district, subject to applicable use standards
"•" = Prohibited
[#] = Table note (see end of table)

Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
AGRICULTURAL USE CLASSIFICATION																							
Agricultural Packaging & Processing	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	
Agricultural Storage & Distribution	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	
Animal Husbandry	P	P	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	C	·	·	4.3.6
Animal Processing	·	·	·	·	·	·	·	·	·	·	·	·	·	S	·	·	·	·	·	·	·	C	
Equestrian Facility	P	P	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	C	·	·	4.3.43
Farm Equipment Sales and Service	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	C	·	·	
Farm Supply Sales (retail or wholesale)	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	C	·	·	
Horticulture	P	P	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	C	·	·	
Nursery (retail or wholesale)	·	P	·	·	·	·	·	·	·	·	P	P	·	·	·	·	P	·	·	·	·	·	
COMMERCIAL USE CLASSIFICATION																							
Animal Boarding Indoor and Outdoor	S	·	·	·	·	·	·	·	·	·	·	S	·	·	·	·	·	C	·	C	·	·	4.3.8
Animal Boarding, Indoor Only	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	·	·	4.3.7
Animal Shelter	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	P	·	·	·	·	C	4.3.9
Bank, Credit Union, or Similar Use	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	·	·	·	C	C	·	
Bar, Cocktail Lounge, Private Club	·	·	·	·	·	·	·	P	P	·	·	P	·	·	·	P	·	·	C	C	C	·	4.3.16
Bed & Breakfast	·	S	·	·	S	·	S	S	S	S	·	·	·	·	·	·	·	C	C	C	C	·	4.3.18
Bottle Shop (on-premise consumption)	·	·	·	·	·	·	·	P	P	·	·	P	·	·	·	P	·	·	C	C	C	·	4.3.20
Bulky Item Sales	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	C	·	C	4.3.22
Campground	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.25
Catering Establishment	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	·	

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

P = Permitted, subject to a Zoning Permit & applicable use standards
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Use Type	Conventional Residential Districts						Conventional Non-Residential Districts								Special Districts			Conditional Districts					Use Standards
	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
Check Cashing / Pay Day Lending	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	4.3.28
Coffee Shop or Bakery	·	·	·	·	·	·	·	P	P	P	P	P	P	·	·	P	·	·	C	C	C	C	
Computer Related Services	·	·	·	·	·	·	P	P	P	P	P	P	P	·	·	P	·	·	C	C	C	C	
Convenience Store (with gasoline sales)	·	·	·	·	·	·	·	·	·	·	P	P	P	·	·	·	·	·	·	C	·	C	4.3.38
Co-Working Space	·	·	·	·	·	P	P	P	P	P	P	P	P	·	·	P	·	·	C	C	C	C	4.3.39
Day Spa (medical or non-medical)	·	·	·	·	·	·	·	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	
Event Venue, Indoor & Outdoor	·	·	·	·	·	·	P	P	P	·	·	P	·	·	·	·	·	C	C	C	C	·	4.3.44
Event Venue, Indoor Only	·	·	·	·	·	·	P	P	P	P	P	P	·	·	·	·	·	C	C	C	C	·	4.3.44
Fitness Center	·	·	·	·	·	P	P	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.51
Flea Market	·	·	·	·	·	·	·	·	·	·	·		·	·	·	·	·	·	·	C	·	·	4.3.52
Funeral Related Services	·	·	·	·	·	·	P	·	·	·	·	P	P	·	·	·	·	·	·	·	·	C	4.3.56
Gasoline Sales	·	·	·	·	·	·	·	·	·	·	P	P	P	·	·	·	·	·	·	C	·	C	4.3.57
Grocery Store	·	·	·	·	·	·	·	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	4.3.60
Grooming	P	·	·	·	·	·	·	P	P	·	P	P	·	·	·	·	·	·	C	C	·	·	
Hair, Nail, and Skin Related Services	·	·	·	·	·	·	·	P	P	P	P	P	·	·	·	P	·	·	C	C	C	·	
Heavy Equipment Sales, Rental, & Repair	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	·	·	·	4.3.65
Hotel or Motel	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	C	C	C	·	4.3.69
Indoor Commercial Recreation	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.70
Instructional Services	·	·	·	·	·	·	P	P	P	P	P	P	P	·	·	P	·	·	C	C	C	C	
Laundry and Fabric Cleaning	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.74
Light Equipment Sales, Rental, & Repair	·	·	·	·	·	·	·	·	·	·	P	P	P	P	·	·	·	·	·	C	·	C	4.3.76
Micro Brewery, Micro Distillery, or Micro Winery	·	·	·	·	·	·	·	P	P	·	P	P	P	P	·	P	·	·	C	C	C	C	4.3.85
Nightclub or Dance Hall	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	·	·	C	C	4.3.88
Office, High Intensity	·	·	·	·	·	·	P	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.90
Office, Low Intensity	·	·	·	·	P	P	P	P	P	·	P	P	P	·	·	P	·	C	C	C	C	C	

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Outdoor Commercial Recreation	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	C	·	C	4.3.92
Packaging and Shipping **AMENDED 9.16.24 (UDOTA2-24)**	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	
Parking Lot	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	C	C	·	4.3.97
Parking Structure	·	·	·	·	·	·	·	P	S	S	·	·	·	·	·	·	·	·	·	C	C	·	4.3.98
Pawn Shop	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	4.3.99
Pharmacy	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	4.3.100
Recreational Vehicle Park	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	4.3.104
Repair Shop	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.107
Restaurant Indoor and Outdoor Seating	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	4.3.110
Restaurant Indoor Seating Only	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	
Restaurant Walk-up Service Only	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	
Restaurant with Drive Through	·	·	·	·	·	·	P	·	·	·	P	P	·	·	·	·	·	·	C	C	C	·	4.5.5K
Retail, General	·	·	·	·	·	·	·	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.111
Retail, Large Format	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	C	·	C	4.3.112
Retail, Micro	·	·	·	·	·	P	·	P	P	P	P	P	·	·	·	P	·	C	C	C	C	C	4.3.113
Sexually-Oriented Business	·	·	·	·	·	·	·	·	·	·	·	·	S	·	·	·	·	·	·	·	·	·	4.3.118
Storage, Indoor and Outdoor **AMENDED 4.15.24 (UDOTA1-24)**	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	4.3.124
Storage, Indoor Only **AMENDED 4.15.24 (UDOTA1-24)**	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	4.3.123
Tanning Salon	·	·	·	·	·	·	·	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	
Tattoo & Piercing Establishment	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	P	·	·	C	·	C	C	4.3.126
Theatre, Indoors	·	·	·	·	·	·	·	P	P	·	P	P	·	·	·	P	·	·	C	C	C	·	
Theatre, Outdoors	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	·	C	·	·	4.3.129
Tobacco, CBD, and Vapor Shop	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	4.3.130
Vehicle Painting/ Bodywork	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	4.3.136

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Vehicle Parts and Accessory Sales	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	·	·	4.3.137
Vehicle Repair and Service (no painting/ bodywork)	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	C	·	C	4.3.138
Vehicle Sales and Rental	·	·	·	·	·	·	·	·	·	·	·		·	·	·	·	·	·	·	C	·	C	4.3.139
Vehicle Towing or Storage **AMENDED 9.16.24 (UDOTA2-24)**	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	C	4.3.140
Vehicle Washing or Detailing	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	C	C	C	C	4.3.141
Veterinary Services, Large Animal	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	·	·	·	·	4.3.142
Veterinary Services, Small Animal	·	·	·	·	·	·	P	P	·	·	P	P	·	·	·	·	·	·	C	C	C	C	
INDUSTRIAL USE CLASSIFICATION																							
Asphalt or Concrete Plant	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	4.3.12
Business Incubator	·	·	·	·	·	·	P	P	P	·	P	P	P	·	·	P	·	·	C	C	C	C	4.3.24
Contractor Services Office/Yard	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	4.3.37
Cryptomining and Data Processing	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	4.3.40
Electrical, HVAC, or Plumbing Fabrication	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	4.3.42
Extractive Industry	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	
Freight Terminal	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	4.3.54
Fuel Oil/Bottled Gas Distribution	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	4.3.55
Level 2 Solar Energy Conversion	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	P	·	·	·	·	C	4.3.122
Level 3 Solar Energy Conversion	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	P	·	·	·	·	C	4.3.122
Major Utility	·	·	·	·	·	·	S	·	·	·	·	·	P	P	·	·	P	·	·	C	C	C	4.3.135
Maker Space	·	·	·	·	·	·	·	·	·	·	·	P	P	P	·	P	P	·	C	C	C	C	4.3.78
Manufacturing, Heavy	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	·	·	·	C	4.3.82
Manufacturing, Light	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	4.3.83

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Manufacturing, Medium	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	
Metal Fabrication	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	·	·	C	4.3.84
Minor Utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	·	P	P	C	C	C	C	C	
Recycling Center	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	C	4.3.105
Research and Development	·	·	·	·	·	·	P	·	·	·	·	·	P	P	·	·	P	·	C	C	C	C	
Salvage and Junkyard	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	4.3.114
Transfer Station **AMENDED 4.15.24 (UDOTA1-24)**	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	·	·	C	4.3.131
Warehouse, Distribution or Storage	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	4.3.144
Wholesale Sales, Indoor and Outdoor	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	4.3.145
Wholesales Sales, Indoor Only	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	·	·	·	C	·	C	
Wind Energy Conversion	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	C	4.3.146
INSTITUTIONAL USE CLASSIFICATION																							
Adult Day Care	·	·	·	·	·	·	P	·	·	·	P	P	P	·	·	P	·	C	C	C	C	C	4.3.3
Antenna Collocation, Major	P	·	·	·	·	·	P	P	P	P	P	P	P	P	·	P	P	·	C	C	C	C	4.3.10
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	·	P	P	C	C	C	C	C	4.3.11
Arboretum or Formal Garden	P	P	P	P	P	P	P	P	P	P	P	P	·	·	P	P	P	C	C	C	C	·	
Athletic Field or Court	P	P	P	P	P	P	P	P	P	·	P	P	P	·	·	P	P	C	C	C	·	·	
Auditorium, Coliseum, Convention Center	·	·	·	·	·	·	P	P	P	·	·	P	·	·	·	·	P	·	C	C	C	·	4.3.14
Broadcasting Studio	·	·	·	·	·	·	P	·	·	·	P	P	P	·	·	·	P	·	·	·	C	·	
Bus Station	·	·	·	·	·	·	P	P	P	P	P	P	·	·	·	P	P	C	C	C	C	C	
Cemetery or Mausoleum	P	P	·	·	·	·	P	·	·	·	·	·	·	·	·	·	P	C	·	C	·	·	4.3.27
Child Day Care	·	·	·	·	·	P	P	P	P	P	P	P	·	·	·	P	·	C	C	C	C	C	4.3.29
College or University	·	·	·	·	·	·	P	·	·	·	·	P	·	·	·	·	P	·	C	C	C	·	
Community Center	·	·	·	·	·	P	P	P	P	P	P	P	·	·	·	P	·	C	C	C	C	·	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	·	·	·	P	P	P	C	C	C	C	·	
Community Recreation Facility (private)	P	P	P	P	P	P	P	·	·	·	·	·	·	·	·	P	·	C	C	C	C	·	

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	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
Fire/EMS/ Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	·	·	P	P	C	C	C	C	C	4.3.50
Fraternal Club or Lodge	·	P	P	P	P	·	P	·	·	·	·	·	·	·	·	P	·	C	C	C	C	C	4.3.53
Golf Course (public or private)	P	P	P	P	·	·	·	·	·	·	·	·	·	P	·	·	P	·	·	C	·	·	
Government Office	·	·	·	·	·	·	P	P	P	P	P	P	·	·	·	P	P	C	C	C	C	C	
Governmental Training Facility	·	·	·	·	·	·	·	·	·	·	·	·	P	P	·	·	P	C	C	C	C	C	
Hospital	·	·	·	·	·	·	P	·	·	·	·	P	·	·	·	·	P	·	C	C	C	·	4.3.67
Indoor Recreation, Public	·	P	·	·	·	P	P	P	P	P	P	P	·	·	·	P	P	C	C	C	C	C	
Laboratory	·	·	·	·	·	·	P	·	·	·	P	P	·	·	·	·	P	·	C	C	·	C	4.3.73
Library	·	·	·	·	P	P	P	P	P	P	P	P	·	·	·	P	P	C	C	C	C	·	
Museum	·	·	·	·	·	·	P	P	P	P	P	P	·	·	·	P	P	·	C	C	C	·	
Outdoor Recreation, Public	P	P	P	·	·	P	P	·	·	·	·	·	·	·	·	P	P	C	C	C	C	·	
Outpatient Facility	·	·	·	·	·	·	P	P	P	·	P	P	·	·	·	P	P	·	C	C	C	·	4.3.94
Park and Ride Facility	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	P	C	C	C	C	C	
Park or Playground (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	·	·	P	P	P	C	C	C	C	·	
Post Office	·	·	·	·	·	·	P	P	P	P	P	P	P	·	·	P	P	C	C	C	C	·	
Psychiatric Services	·	·	·	·	·	·	S	·	·	·	·	·	·	·	·	·	S	·	·	·	·	·	4.3.102
Rail Related	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	C	C	C	
Religious Institution	·	P	P	P	P	·	P	·	·	·	·	·	·	·	·	P	·	C	C	C	C	C	4.3.106
Residential Treatment Facility	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	·	P	C	C	C	C	C	4.3.109
School, Elementary or Middle	·	P	P	P	P	·	P	·	·	·	·	·	·	·	·	P	·	C	C	C	C	C	
School, High **AMENDED 4.15.24 (UDOTA1-24)**	·	P	P	P	P	·	P	·	·	·	·	·	·	·	·	P	·	C	C	C	C	C	4.3.116
School, Vocational	·	·	·	·	·	·	P	·	·	·	·	·	·	P	·	·	P	C	C	C	C	C	4.3.117
Small Wireless Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	·	P	P	·	·	·	·	·	4.3.121
Telecommunications Facility, Major	S	·	·	·	·	·	·	·	·	·	·	·	·	P	·	·	P	·	·	·	·	C	4.3.127
Telecommunications Facility, Minor or Concealed	P	·	·	·	P	P	P	P	P	P	P	P	P	P	·	P	P	C	·	·	·	·	4.3.127
Urgent Care	·	·	·	·	·	·	P	·	·	·	·	P	·	·	·	P	P	·	C	C	C	C	4.3.134

