



**Town of Clayton**  
**Town of Clayton Planning Board Agenda**  
**Monday, February 26, 2024 @ 6:00 PM**  
**Town Council Chambers**

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

THE PLANNING BOARD MEETING WILL BE HELD IN PERSON.

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

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

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

**1. CALL TO ORDER & QUORUM**

- a. Call Meeting to Order  
*Presenter:* James Moore, Chair
- b. Roll Call for Board Members and Establish a Quorum  
*Presenter:* Conrad Olmedo, Planning Director

**2. ADJUSTMENT OF THE AGENDA**

- a. Amend the Agenda  
*Presenter:* N/A

**3. APPROVAL OF MINUTES**

- a. Approval of January 22, 2024 Planning Board Meeting Minutes  
*Presenter:* N/A  
[January 22, 2024 Planning Board Meeting Minutes](#)

**POTENTIAL ACTION:** Approve, Deny or Amend Meeting Minutes.

**4. PUBLIC MEETINGS**

- a. 2023-201-RZ - Coulon Company, LLC Rezoning  
  
*Presenter:* Bruce Venable, Planner I  
[2023-201-RZ - Coulon Company, LLC Rezoning - Planning - Pdf](#)  
  
Gateway 42 Small Area Plan  
[Gateway 42 Small Area Plan - Planning - Pdf](#)

**5. NEW BUSINESS**

**6. PLANNING DIRECTOR UPDATES**

- a. Signatures Required for Code of Conduct  
*Presenter:* Bruce Venable, Planner I
- b. Reminder of Planning Board Chair and Vice Chair Vote at the March, 25, 2024 Meeting.

*Presenter:* Conrad Olmedo, Planning Director

- c. University of North Carolina School of Government (UNC SOG) Training Opportunities

*Presenter:* Conrad Olmedo, Planning Director

[UNC SOG Courses](#)

- d. Town of Clayton Development Activity Update

*Presenter:* Conrad Olmedo, Planning Director

- e. Presentation of the Town of Clayton's Unified Development Ordinance

*Presenter:* Conrad Olmedo, Planning Director

## **7. INFORMAL DISCUSSION AND PUBLIC COMMENT**

## **8. ADJOURN**



## *January 22<sup>nd</sup> Planning Board Meeting Summary:*

### **Board Members Present**

Daniel Gleason  
Mike Surasky  
Ronald Williams  
James Moore (Chair)  
Kevin Lee  
Derrick Applewhite  
James Lipscomb  
Jodie Dupree  
Jeffrey Spence

### **Staff Present**

Conrad Olmedo, Planning  
Director  
Steven Mott, Planner II

### **Board Members Absent**

### **Town Council Liaison:**

Andria Archer

## **ACTIONS TAKEN BY THE BOARD**

**Nominate New Chair & Vice- Chair**

**Delayed Until March**

**December 19, 2024, Minutes:**

**Approved**

**Public Hearing 2023-185-RZ**

**Recommended Approval**





Town of Clayton Planning Board Minutes  
Monday, January 22, 2024, at 6:00 PM Town Council Chambers

**1. Call to Order:**

- a. Chair Moore: At 6:00 PM on January 22, 2024, I called the town of Clayton Planning Board meeting to order. I ask everyone to rise for the Pledge of Allegiance. The first item on the agenda is the swearing-in of new board members. Town Clerk, can we proceed?

**Clerk Swears in New Board Members:**

- a. Board Member: Denial Gleason
- b. Board Member: Mike Surasky
- c. Board Member: Anita Bland

**Adjustments to the Agenda:**

Planning Director C. Olmedo: Chair, I'd like to conduct a roll call and then move item 4A, New Business for the Planning Board Bylaws, after the roll call. This allows Town Clerk Heidi to be available for any questions.

**Roll Call:**

Proceeding with the roll call: Chair Moore present, Board Member Gleason present, Board Member Surasky present, Board Member Bland present, Board Member Williams present, Board Member Lee present, Board Member Applewhite present, Board Member Lipscomb present, Board Member Dupee present, and Board Member Spence present. We have a quorum. Thank you. Next on the agenda is the Town Clerk's update.

**Item 4. A**

Town Clerk and Planning Director update. The Town Council approved a series of bylaws for all boards and commissions. Please review them and note that the chair and vice-chair nominations and elections will be in March, not August. Unexcused absences need to be communicated to staff as soon as