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	RUR	RLL	RLD	RMD	RHD	RMF	OFI	DTNC	DTNT	DTNN	NCM	CRM	LID	HID	CON	MXD	PUB	CZR	CZM	CZC	CZD	CZI	
RESIDENTIAL USE CLASSIFICATION																							
Boarding House	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•	4.3.19
Bungalow Court [1]	•	•	•	•	•	P	•	•	•	•	P	•	•	•	•	P	•	C	C	•	C	•	4.3.23
Congregate Care	•	•	•	•	•	•	P	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•	4.3.34
Conservation Subdivision [1]	•	P	P	P	P	P	•	•	•	•	•	•	•	•	•	P	•	C	C	•	•	•	4.3.35
Continuing Care Retirement Community	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•	4.3.36
Duplex Dwelling [1] **AMENDED 4.15.24 (UDOTA1-24)**	•	•	•	•	•	P	•	•	•	•	P	•	•	•	•	P	•	C	C	•	C	•	4.3.41
Family Care Home	P	P	P	P	P	P	•	P	P	P	P	•	•	•	•	P	•	C	•	•	•	•	4.3.46
Group Home	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•	4.3.62
Halfway House	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•	4.3.64
Homeless Shelter	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•	4.3.68
Live/Work	•	•	•	•	•	P	P	P	P	P	P	P	P	•	•	P	•	C	C	C	C	C	4.3.77
Manufactured Home (Class A Doublewide)	P	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•	4.3.79
Manufactured Home (Class B Singlewide)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•	4.3.80
Manufactured Home Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•	4.3.81
Mobile Home	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Mobile Home Park	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Multi-Family Dwelling	•	•	•	•	•	P	•	•	•	•	•	•	•	•	•	P	•	C	C	•	C	•	4.3.86
Pocket Neighborhood [1]	•	•	•	P	P	P	•	•	•	•	P	•	•	•	•	P	•	C	C	•	C	•	4.3.101
Single-Family Attached Dwelling [1]	•	•	•	•	P	P	•	•	•	•	•	•	•	•	•	P	•	C	C	C	C	•	4.3.119
Single-Family Detached Dwelling	P	P	P	P	P	P	•	•	P	P	P	•	•	•	•	P	•	C	•	•	C	•	4.3.120
Triplex or Quadplex [1] **AMENDED 4.15.24 (UDOTA1-24)**	•	•	•	•	•	P	•	•	•	•	•	•	•	•	•	P	•	C	C	C	C	•	4.3.132
Upper-Story Dwelling	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	P	•	C	C	C	C	•	4.3.133

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NOTES:
[1] Not permitted on lots within the downtown boundary as designated in the 2045 Comprehensive Growth Plan Future Land Use Map unless permitted by and located within the CZD zoning district.

ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF CLAYTON, NORTH CAROLINA IN ACCORDANCE WITH THE UNIFIED DEVELOPMNENT ORDINANCE (UDO)

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 properties from Residential Large Lot (RLL) and Corridor Commercial (CRM) to Heavy Industrial (HID). The properties are located on the easterly side of US HWY 70 BUS W., north of the intersection of Powhatan Rd., and identified Johnston County Tax Numbers 05I05199D, 05I05039 and 05I05039A (File 2024-58 - RZ - WC 8121 US 70 BUS Industrial); and

WHEREAS said properties are owned by LITTLE, MICHAEL WILSON, 05I05199D, WOOD, STEPHEN GRADY (05I05039) and WOOD, PHILLIP RANDALL (05I05039A); and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed change(s) at their October 28, 2024 meeting and made a recommendation thereupon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 2.4.8(D) of the Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listing, and to the owners of all parcels of land abutting that (those) parcels(s) of land and within 300 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 2.4.4(C) of the Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS notice of the proposed zoning classification action was posted on the property as required by Section 2.4.8(F) of the Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statues; and

WHEREAS the said public hearing was conducted at the Town Council meeting held at 6:00 p.m. on November 18, 2024, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

THEREFORE, after duty considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. That the Official Zoning Map of the Town of Clayton is hereby amended to include in Heavy Industrial (HID) zoning district the following described property(ies):

DRAFT

General Description:

Located on the easterly side of US HWY 70 BUS W., north of the intersection of Powhatan Rd.

Specific Description:

NC Parcel TAG Number(s): 167700-29-4455 (05I05199D), 167700-29-1211 (05I05039) and 167700-28-1757 (05I05039A)

SECTION 2. That the Town of Clayton Unified Development Ordinance is hereby amended.

SECTION 3. 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 4. That the Town Council hereby adopts the following Statement of Consistency and Reasonableness for the proposed rezoning:

We find this rezoning action to be consistent with the Town of Clayton's 2045 Comprehensive Growth Plan, Goal LU 1, Policy LU 1.3, and Goal LU 1.4 and the Future Land Use Map designation of Employment Center.

The proposed zoning amendment is reasonable and in the public interest because it supports the Town of Clayton 2045 Comprehensive Growth Plan's policies above and because:

1. The Comprehensive Growth Plan encourages industrial uses in this area.
2. The request is compatible with existing zoning and land uses in the area.

SECTION 5. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 18th day of November 2024, while in regular Session.

_____

Jody L. McLeod
Mayor

DRAFT

ATTEST:

_____
Heidi Holland, CMC, NCCMC
Town Clerk

APPROVED AS TO FORM:

_____
Jim Cauley
Town Attorney

DRAFT

Motions for Consistency Statements | 2024-58 - RZ - WC 8121 US 70 BUS Industrial

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 this rezoning request based on consistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- **The properties are designated as Employment Center (EC) in the Future Land Use Map.**
- **Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.**
- **Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.**
- **Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.**

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

- **The Comprehensive Growth Plan encourages industrial uses in this area.**
- **The request is compatible with existing zoning and land uses in the area.**

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

I make a motion to recommend approval of this rezoning request. While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The properties are designated as Employment Center (EC) in the Future Land Use Map.
- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

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

- The Comprehensive Growth Plan encourages industrial uses in this area.
- The request is compatible with existing zoning and land uses in the area.

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

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:

- The properties are designated as Employment Center (EC) in the Future Land Use Map.
- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

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

- The requested rezoning is incompatible with existing land uses in the area.
- The current zoning designation is preferable to the area.

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

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 properties are designated as Employment Center (EC) in the Future Land Use Map.
- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

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

- The requested rezoning is incompatible with existing land uses in the area.
- The current zoning designation is preferable to the area.

Planning Board
Agenda Cover Sheet

Meeting Date	Agenda Location
October 28, 2024	PUBLIC MEETING

Item Title

2024-47-CZM Novo Nordisk Art Center - Rezoning property from the Light Industrial (LID) to the Conditional Commercial (CZC) zoning district.

Presenter(s)

Conrad Olmedo, Planning Director

Suggested Action

Other - Recommendation 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 - Legislative

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

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

Other/Special Instructions: Property posted with signage.

Summary

This is a request for a Conditional Rezoning, Type 3, per UDO Section 3.3, to rezone property currently zoned Light Industrial (LID) to Conditional Commercial (CZC). The property is located on the north side of Gordon Road and easterly side of GLP One Way, consist of approximately 82.82 acres in total, and is identified as Johnston County Tag(s) 05I05022A.

Funding Source

N/A

Corresponding Documentation

Staff Report_2024-47-CZM Novo Nordisk Art Center_PB_10.28.24

Staff Report Maps_Novo Nordisk - CZM

01_Application 2024-47-CZM Novo ART Conditional Zoning

01_2024.03.20_NN ART Center-Zoning Narrative

01_NN Mads Ovlisent ART Center - Explanation of Project

01_NN Mads Ovlisent ART Center - Master Plan Narrative

02_Novo ART - Adjacent Property Owner List

02_Novo ART - Neighborhood Meeting Notification Letter

02_Staff Report_1st Review COMMENTS - Neighborhood Meeting Letter-2024-47-CZM

03_Concept Plan - Novo ART Concept Plan-2024-47-CZM Final Draft_PB_10.28.24

04_Conceptual Building Elevations - 10.22.2024_Mads_Ovlisen_ART_Center_UDO_Compliance

05_Conditions of Approval_2024-47-CZM Novo Nordisk Art Center-Draft 10.22.24 - FINAL for PB

06_Staff Recommended Addendum to conditions of Approval

07_UDO Section 3.3. Conditional Zoning Districts

08_UDO Section 3.3.2 (CZC) Conditional Commercial

09_Ordinance_2024-47-CZM Novo Nordisk Art Center_PB_10.28.24

10_ConsistencyStatementsSheet_2024-47-CZM Novo Nordisk Art Center_PB_10.28.24

Submitted By: Conrad Olmedo, Planning

Reviewed By:
Conrad Olmedo, Planning Director Approved - Oct 25 2024

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 Board: October 28, 2024

STAFF REPORT

Application Number: 2024-47-CZM
Project Name: Novo Nordisk Art Center

Tag #: 05I05022A
Location: The property is located on the north side of Gordon Road and easterly side of GLP One Way
Existing Zoning District: Light Industrial (LID)
Proposed Zoning District: Conditional Commercial (CZC)
Acreage: 82.82 +/- acres
Existing Use: Vacant
Consultant: Timmons Group
Applicant: Brandon McLamb
Owner(s): Novo Nordisk Pharmaceutical Industries Inc
Public Noticing:

- Neighborhood meeting: March 19, 2024 (within 100' radius where 300' radius is required)
- Property Sign posted: October 18, 04
- Letters mailed: October 18, 2024 (Planning Board)
- Letters mailed: TBD (Town Council)
- Legal Ad published: TBD (The Johnstonian)
- Property Sign posted inspection: TBD

REQUEST: This is a request for a Conditional Rezoning, Type 3, per UDO Section 3.3, to rezone property currently zoned Light Industrial (LID) to Conditional Commercial (CZC). The property is located on the north side of Gordon Road and easterly side of GLP One Way, consist of approximately 82.82 acres in total, and is identified as Johnston County Tag(s) 05I05022A.

PROJECT OVERVIEW

The property currently appears to be vacant with some land disturbance and existing vegetation. This application seeks to rezone the property to be Conditional Commercial (CZC). As a Conditional Rezoning, all uses are identified in the provided Recommended Conditions of Approval and the development will occur as illustrated in the Concept

Plan. Any forthcoming development of the project will be subject to the Town's Technical Review Committee reviews, the Building Code, and other relevant Town policies.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USE MAP

Direction	Zoning	Existing Land Use(s)	Future Land Use Map
North	Light Industrial (LID) and Residential Large Lot (RLL)	Manufacturing and Vacant	Employment Center
South	Corridor Commercial (CRM), Residential Large Lot (RLL) and Johnston County	Single Family Residential and Vacant	Johnston County
East	Johnston County	Vacant	Johnston Conty
West	Corridor Commercial (CRM), and Residential Large Lot (RLL)	Warehouse, Storage, and Vacant	Employment Center

PLANNING BOARD RECOMMENDATION

- The Planning Board shall make a recommendation regarding the application to the Town Council. The Planning Board's recommendation shall include a written statement to the Town Council describing whether its recommendation is consistent with the adopted plans and policies of the Town. If the Planning Board fails to make a recommendation, the Town Council may process the request without a recommendation.

- The Planning Board may recommend approval or denial, or modifications to the Conventional Rezoning request based on its consistency with the Comprehensive Plan, Zoning Unified Ordinance (UDO), and overall public interest.

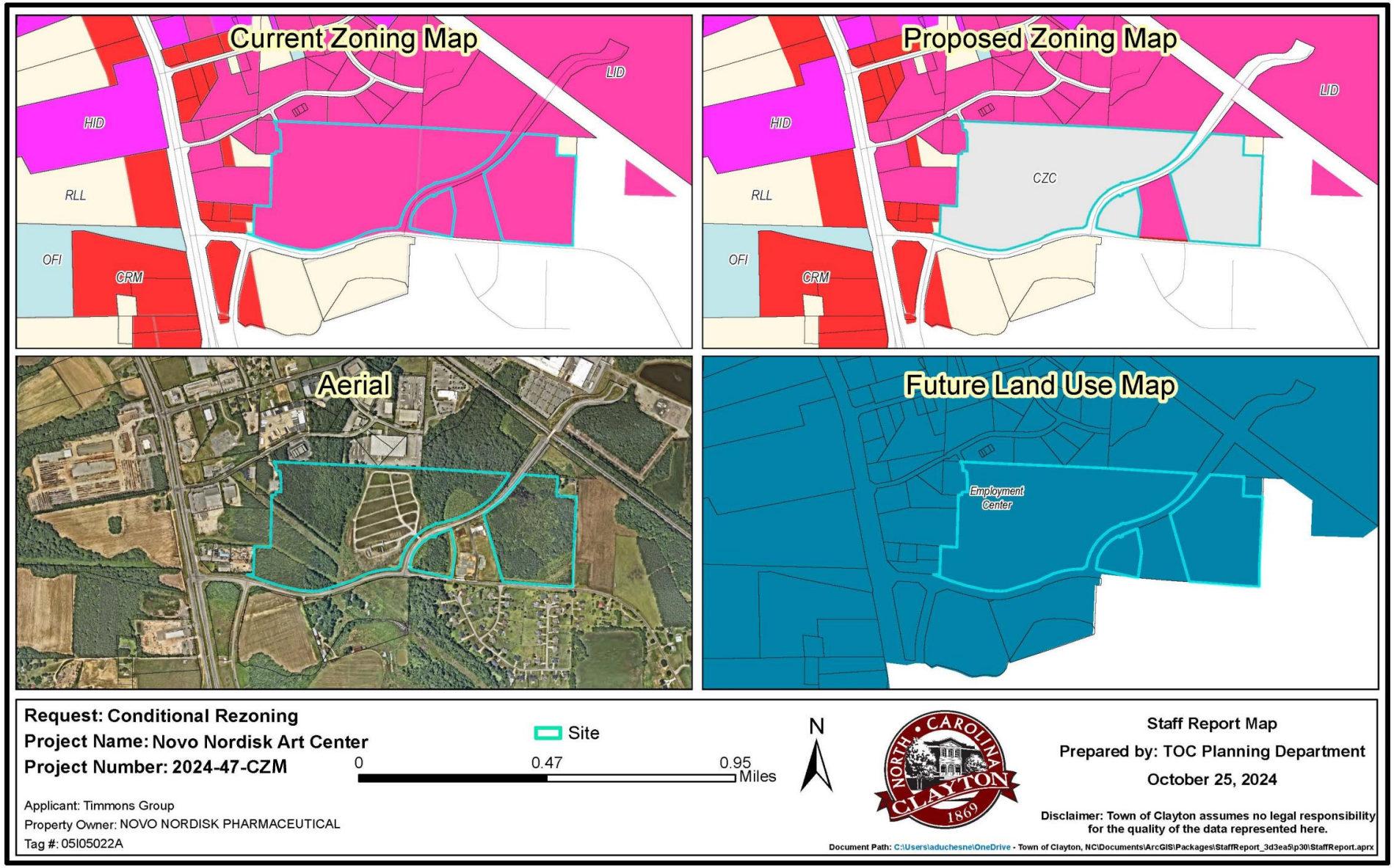
STAFF RECOMMENDATION

Staff has provided an addendum to the applicant-provided Conditions of Approval for the Planning Board's consideration, which aim to demonstrate enhanced design and landscaping. Staff is also advancing this rezoning request despite the applicant having conducted a neighborhood meeting noticing property owners within 100 feet versus 300 feet, as required per UDO 2.4.4.C.3.a.

Staff recommends approval of the Conditional Rezoning request to rezone the property from Light Industrial (LID) to the Conditional Commercial (CZC) zoning district per Motion 1 in the provided consistency statements sheet, "Approval - Consistent with the 2045 Comprehensive Growth Plan".

ATTACHMENTS:

1) Application Materials
2) Neighborhood Meeting Materials
3) Concept Plan
4) Concept Building Elevations
5) Recommended Conditions of Approval
6) Staff Recommended Addendum to conditions of Approval
7) UDO Section 2.3 - Conditional Zoning Districts
8) UDO Section 2.3.2. - Commercial Zoning
9) Draft Ordinance
10) Consistency Statements Sheet


Current Zoning Map
HID
LID
RLL
OFI
CRM
Proposed Zoning Map
HID
LID
CZC
RLL
OFI
CRM
Aerial
Future Land Use Map
Employment Center
Request: Conditional Rezoning
Project Name: Novo Nordisk Art Center
Project Number: 2024-47-CZM
Site
0
0.47
0.95
Miles
N
NORTH CAROLINA
CLAYTON
1869
Staff Report Map
Prepared by: TOC Planning Department
October 25, 2024
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.
Applicant: Timmons Group
Property Owner: NOVO NORDISK PHARMACEUTICAL
Tag #: 05I05022A
Document Path: C:\Users\aduchesne\OneDrive - Town of Clayton, NC\Documents\ArcGIS\Packages\StaffReport_3d3ea5\p30\StaffReport.aprx

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 Zoning, Unlimited w/Associated Concept Plan Coversheet

Name of Project: Mads Ovlisen ART Center **Date:** 4/15/2024

Applicant Name: Brandon McLamb

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: 2/27/24
- ☐ Review Fee
- ☒ Completed Application
- ☒ Owner's Consent Form
- ☒ Adjacent Property Owner's List - Include Names, Full Mailing Addresses & Parcel/NC Tag #
- ☒ Neighborhood Meeting Letter (one copy)
- ☒ Signed & sealed boundary survey
- ☒ Copy of signed & sealed boundary survey in PDF on USB
- ☒ Master Plan Narrative
- ☒ Master Plan Set to include the following:
  - Cover Sheet
  - Signed & Sealed Boundary Survey
  - Bubble Plan Outlining:
    a. Where and which uses or groups of uses will occur
    b. The proposed intensity/density of those uses
    c. General location of internal and external network of public right-of-way and public infrastructure

Reviewed by: _____

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 Zoning, Unlimited w/Associated Concept Plan Application

Application Fee: $1,000 + $5.00 per acre

Public Noticing Fees (Mailing & Sign) will be confirmed/invoiced by town staff prior to payment.
Mailed Notice: $1.00 per mailed notice Public Notice Signs: $20.00 per posted sign

SITE INFORMATION

Name of Project: Novo ART Center

Acreage of Property: 82.820 **Current Zoning District:** LID

County Tag #: 05I05022A **NC Pin #:** 167700-57-1644

Address/Location: 1988 GORDON RD, Clayton, NC 27520

Existing Zoning District: I-1 **Proposed Zoning District:** CZC

Ex: CZR, CZM, CZC, CZD, CZI

APPLICANT INFORMATION

Applicant: Timmons Group

Mailing Address: 5410 Trinity Rd, Suite 102 | Raleigh, NC 27607

Phone Number: 919-866-4935 **Fax:**

Contact Person: Brandon McLamb

Email Address: brandon.mclamb@timmons.com

PROPERTY OWNER INFORAMTION

Name: Novo Nordisk Pharmaceutical Industries Inc

Mailing Address: 3612 Powhatan Rd, Clayton, NC 27527

Phone Number: (984) 289-7365 **Fax:**

Email Address: DERP@NNE.com

OFFICE USE ONLY

Date Received: Amount Paid: File Number:

July 2023

EXPLANATION OF PROJECT

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

Please see the attached Sheet - Novo Nordisk Mads Ovlisen ART Center Project Explanation.

APPROVAL CRITERIA – REZONING

All applications for a Conditional Rezoning must address the following Approval Criteria:

1. Consistency with the adopted plans of the Town. (This criteria must also be addressed in Master Plan Narrative.)

   The NN Mads Ovlisen ART Center building has been designed to the standards outlined per section 6.2.5 in the Town of Clayton Unified Development Ordinance. The site has been designed per the standards set forth in the aforementioned document.

2. Suitability of the subject property for uses permitted by the current vs. the proposed conditional district.

   The current LID Zoning allows for Fitness Center, Office High & Low Intensity, and Co-Working Space as Permitted Principal Uses. These are similar to the planned Principal Use Community Recreation Center (Private). The majority of the surrounding area is LID currently, and the additional proposed Principal uses do not interfere with the business operations in place.

3. Whether the proposed change tends to improve the balance of uses or meets specific demand in the Town.

   This will be a private facility tailored to the Novo Nordisk employee needs across both facilities. It will continue to encourage Novo Nordisk growth and employment opportunities, bringing resources into Clayton.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply facilities and stormwater drainage facilities is available for the proposed conditional district.

   The Project Water and Sanitary have been considered and coordinated to not impact existing infrastructure.

   The Sanitary will tie into the existing Manhole on the North end of the property that pumps to the existing station. Ownership of this is Pump Station is under discussion with ToC & JoCo

   The water will be tied into a new Water Line from Johnston County for the larger Novo FFEx project.

5. It has been determined that the legal purposes for which zoning exists are not violated.

   Correct.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

   Correct.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Correct.

APPROVAL CRITERIA- MASTER PLAN

All associated Master Plans must address the following Approval Criteria: (This criteria must also be addressed in Master Plan Narrative.)

1. Compliance with code section 155.203(L) and all other applicable requirements of this chapter, or analysis and justification if it deviates from the requirements of this chapter.

This Master Plan will comply with Code Section 155.203(L) and will not require deviations from the chapter.

2. Consistency with the Clayton General Design guidelines.

The NN Mads Ovlisen ART Center building has been designed to the standards outlined per section 6.2.5 in the Town of Clayton Unified Development Ordinance. The site has been designed per the standards set forth in the aforementioned document.

3. Conformance of the proposal with the stated purpose of the requested conditional zoning district.

The requested Zoning District (CZC) has Permitted Principal Uses of Community Recreation Facility (Private), Park or Playground, Child Day Care, Office (High Intensity). It also has the Permitted Secondary Use of Swimming Pool, and Art Installation

4. Compatibility of the proposed development with the adjacent community.

The majority of the adjacent Community is in LID with Novo Nordisk owning additional parcels. They are primarily businesses & business parks that would not have an impact from a Community Recreation Facility (Private) being put in.

5. The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out.

See attached Sheet NN Mads Ovlisen ART Center - Conditional Rezoning Supplemental Sheet.

6. Compatible relationships between each component of the overall project.

See attached Sheet NN Mads Ovlisen ART Center - Conditional Rezoning Supplemental Sheet.

7. Self-sufficiency of each phase of the overall project.

This Parcel will have Daycare, and Swimming Pool Captured as Principal uses, that would be captured in a later project Phase. These uses are able to be constructed independently of the Principal Use Community Recreation Center (Private) and be Self-Sufficient of the main building.

8. Documentation that the proposed infrastructure improvements accommodate the additional impacts caused by the development, or documentation to assure that the development, as proposed, will not overtax the existing public infrastructure systems.

The Project Water and Sanitary have been considered and coordinated to not impact existing infrastructure.

The Sanitary will tie into the existing Manhole on the North end of the property that pumps to the existing station. Ownership of this is Pump Station is under discussion with ToC & JoCo

The water will be tied into a new Water Line from Johnston County for the larger Novo FFEx project.

9. The fiscal impact of the proposal and the proposed financing of required improvements.

The Parcel & Project would not be utilizing any outside financing for these improvements.

10. The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community.

The adjoined roadways (Gordon Rd & GLP One Way) do not have pedestrian or bicycle links to connect to. The Parcel will have pedestrian pathways contained in its boundaries

11. The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

The Project is building on the already cleared portion of the Parcel. The site will be preserving the existing forestry surrounding to minimize any disturbance to waterways & other sensitive ecological areas on the Parcel.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested.. I hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Clayton, North Carolina, and will not be returned.

Print Name	***Signature of Applicant***	***Date***

HANBURY

To: **Conrad Olmedo**
111 East Second St.
Clayton, NC 27528

From: Zach Bonenberger

Date: March 20,2024

Re: NN ART Center
Project No.: 23068.000

Project Description:

The NN ART Center is a two-story, 38,000 sf privately owned and operated facility for the use of NN employees and their families.

Level 1 of the facility will be comprised of the following spaces:

- Indoor basketball gymnasium and associated restroom/locker room core, multi-purpose family area that is associated with the gymnasium.
- Café and associated food preparation/storage spaces
- Art Installation and Gallery
- Utility & Lobby

Level 2 of the facility will be comprised of the following spaces:

- Indoor running track, group fitness rooms, open fitness areas and associated restroom/locker room core, multi-sport fitness simulator, and wellness/exam rooms
- Office Suite including dedicated boardroom, conference rooms, office space and team building meeting space.

The exterior of the facility will be comprised of the following spaces:

- Grass lawn, Tiered site seating, Outdoor Dining
- Outdoor Basketball Court and Fitness Equipment
- Art Installation and Sculpture

Based on these assessments of the NN ART Center facility, it is our belief that the Primary uses are Fitness Center and Office, High Intensity. Additional secondary use for the building and site would be Art Installation(s).

Thank you for your consideration,
Zach Bonenberger

Attachments:
2024.03.20_NN ART Center-UDO Compliance

If you have any questions or comments, please contact Zach Bonenberger

223 S. Wilmington Street, Suite 200, Raleigh, NC 27601 | 919.301.0202
www.hewv.com

Novo Nordisk – Mads Ovlisen ART Center

Conditional Rezoning – Supplemental Sheet.

Explanation of Project

The NN Mads Ovlisen ART Center is a two-story, 38,000 SF privately owned and operated facility for the use of NN employees and their families. The interior of the facility will contain fitness and recreation spaces, a cafe, office and team building/meeting spaces, as well as art installations. The exterior of the facility will contain outdoor fitness and recreation spaces, outdoor dining, tiered seating. as well as art installations.
Future uses of the site include an Outdoor Pool and NN Daycare Center.

Approval Criteria – Master Plan

5. The design quality throughout the project focuses on the relationship of functionality, aesthetics and sustainability.

The interior fitness and recreation spaces will focus on wellness and access to natural light and views to the exterior. The lobby, art installation and cafe will connect the fitness and recreation spaces to further provide natural light and views to the exterior. The office and team building spaces will focus on collaboration and access to natural light and views to the exterior.

The site will promote the use of natural materials and engaging with nature. The connection between interior fitness and recreation uses will be present at the site level and help promote wellness.

6. The program is a cohesive blend of primary and secondary spaces that allow the facility to function properly for the NN community. The site mirrors the interior functions and brings fitness and recreation to the natural landscape. Each space can be used independently, while all of the spaces share the same goal and function.

Novo Nordisk – Mads Ovlisen ART Center

Conditional Rezoning – Master Plan Narrative

Master Plan Narrative

This parcel is planned to hold the NN Mads Ovlisen ART Center, which is a two-story, 38,000 SF privately owned and operated facility for the use of NN employees and their families. The interior of the facility will contain fitness and recreation spaces, a cafe, office and team building/meeting spaces, as well as art installations. The exterior of the facility will contain outdoor fitness and recreation spaces, outdoor dining, tiered seating. as well as art installations. As part of the Master Plan for the site, there is a goal for future build out of an Outdoor Pool. This will compliment the facilities Fitness & Recreation Center focus. Additionally, a future build out of a NN Daycare Center for employees. The site has a cleared area currently that would hold all of the mentioned amenities, with minimal disturbance into the surrounding woodlands. This will allow the site to promote the use of natural materials and engage with nature around it. All of the amenities tied with this site location will promote wellness of the employees utilizing the space.

ADJACENT PROPERTY OWNERS LIST

Project Name: Mads Øvlisen Art Center

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
167700-48-1211	Walthom Group	442 1/2 E Main Street, Clayton NC, 27500
167700-48-1086	Johnston County	PO Box 1049 Smithfield, NC 27577
167700-37-9817	Winstead Building I	494 Skinner Road Four Oaks, NC 27520
167700-37-8533	Powhatan Holdings, LLC	816 Lakestone Dr Raleigh, NC 27609
167700-37-9214	Theodore James Cihos	2017 Fox Den Clayton, NC 27527
167700-37-8009	Theodore James Cihos	2017 Fox Den Clayton, NC 27527
167700-36-7507	GCF Gordon Road, LLC | Worth P Gurley	PO Box 18902 Raleigh, NC 27619
167700-46-3313	GCF Gordon Road, LLC | Worth P Gurley	PO Box 18902 Raleigh, NC 27619
167700-46-5782	Betty L. Mitchell	2367 Gordon Road, Clayton NC 27520
167700-56-1770	Betty L. Mitchell	2367 Gordon Road, Clayton NC 27520
167700-77-4939	New Bethel Church	1814 Gordon Road, Clayton NC 27520
167700-58-6227	Builders FirstSource- Atlantic Group, LLC	7979 E Tufts Avenue Suite 1500 Denver, CO 80237
167700-58-2364	Builders FirstSource- Atlantic Group, LLC	7979 E Tufts Avenue Suite 1500 Denver, CO 80237
167700-48-9258	Builders FirstSource- Atlantic Group, LLC	7979 E Tufts Avenue Suite 1500 Denver, CO 80237
167700-48-5249	North Tech 120 Condominium Association	120 N Tech Drive Suite 104 Clayton, NC 27520

TIMMONS GROUP

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

March 8, 2024

RE: SITE PLAN SUBMITTAL NOTIFICATION
Johnston County Parcel Identification Number – [167700-57-1644]

Dear Property Owner,

We are writing to advise you that Timmons Group, Inc is preparing to submit a site plan application to the Town of Clayton for a parcel totaling approximately **82.82** acres at 1988 Gordon Road. The property is as follows:

- 57.06-acre portion of PIN # 167700-57-1644

This site application is requesting to change a portion of the property located at the intersection of Gordon Road and GLP One Way from its current zoning use of LID (Light Industrial) zoning district with a new proposed use to be a Fitness Center (Amenities) per Town of Clayton Unified Development Ordinance (TOC UDO) Section 4.2.

You are receiving this notice as a property owner within proximity of this site so that we may invite you to an informational meeting, where we will present the details of the site plan application. We will have an open discussion with you and your neighbors to address any questions or concerns you may have.

The neighborhood meeting will be held virtually via zoom meeting at 6:00 PM on March 19, 2024.

Zoom meeting information is provided on the following page. If you would like a link to this, please send an email to Brandon McLamb @ brandon.mclamb@timmons.com and or Jalen Hayes @ jalen.hayes@timmons.com .

Respectfully,

Brandon McLamb, PE
Timmons Group
brandon.mclamb@timmons.com

TIMMONS GROUP

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

Hi there,

Brandon McLamb is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

Password: 702838

Phone one-tap: US: +13092053325,,95586263758# or +13126266799,,95586263758#

Meeting URL: https://timmons.zoom.us/j/95586263758?pwd=eWFybFp0cmxqTStXVEYzUjdkZWlSdz09

Join by Telephone

For higher quality, dial a number based on your current location.
Dial:

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 9128 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623

Meeting ID: 955 8626 3758

Password: 702838

International numbers

Join from SIP:

Meeting ID: 955 8626 3758

SIP: 95586263758@zoomcrc.com

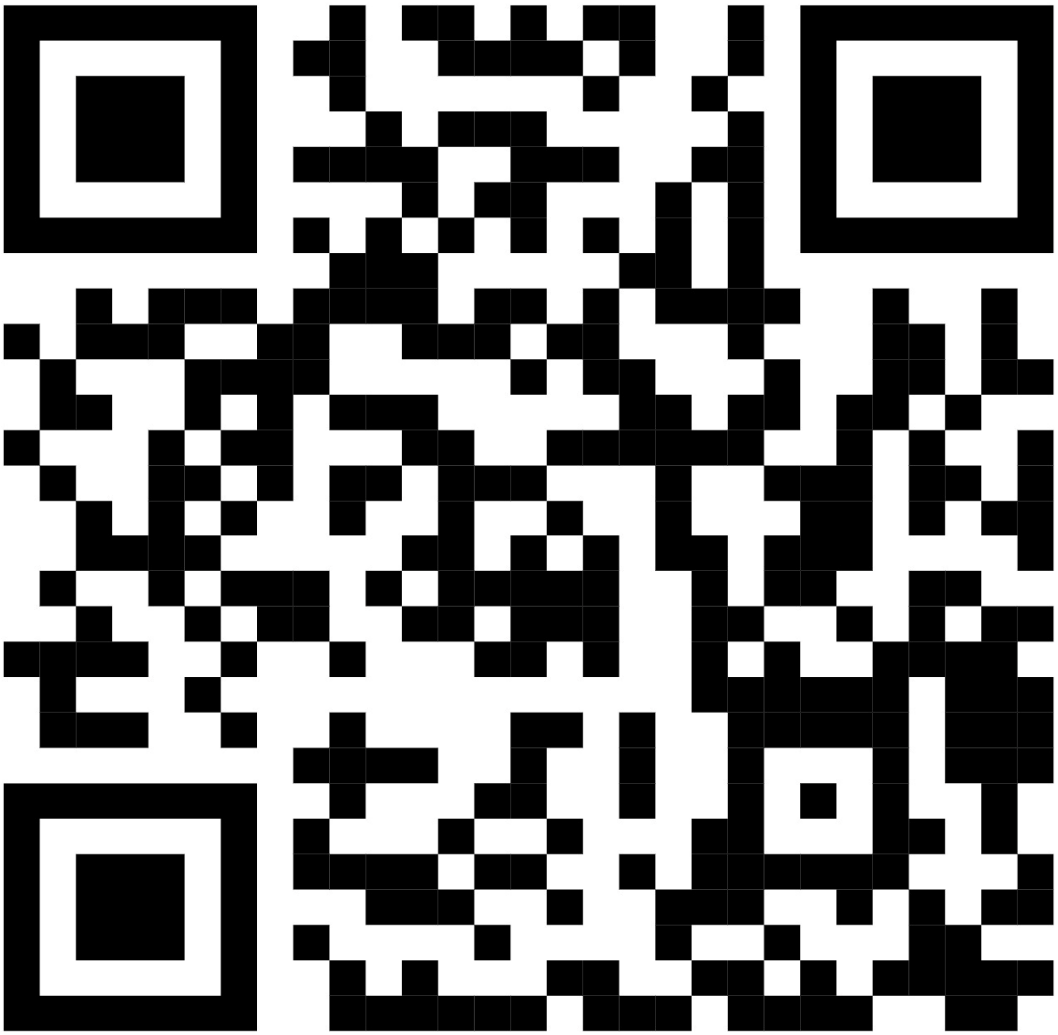
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SITE PLAN SUBMITTAL NOTIFICATION
Johnston County Parcel Identification Number – [167700-57-1644]
Zoom Meeting – March 19th, 2024, 6:00pm

TIMMONS GROUP

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com



SITE PLAN SUBMITTAL NOTIFICATION
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Zoom Meeting – March 19th, 2024, 6:00pm

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March 8, 2024

RE: SITE PLAN SUBMITTAL NOTIFICATION
Johnston County Parcel Identification Number – [167700-57-1644]

Dear Property Owner,

We are writing to advise you that Timmons Group, Inc is preparing to submit a site plan application to the Town of Clayton for a parcel totaling approximately **82.82** acres at 1988 Gordon Road. The property is as follows:

- 57.06-acre portion of PIN # 167700-57-1644

This site application is requesting to change a portion of the property located at the intersection of Gordon Road and GLP One Way from its current zoning use of LID (Light Industrial) zoning district with a new proposed use to be a Fitness Center (Amenities) per Town of Clayton Unified Development Ordinance (TOC UDO) Section 4.2.

You are receiving this notice as a property owner within proximity of this site so that we may invite you to an informational meeting, where we will present the details of the site plan application. We will have an open discussion with you and your neighbors to address any questions or concerns you may have.

The neighborhood meeting will be held virtually via zoom meeting at 6:00 PM on March 19, 2024.

Zoom meeting information is provided on the following page. If you would like a link to this, please send an email to Brandon McLamb @ brandon.mclamb@timmons.com and or Jalen Hayes @ jalen.hayes@timmons.com .

Please provide any meeting notes, list of property owners notified, and confirmation that the radius boundary used in which to notify persons was 300'.

Respectfully,

Brandon McLamb, PE
Timmons Group
brandon.mclamb@timmons.com

Neighborhood Meeting document from ToC Website notes 100' radius. Reference attachment "Neighboorhood Meeting Information (PDF) signed" - GBC 6.25.24

TIMMONS GROUP

5410 Trinity Road
Suite 102
Raleigh, NC 27607

P 919.866.4951
F 919.859.5663
www.timmons.com

Hi there,

Brandon McLamb is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

Password: 702838

Phone one-tap: US: +13092053325,,95586263758# or +13126266799,,95586263758#

Meeting URL: https://timmons.zoom.us/j/95586263758?pwd=eWFybFp0cmxqTStXVEYzUjdkZWlSdz09

Join by Telephone

For higher quality, dial a number based on your current location.
Dial:

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 9128 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623

Meeting ID: 955 8626 3758

Password: 702838

International numbers

Join from SIP:

Meeting ID: 955 8626 3758

SIP: 95586263758@zoomcrc.com

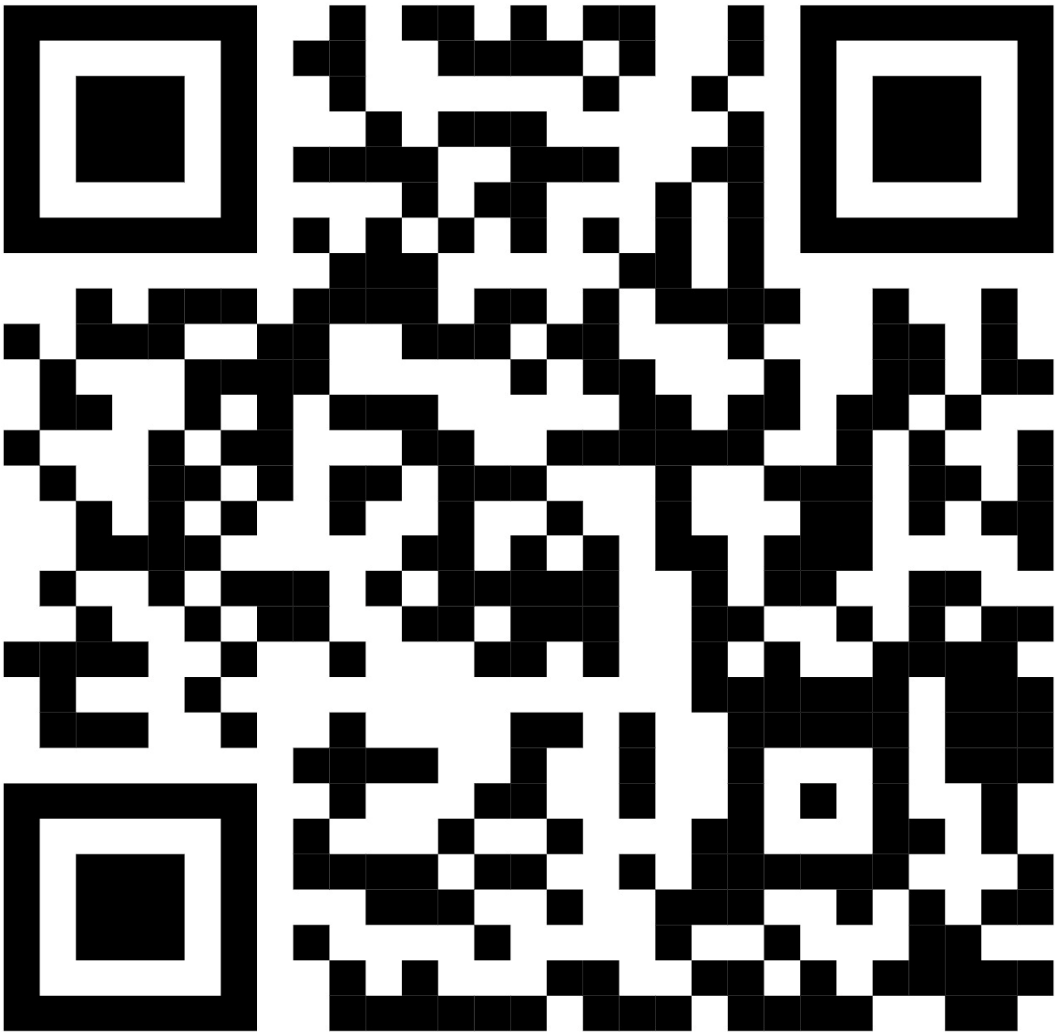
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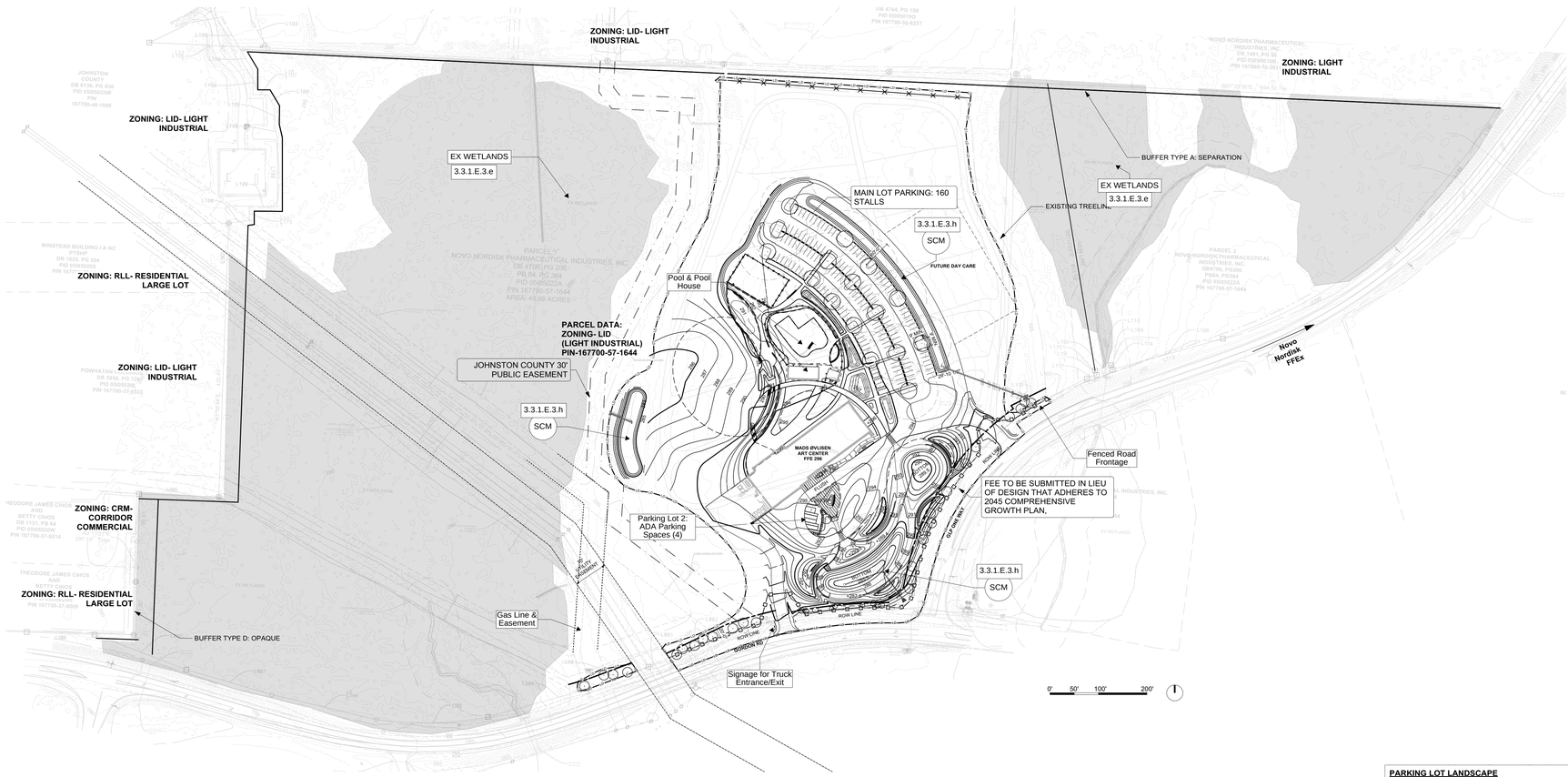
SITE PLAN SUBMITTAL NOTIFICATION
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PROPOSED USES

PHASE	USE	PRIMARY/ SECONDARY	SF
01	COMMUNITY RECREATION FACILITY (PRIVATE)	PRIMARY	37,502.65 SF
01	PARK OR PLAYGROUND (PUBLIC OR PRIVATE	PRIMARY	
FUTURE	CHILD DAY CARE	PRIMARY	
01	ART INSTALLATION	SECONDARY	2,417.25 SF
01	OUTDOOR DINING AND SEATING	SECONDARY	
01	SWIMMING POOL/HOT TUB	SECONDARY	

1) Adhere to current town adopted policies and ordinances in place at the time subsequent applications are submitted and accepted for review.

2) Within 90 days the agreement shall be executed by all parties or the Town Council may direct Town staff to initiate a conventional rezoning on the parcel(s).



3.3.1.E.j

PERIMETER BUFFER NOTES

PER § 6.6.12, THE DEVELOPED PARCEL WILL PROVIDE THE FOLLOWING PERIMETER BUFFERS ALONG SIDE AND REAR YARDS

BUFFER YARD TYPE A ADJACENT TO ALL ADJACENT PARCELS ZONED LID AND CRM.

BUFFER YARD TYPE D ADJACENT TO ALL ADJACENT PARCELS ZONED RLL

PER § 6.6.10 PLANTING FLEXIBILITY: FOR ALL REAR AND SIDE YARDS, EXISTING TREES SHALL BE USED AT A RATE OF TWO TIMES THE REQUIRED AMOUNT FOR EACH BUFFER TYPE IN LIEU OF A PLANTED PERIMETER BUFFER.

3.3.1.E.3.d

OPEN SPACE NOTES

PASSIVE	**84,906 SF**
OPEN LAWN AND HAMMOCKS	34,675 SF
BASKETBALL COURT SEATING	1,332 SF
SOUTHERN TRAILS	48,899 SF
ACTIVE	**21,596 SF**
AMPITHEATRE AND STAGE	3,578 SF
PUTTING GREEN	3,635 SF
BASKETBALL COURT	7,166 SF
POOL AND SPLASH PAD	5,655 SF
FITNESS AREA	1,562 SF
GATHERING	**14,546 SF**
SEATING AREA	2,443 SF
POOL SEATING AREA	7,134 SF
OUTDOOR DINING AREA	2,231 SF
BUILDING PLAZA	2,738 SF

SITE ACREAGE

48.69 acre

PARKING LOT LANDSCAPE

PARKING LOT PLANTING PER § 6.6.11

1. PARKING LOTS SHALL INCLUDE AT LEAST ONE CANOPY TREE FOR EVERY 12 OFF-STREET PARKING SPACES PROVIDED.

2. REQUIRED CANOPY TREES MAY BE PLACED AROUND, IN, OR NEAR THE PARKING LOT PROVIDED THAT NO PARKING SPACE IS MORE THAN 60 FEET FROM THE TRUNK OF A CANOPY TREE.

3. PARKING LOT PERIMETER LANDSCAPING SHALL CONSIST OF A SINGLE CONTINUOUS ROW OF EVERGREEN SHRUBS PLANTED NO GREATER THAN THREE FEET ON-CENTER AND WITHIN FIVE FEET OF THE PARKING LOT EDGE.

3.3.1.E.3.h

STREETSCAPE BUFFERS

BUFFER YARD CALCULATION PER § 6.6.16 D

FOR EVERY 100 LF OF LOT FRONTAGE, THREE CANOPY TREES ARE REQUIRED WITHIN A 20' BUFFER. **TOTAL LF OF LOT FRONTAGE NOT UNDER POWER LINES: 131+ 377+38+243+138=927 LF. 9.27 X 3 = 28 TREES REQUIRED**

WHERE OVERHEAD POWERLINES ARE PRESENT; FOUR UNDERSTORY TREES PER 100 LF MAY BE USED WITHIN A 10' BUFFER. **TOTAL LF OF LOT FRONTAGE NOT UNDER POWER LINES: 212 LF. 2.12 X 4 = 9 UNDERSTORY TREES REQUIRED**

PER § 6.6.10 PLANTING FLEXIBILITY: AS INDICATED ON PLAN, EXISTING TREES SHALL BE USED AT A RATE OF TWO TIMES THE REQUIRED AMOUNT FOR STREETSCAPE BUFFER IN LIEU OF A PLANTED STREETSCAPE BUFFER.

OPEN SPACE SET ASIDE

OPEN SPACE SET ASIDE PER § 6.7.1

1. BASED ON PARCEL ZONING IN LID, 7% OF DEVELOPED LAND SHALL BE SET ASIDE FOR PASSIVE OPEN SPACE

DEVELOPED AREA: 16.19 AC
REQUIRED OPEN SPACE AREA: 16.1 X .07= 1.13 AC PROVIDED 1.2 AC OR 53,989 SQ FT PROVIDED

Surface

Surface 678, P.A.
215 Morris St, Suite 150
Durham, NC 27701
www.surface678.com
P: 919-419-1199
F: 919-419-1689

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NO.	DATE:	REVISION:	APPR:
5	07.30.2024	100% IFP DRAWING PACKAGE	
4	06.20.2024	GMP DRAWING PACKAGE	
3	05.09.2024	60% DESIGN DEVELOPMENT	
2	04.18.2024	60% DESIGN DEVELOPMENT BUDGET VERIFICATION	
1	02.27.2024	35% SCHEMATIC DESIGN	

novo nordisk®
Novo Nordisk Pharmaceutical Industries, LP
3612 Powhatan Road
Clayton,
North Carolina 27520
USA
Tel. (919)-550-2200

MADS ØVLISEN ART CENTER

CONCEPT PLAN B

HANBURY

SEAL — SEAL

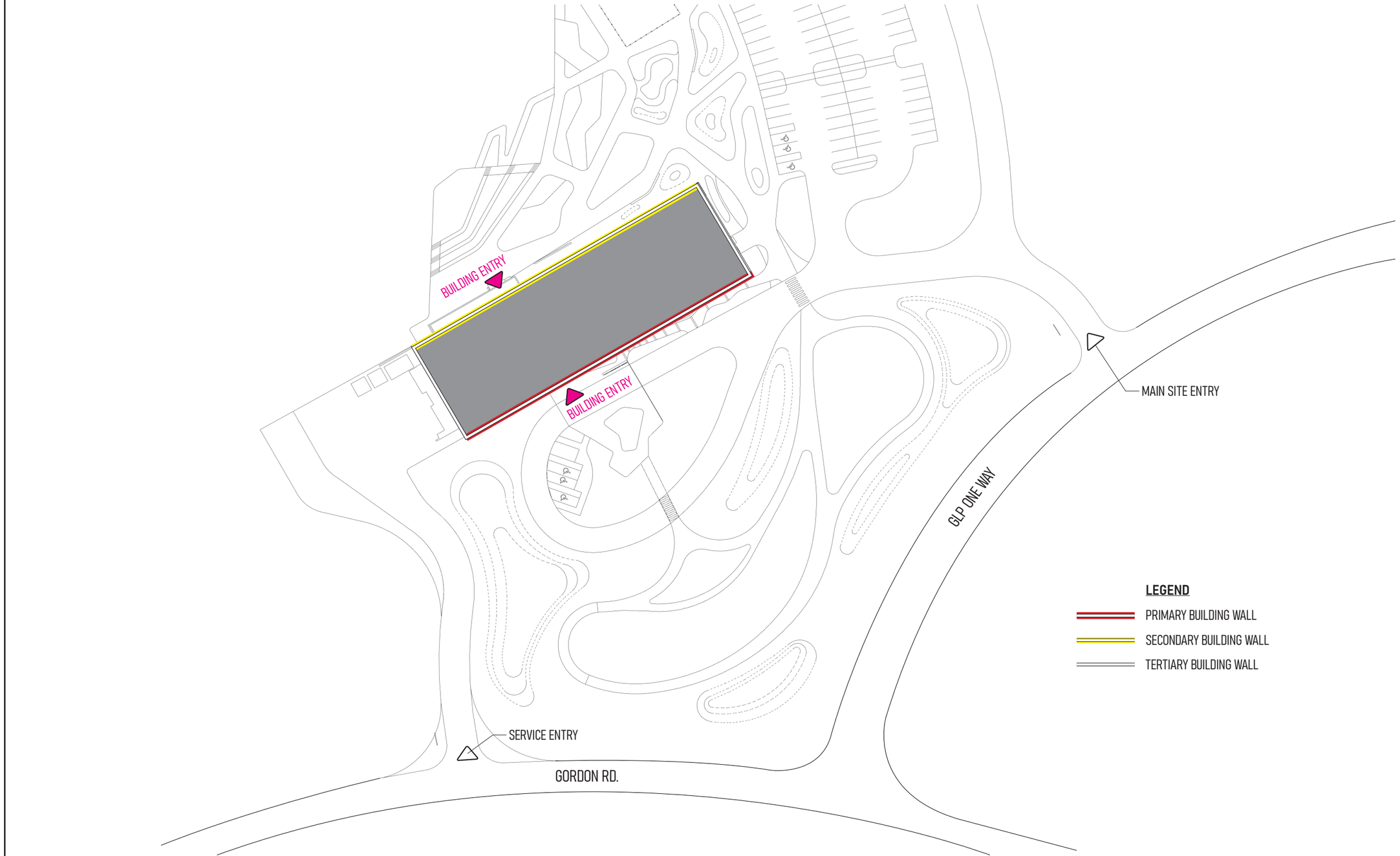
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT MANAGER S.MABIE, AIA	DEPARTMENT MANAGER A. APPROVER, P.E.
LEAD DESIGN PROF. K. GENAME, PLA	CHECKED R. PRATT, PLA
DRAWN S. ZHANG, J. NI	DATE 20 March, 2024

PROJECT NUMBER
R22XXX

NNPILP DRAWING NUMBER:
CYR104130000

PRINTED: 4/12/2024 11:02 AM FILE INFORMATION: 4.2 A1.01a


BUILDING ENTRY
BUILDING ENTRY
MAIN SITE ENTRY
GLP ONE WAY
SERVICE ENTRY
GORDON RD.
LEGEND
PRIMARY BUILDING WALL
SECONDARY BUILDING WALL
TERTIARY BUILDING WALL

SOUTH ELEVATION

6.2.5.F: PRIMARY BUILDING ENTRANCES



LEGEND

- ✓ A — MATERIAL OR COLOR
- ✓ B — CHANGE IN PAVING MATERIAL
- C — SIGNIFICANT ARCHITECTURAL FEATURE
- ✓ D — PROJECTIONS OR RECESSES
- E — CANOPY, GALLERY OR ARCADE
- F — ARCHITECTURAL DETAIL SUCH AS TILEWORK
- ✓ G — LANDSCAPE PLANTER
- ✓ H — GLAZING EXTENDING UPWARDS
- ✓ I — OUTDOOR PEDESTRIAN GATHERING AREA

NORTH ELEVATION 6.2.5.F: PRIMARY BUILDING ENTRANCES



LEGEND

- ✓ A — CHANGE IN MATERIAL OR COLOR
- B — CHANGE IN PAVING MATERIAL
- ✓ C — SIGNIFICANT ARCHITECTURAL FEATURE
- ✓ D — PROJECTIONS OR RECESSES
- E — CANOPY, GALLERY OR ARCADE
- F — ARCHITECTURAL DETAIL SUCH AS TILEWORK
- G — LANDSCAPE PLANTER
- H — GLAZING EXTENDING UPWARDS
- ✓ I — OUTDOOR PEDESTRIAN GATHERING AREA

SOUTH ELEVATION

6.2.5F.4 NON-RESIDENTIAL BUILDING ARTICULATION



LEGEND

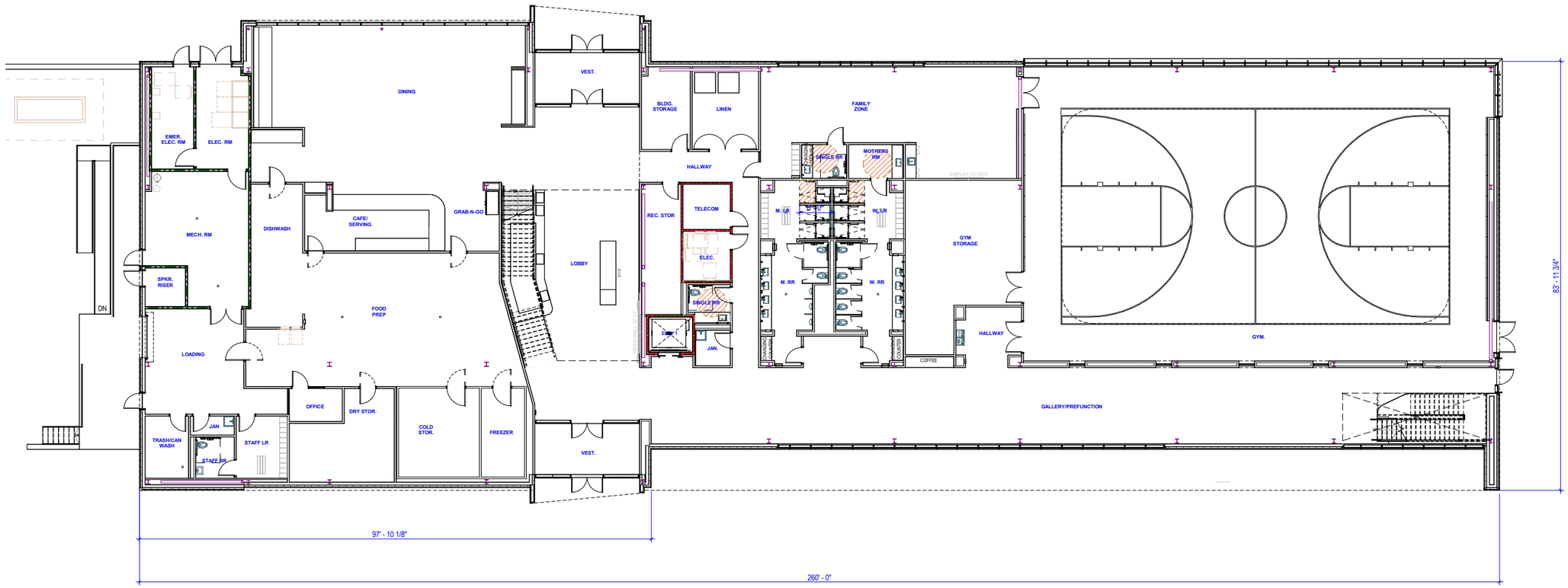
- ✓ i HORIZONTAL FACADE MODULATION
- ii VERTICAL FACADE MODULATION
- iii BOW OR CURVILINEAR FEATURE
- iv GREEN WALL
- v ROOF MODULATION
- ✓ vi PRIMARY BUILDING ENTRANCE
- ✓ vii OUTDOOR SEATING
- viii WEATHER PROTECTION

NORTH ELEVATION 6.2.5F.4 NON-RESIDENTIAL BUILDING ARTICULATION



LEGEND

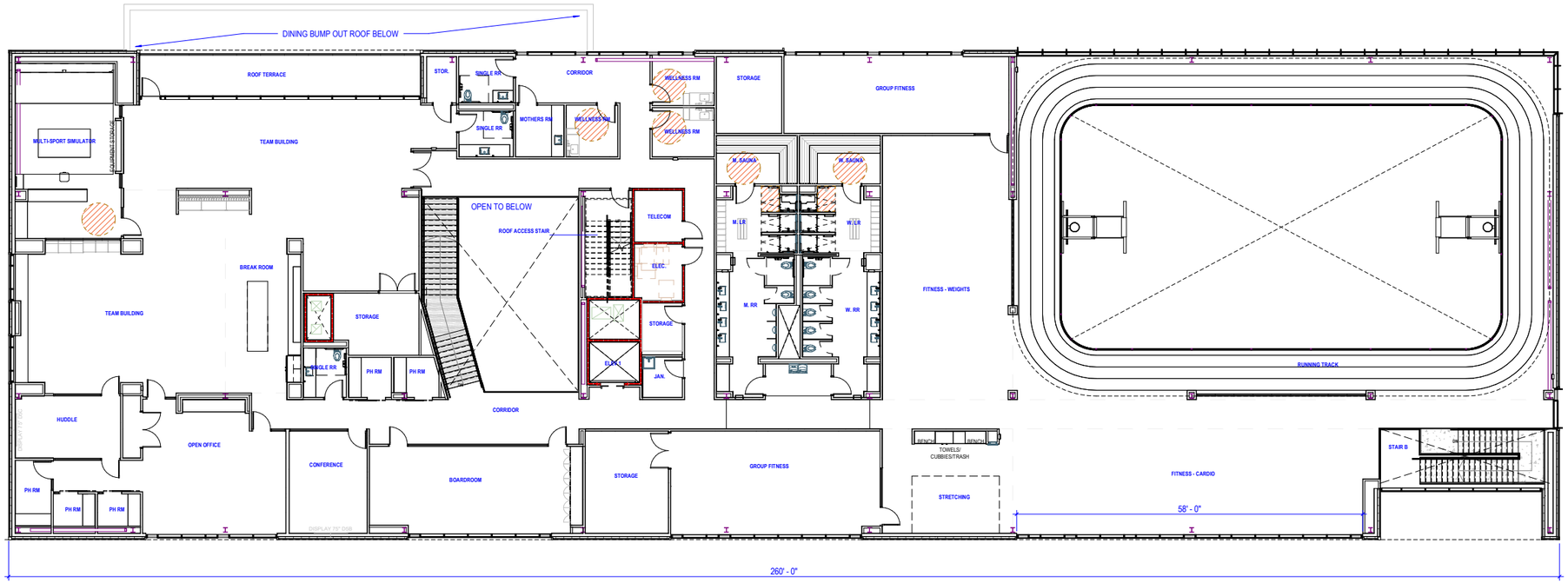
- i HORIZONTAL FACADE MODULATION
- ii VERTICAL FACADE MODULATION
- iii BOW OR CURVILINEAR FEATURE
- iv GREEN WALL
- v ROOF MODULATION
- ✓ vi PRIMARY BUILDING ENTRANCE
- ✓ vii OUTDOOR SEATING
- viii WEATHER PROTECTION



1
XX-05

FLOOR PLAN - LEVEL 01 - UDO COMPLIANCE

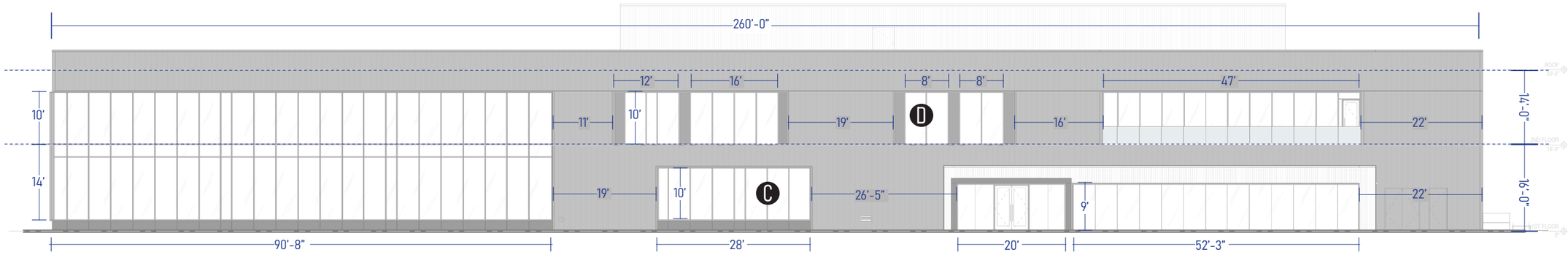
SCALE: 3/32" = 1'-0"



2
XX-05

FLOOR PLAN - LEVEL 02 - UDO COMPLIANCE

SCALE: 3/32" = 1'-0"



2 XX-004 NORTH ELEVATION - UDO COMPLIANCE
SCALE: 1/8" = 1'-0"

A LEVEL 01 PRIMARY WALL:
TOTAL AREA = 16' x 260' = 4,160 SF
FENESTRATION AREA = (9' x 20') + (10' x 95'-6") + (14.5' x 27') = 1,526.5 SF

PERCENT FENESTRATION: 1,526 SF / 4160 SF = 36.7% (MIN 30%)

C LEVEL 01 PRIMARY WALL:
TOTAL AREA = 16' x 260' = 4,160 SF
FENESTRATION AREA = (14' x 90.66') + (10' x 28') + (9' x 20') + (9' x 52.25') = 2,103 SF

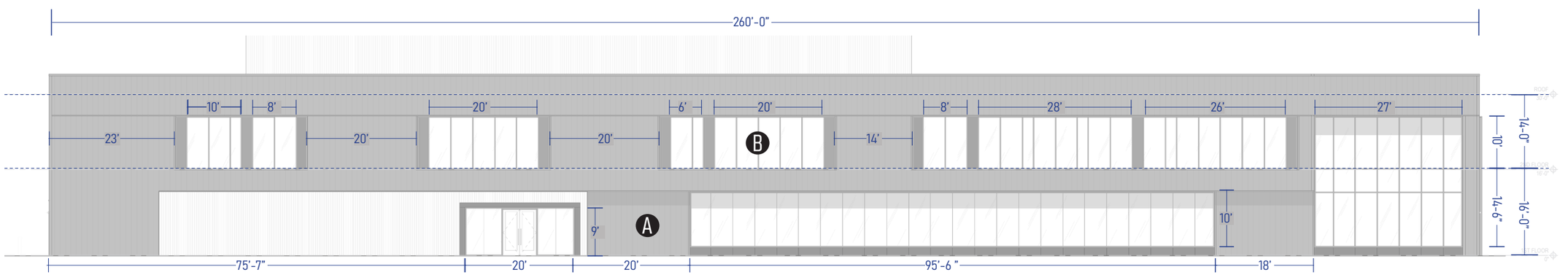
PERCENT FENESTRATION: 2,103 SF / 4,160 SF = 50.6% (MIN 30%)

B LEVEL 02 PRIMARY WALL:
TOTAL AREA = 14' x 260' = 3,640 SF (EXCLUDES PARAPET)
FENESTRATION AREA = (10' x 10') + (10' x 8') + (10' x 20') + (10' x 6') + (10' x 20') + (10' x 6') + (10' x 18') + (10' x 26') + (10' x 27') = 1,320 SF

PERCENT FENESTRATION: 1,320 SF / 3,640 SF = 36.3% (MIN 20%)

D LEVEL 02 PRIMARY WALL:
TOTAL AREA = 14' x 260' = 3,640 SF (EXCLUDES PARAPET)
FENESTRATION AREA = (10' x 90.66') + (10' x 12) + (10' x 16) + (10' x 8') + (10' x 8') + (10' x 47') = 1,817 SF

PERCENT FENESTRATION: 1,817 SF / 3,640 SF = 49.9% (MIN 20%)



3 XX-004 SOUTH ELEVATION - UDO COMPLIANCE
SCALE: 1/8" = 1'-0"

Recommended Conditions of Approval
(2024-47-CZM Novo ART Center)

1. Following Town Council approval, an electronic copy of the Master Plan and Narrative, including the Conditions of Approval shall be submitted to the Planning Department for final approval.

2. The Project shall meet all 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 master plan.

3. The Project shall be constructed in substantial conformance with the Concept Plan and Conditions of Approval as approved by the Clayton Town Council.

4. The site shall be developed using the already cleared land to not disturb the surrounding wetlands and environment.

5. The following Principal Uses, noted in UDO Table 4.2.5, are permitted by right within the building and general area identified in the Concept Plan:

    a. Fitness Center
    b. Child Day Care
    c. Office, High Intensity
    d. Community Recreation Facility (Private)
    e. Community Garden (Private)

6. The following uses, while not expressly defined in the UDO but related to the sites operations and desires, shall be permitted: dining spaces, gang restrooms, family play zones, wellness rooms, common work spaces, and fitness rooms.

7. Unless otherwise explicitly prohibited in these Conditions or the Conditional Commercial (CZC) Zoning District, Secondary Uses per Table 4.5.4. and Temporary Uses per Table 4.6.4. shall be permitted.

8. The development shall provide item(s) from the Menu of Sustainable Development Practices (Table 6.17.6) to receive a minimum of two “A” and four “B” practices, including:

    a. The building will be constructed to Leadership in Energy and Environmental Design (LEED) Gold certification standards.
    b. Inclusion of off-street parking spaces devoted to electrical vehicle charging.
    c. Structure that can accommodate installation and operation of solar photovoltaic panels.

DRAFT

d. Configuration of new building with one axis at least 1.5 time longer than the other, long axis in the east-west configuration.

9. Any fencing along the Right-of-Way and within the CRM Zoning District equivalent 25-foot Street Setback, including any “Fenced Road Frontage”, shall be no higher than four feet and allow for supportive columns to be no higher than five feet. Fencing located outside of the aforementioned area may be up to six feet in height with supportive columns no higher than eight feet.

10. All signage shall require a separate permit review and adhere to the Town Codes in effect at the time of sign application submittal.

11. Adhere to current town adopted policies and ordinances in place at the time subsequent applications are submitted and accepted for review.

12. Within 90 days an agreement shall be executed by all parties, or the Town Council may direct Town staff to initiate a conventional rezoning on the parcel(s).

APPLICANT 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.

Print Name	***Signature of Applicant***	***Date***

DRAFT

Staff Recommended Conditions of Approval to provide enhanced design and landscaping to achieve and demonstrate a higher quality development and project:

1. The principal building shall provide enhanced non-residential design standards by exceeding minimum building articulation and customer entrance requirements, as follows (6.2.5.E.4 and 6.2.5.F.2):

    a. Primary Building Walls: to provide a minimum of three types of building articulation.
    b. Secondary Building Walls: to provide a minimum of two building articulations.
    c. Tertiary Building Walls: to provide a minimum of one building articulation.
    d. Customer Entrances: to provide a minimum of two customer entrances, each having a minimum of three features, and each located on the building's north and south entrances.

2. The development shall provide an enhanced landscape Perimeter Buffer, as follows (Table 6.6.12.G):

    a. A minimum "Type B" Perimeter Buffer abutting CRM, CZM, CZC, LID, HID, and ZCI Zoning Districts
    b. A minimum "Type D" Perimeter Buffer abutting all other Zoning Districts.

3. The development shall provide a greater planting ratio than required for a Streetscape Buffer per (Figure 6.6.16.D), as follows:

    a. Four canopy trees for every 100 linear feet of lot frontage; or
    b. Two canopy trees and four understory trees for every 100 linear feet of lot frontage; or
    c. Five understory trees for every 100 linear feet, where overhead utilities are present.

DRAFT

3.3 CONDITIONAL ZONING DISTRICTS

3.3.1 GENERAL PROVISIONS

A. PURPOSE AND INTENT

Conditional zoning districts are established to:

1. Provide an alternative to conventional zoning districts when a conventional zoning district may allow a range of uses that could have adverse impacts on public facilities or surrounding lands;
2. Create an adequate amount of flexibility in addressing the standards of this Ordinance to accommodate unique site-specific conditions or contexts;
3. Allow a landowner to propose, and the Town Council to consider, additional conditions or restrictions on the range of allowable uses, use-specific standards, development intensities, development standards, and other applicable regulations;
4. Allow a landowner to propose, and the Town Council to consider, a reduction in use-specific standards, development intensities, development standards, and other applicable regulations that would otherwise apply, in accordance with these standards;
5. Identify the range of development standards that may not be reduced or varied as part of a conditional rezoning application; and
6. Establish a legislative means to accommodate desirable development while avoiding or addressing anticipated problems that may arise from the proposed development.

B. CREATION

Land shall be classified into a Type 1, Type 2, or Type 3 conditional zoning district only in accordance with this section and the procedures and requirements set forth in Section 2.3.6, Conditional Rezoning.

C. DISTRICTS ESTABLISHED

The conditional zoning districts are established in accordance with the summary table in Section 3.3.1C, Districts Established.

D. CONDITIONS, GENERALLY

Applications for the establishment of a conditional zoning district shall include conditions proposed in accordance with Section 2.4.10, Conditions of Approval, and the following standards:

1. Conditions associated with a conditional zoning district may be proposed by an applicant or the Town Council. Regardless of how proposed, only those conditions agreed to by both the applicant and the Town Council shall be included in the approved conditional rezoning.
2. All conditions of approval shall be consented to, in writing, by the applicant, prior to issuance of the conditional rezoning application approval.
3. Conditions associated with a conditional rezoning application may be either more restrictive or less restrictive than the standards applicable to the parallel conventional zoning district, subject to the provisions in Section 3.3.1E.9, Limitations on Reductions.
4. In cases where a Type 3 Conditional Rezoning application is proposed, the applicant shall provide the following as part of the application materials:
   a. A Concept Plan, prepared in accordance with Section 3.3.1E, Concept Plans Associated with a Type 3 Conditional Rezoning;
   b. An explanation as to why the proposed conditions are necessary;

c. The ways in which approval of the less restrictive condition(s) will result in development that is in closer alignment with the provisions in Section 1.7, Purpose and Intent of Ordinance, and the Town's adopted policy guidance; and

d. Applicants are strongly encouraged to provide mitigation for any potential negative impacts anticipated to result from proposed conditions that are less restrictive than the applicable requirements.

E. CONCEPT PLANS ASSOCIATED WITH A TYPE 3 CONDITIONAL REZONING

1. GENERALLY

A Concept Plan, prepared in accordance with this section, shall be provided with an application for a Type 3 Conditional Rezoning application (see Section 2.3.6D, Application).

2. PREPARATION

A Concept Plan shall be prepared by a professional engineer, a licensed architect, or a licensed landscape architect.

3. CONTENTS

All Concept Plans shall include the following:

a. The general location of individual development areas, identified by land use(s) and/or development density or intensity;

b. The general configuration and relationship of the principal elements of the proposed development, including general building types;

c. Identify, 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);

d. The general location, amount, and type (whether designated for active, passive, or gathering area) of open space set-aside;

e. The location of environmentally sensitive lands, wildlife habitat, and resource protection lands;

f. 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;

g. The general location of on-site potable water and wastewater facilities, and how they will connect to existing systems;

h. The general location of on-site stormwater control measures, and how they will connect to existing public systems;

i. The general location of all other on-site public facilities serving the development, including but not limited to parks, schools, bus shelters, and facilities for fire protection, police protection, EMS, and solid waste management; and

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

4. DEVIATIONS OR REDUCTIONS

a. Applicants seeking a Type 3 Conditional Rezoning that includes a request for a deviation or reduction from the generally applicable Ordinance standards are responsible for demonstrating, in the concept plan or related application materials, that the proposed development will result in a higher quality development than would otherwise result from strict compliance with the standards. Alternatively, the applicant

shall demonstrate how the proposed development with the requested deviations will result in a development that is in closer alignment with the Town's adopted policy guidance than would otherwise result from a strict application of the standards. **AMENDED 4.15.24 (UDOTA1-24)**

b. Concept Plans shall clarify the degree to which the development depicted in the Concept Plan will or will not comply with all applicable standards in Chapter 6, Standards.

c. In cases where the application seeks a deviation from the applicable standards, the Concept Plan shall clearly identify all deviations in both narrative and graphic forms.

d. It is insufficient to simply prepare a plan that depicts a building or site configuration that deviates from the applicable standards. Deviations from standards must be clearly noted and described in terms of their scope. Language in the narrative must match or be consistent with visual representations and vice versa.

5. METHODS OF HIGHER QUALITY DEMONSTRATION

In cases where a Type 3 conditional rezoning seeks a deviation or reduction in accordance with sub-section (4) above, the following are optional ways for an applicant to mitigate the deviation or demonstrate development quality or alignment with adopted policy guidance: **AMENDED 9.16.24 (UDOTA2-24)**

a. ENHANCED LANDSCAPING

While not required, enhanced landscaping is one technique that can be used by a development to exceed the development quality that would otherwise result from a strict application of the Ordinance requirements. Increasing the caliper size at time of planting of newly planted material by an amount 50 percent or greater beyond that required by Section 6.6.7, Plant Material Specifications, in combination with any of the following additional alternatives may be proposed as a means of demonstrating increased development quality:

i. Use of planted berms (trees and shrubs) as a means of establishing increased visual and acoustical separation between uses;

ii. Establishment of a minimum number of new trees and shrubs that exceeds what would have been required for a typical development;

iii. Exceed a minimum percentage requirement of evergreen planted materials or inclusion of evergreen plants where none are required;

iv. Inclusion of a greater amount of species diversity than required in Section 6.6.7E, Species Diversity;

v. Utilization of plants that create year-round visual interest, including winter flowering plants, plants that bloom more than once per year, or plants with unique leaf shapes, colors, or forms; or

vi. Other alternative configuration for consideration by the Technical Review Committee. **AMENDED 9.16.24 (UDOTA2-24)**

b. ENHANCED OFF-STREET PARKING

While not required, enhanced off-street parking that includes one or more level 2 or level 3 EV charging stations is one technique that can be used by a development to exceed the development quality that would otherwise result from a strict application of the Ordinance requirements. **AMENDED 9.16.24 (UDOTA2-24)**

c. ENHANCED TRAFFIC CONTROL DEVICES

While not required, use of metal mast arm-style traffic control signal supports, in a flat black or other neutral finish, supplemented with the ability to accommodate street lights or traffic cameras, is one technique that can be used by a development to exceed the development quality that would otherwise result from a strict application of the Ordinance requirements. **AMENDED 9.16.24 (UDOTA2-24)**

6. PRINCIPAL AND SECONDARY USES

a. The Concept Plan shall include a list of proposed principal and secondary uses.

b. It is insufficient to reference the table of common principal or secondary uses; Concept Plans shall list all potential allowable uses.

c. Uses that are not listed in a Concept Plan and proposed after its approval shall be considered unlisted uses subject to the process identified in Section 2.3.9, Determination.

7. PHASING

If development in conditional zoning district is proposed to be phased, the Concept Plan shall include phasing details or a phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the Town's capital improvements program.

8. CONSISTENCY

All Subdivisions, Site Plans, and Zoning Compliance Permit applications shall be substantially consistent with the approved Concept Plan. A Concept Plan may only be modified in accordance with Section 2.3.6O, Amendment.

9. LIMITATIONS ON REDUCTIONS

In no instance shall any of the following standards in this Ordinance be waived or reduced as part of an application for a conditional rezoning:

a. Any of the applicable overlay district standards in Section 3.7, Overlay Zoning Districts;

b. The maximum allowable residential density, unless the landowner complies with the applicable provisions in Section 3.5, Incentives and Alternatives;

c. Any applicable conservation subdivision standards in Section 2.3.7, Conservation Subdivision;

d. Any use-specific standards in Section 4.3, Standards for Specific Principal Uses;

e. Any of the standards applicable in Section 4.4, Prohibited Uses;

f. Any applicable standards in Section 6.5, Infrastructure; and

g. Any applicable standards in Section 6.15, Stormwater, and Section 6.12, Riparian Buffers.

10. COMPLIANCE WITH SUBDIVISION REQUIREMENTS

Divisions of land within a conditional zoning district shall be subject to all applicable subdivision requirements in Section 2.3, Application Types.

11. RELATIONSHIP TO OVERLAY DISTRICT STANDARDS

Regulations governing development in an overlay zoning district shall apply in addition to all other applicable conditional zoning district standards.

3.3.2 (CZC) CONDITIONAL COMMERCIAL

A. PURPOSE AND INTENT

The Conditional Commercial (CZC) District is established to provide greater flexibility in terms of the range of allowable uses or applicable development standards than is permitted within the CRM or NCM conventional zoning districts. The CZC District creates a means for an applicant to voluntarily restrict a proposed development in order to protect community character or seek relief from otherwise applicable standards in order to produce commercial development that is in closer alignment with the Town's goals for development than would result from a strict application of the standards applicable in the CZM or NCM districts.

B. DIMENSIONAL STANDARDS

Unless modified as part of a Type 2 or Type 3 Conditional Rezoning application, the dimensional standards in Section 3.2.1, (CRM) Corridor Commercial District, shall apply to all development within a CZC District.

C. ALLOWABLE DENSITY

Unless modified as part of a Type 3 Conditional Rezoning application and Section 3.5, Incentives and Alternatives, the maximum density standards in Section 3.2.1, (CRM) Corridor Commercial District, shall apply to all development within a CZC District. **AMENDED 4.15.24 (UDOTA1-24)**

D. ALLOWABLE USES

1. Unless further limited by a Type 1 or Type 2 Conditional Rezoning application, the range of allowable principal uses shall be in accordance with the principal uses listed in the CZM, NCM, or CZC columns of the table in Section 4.2.5, Listing of Common Principal Uses.
2. Unless further limited by a Type 1 or Type 2 Conditional Rezoning application, the range of allowable secondary uses shall be in accordance with the secondary uses listed in the CZM, NCM, or CZC columns of the table in Section 4.5.4, Listing of Common Secondary Uses.
3. In no instance shall a principal or secondary use that is not listed in the CZM, NCM, or CZC columns of the appropriate table be permitted within a CZC District.

E. USE-SPECIFIC STANDARDS

Unless modified as part of a Type 2 or Type 3 Conditional Rezoning application, the use-specific standards in Section 4.3, Standards for Specific Principal Uses, or Section 4.5.5, Standards for Specific Secondary Uses, as appropriate shall apply to development in a CZC District.

F. DEVELOPMENT STANDARDS

Unless modified as part of a Type 3 Conditional Rezoning application, the standards in Chapter 6, Standards, shall apply to all development in the CZC district. Type 3 Conditional Rezoning applications shall comply with the standards in Section 3.3.1E.9, Limitations on Reductions.

ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF CLAYTON, NORTH CAROLINA IN ACCORDANCE WITH THE UNIFIED DEVELOPMNENT ORDINANCE (UDO)

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton by rezoning property from the Light Industrial (LID) to Conditional Commercial (CZC) zoning district. The property is located on the north side of Gordon Road and easterly side of GLP One Way, consists of approximately 82.82 acres, and is identified Johnston County Tax Number 05I05022A (File 2024-47-CZM Novo Nordisk Art Center); and

WHEREAS said properties are owned by NOVO NORDISK PHARMACEUTICAL INDUSTRIES INC (05I05022A); and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed change(s) at their October 28, 2024 meeting and made a recommendation thereupon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 2.4.8(D) of the Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listing, and to the owners of all parcels of land abutting that (those) parcels(s) of land and within 300 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 2.4.4(C) of the Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS notice of the proposed zoning classification action was posted on the property as required by Section 2.4.8(F) of the Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statues; and

WHEREAS the said public hearing was conducted at the Town Council meeting held at 6:00 p.m. on November 18, 2024, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

THEREFORE, after duty considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. That the Official Zoning Map of the Town of Clayton is hereby amended to include in the Conditional Commercial (CZC) zoning district the following described property:

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General Description:

Located on the north side of Gordon Road and easterly side of GLP One Way.

Specific Description:

NC Parcel TAG Number(s): 167700-57-1644 (05I05022A)

SECTION 2. That the Town of Clayton Unified Development Ordinance is hereby amended.

SECTION 3. 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 4. The applicant is requesting these recommended conditions of approval (2024-47-CZM Novo Nordisk Art Center):

1. Following Town Council approval, an electronic copy of the Master Plan and Narrative, including the Conditions of Approval shall be submitted to the Planning Department for final approval.

2. The Project shall meet all 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 master plan.

3. The Project shall be constructed in substantial conformance with the Concept Plan and Conditions of Approval as approved by the Clayton Town Council.

4. The site shall be developed using the already cleared land to not disturb the surrounding wetlands and environment.

5. The following Principal Uses, noted in UDO Table 4.2.5, are permitted by right within the building and general area identified in the Concept Plan:

    a. Fitness Center
    b. Child Day Care
    c. Office, High Intensity
    d. Community Recreation Facility (Private)
    e. Community Garden (Private)

6. The following uses, while not expressly defined in the UDO but related to the sites operations and desires, shall be permitted: dining spaces, gang restrooms, family play zones, wellness rooms, common work spaces, and fitness rooms.

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7. Unless otherwise explicitly prohibited in these Conditions or the Conditional Commercial (CZC) Zoning District, Secondary Uses per Table 4.5.4. and Temporary Uses per Table 4.6.4. shall be permitted.

8. The development shall provide item(s) from the Menu of Sustainable Development Practices (Table 6.17.6) to receive a minimum of two "A" and four "B" practices, including:

    a. The building will be constructed to Leadership in Energy and Environmental Design (LEED) Gold certification standards.
    b. Inclusion of off-street parking spaces devoted to electrical vehicle charging.
    c. Structure that can accommodate installation and operation of solar photovoltaic panels.
    d. Configuration of new building with one axis at least 1.5 time longer than the other, long axis in the east-west configuration.

9. Any fencing along the Right-of-Way and within the CRM Zoning District equivalent 25-foot Street Setback, including any "Fenced Road Frontage", shall be no higher than four feet and allow for supportive columns to be no higher than five feet. Fencing located outside of the aforementioned area may be up to six feet in height with supportive columns no higher than eight feet.

10. All signage shall require a separate permit review and adhere to the Town Codes in effect at the time of sign application submittal.

11. Adhere to current town adopted policies and ordinances in place at the time subsequent applications are submitted and accepted for review.

12. Within 90 days an agreement shall be executed by all parties, or the Town Council may direct Town staff to initiate a conventional rezoning on the parcel(s).

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

We find this rezoning action to be consistent with the Town of Clayton's 2045 Comprehensive Growth Plan, Goal LU 1, Policy LU 1.3, and Goal LU 1.4 and the Future Land Use Map designation of Employment Center.

The proposed zoning amendment is reasonable and in the public interest because it supports the Town of Clayton 2045 Comprehensive Growth Plan's policies above and because:

1. The Comprehensive Growth Plan encourages non-residential uses in this area.

2. The request is compatible with existing zoning and land uses in the area.

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SECTION 5. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 18th day of November 2024, while in regular Session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi Holland, CMC, NCCMC
Town Clerk

APPROVED AS TO FORM:

_____
Jim Cauley
Town Attorney

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Motions for Consistency Statements | 2024-47-CZM Novo Nordisk Art Center

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 this rezoning request based on consistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- **The properties are designated as Employment Center (EC) in the Future Land Use Map.**
- **Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.**
- **Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.**
- **Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.**

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

- **The Comprehensive Growth Plan encourages non-residential uses in this area.**
- **The request is compatible with existing zoning and land uses in the area.**

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

I make a motion to recommend approval of this rezoning request. While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The properties are designated as Employment Center (EC) in the Future Land Use Map.
- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

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

- The Comprehensive Growth Plan encourages non-residential uses in this area.

- The request is compatible with existing zoning and land uses in the area.

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

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:

- The properties are designated as Employment Center (EC) in the Future Land Use Map.
- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

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

- The requested rezoning is incompatible with existing land uses in the area.
- The current zoning designation is preferable to the area.

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

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 properties are designated as Employment Center (EC) in the Future Land Use Map.
- Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- Policy LU 1.3 seeks to encourage non-residential land uses in areas consistent with the Future Land Use Map.
- Policy LU 1.4 seeks to encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

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

- The requested rezoning is incompatible with existing land uses in the area.
- The current zoning designation is preferable to the area.

TOWN OF CLAYTON
PLANNING BOARD
2025 MEETING DATES

Meeting Date	Application/Project Submittal Deadline
January 27, 2025	December 17, 2024
February 24, 2025	January 27, 2025
March 24, 2025	February 24, 2025
April 28, 2025	March 24, 2025
May 27, 2025*	April 28, 2025
June 23, 2025	May 27, 2025
July 28, 2025	June 23, 2025
August 25, 2025	July 28, 2025
September 22, 2025	August 25, 2025
October 27, 2025	September 22, 2025
November 17, 2025*	October 27, 2025
December 16, 2025*	November 17, 2025

- Meetings are held on the FOURTH Monday of the month at 6:00 p.m. in the Council Chambers in Town Hall located at 111 East Second Street.
- *May's meeting has been moved to the FOURTH Tuesday and November's and December's meeting have been moved to the THIRD Tuesday.
- Submittal Deadlines are the previous Board's meeting date.
- Applications/Projects received after the Submittal Deadline will be processed at the following Board's meeting date, accordingly.
- Technical Review Committee (TRC) reviews and recommendations must be complete by the Submittal Deadline.
- In accordance with NCGS § 143-318.10, this is an official meeting of the Board and is open to the public.

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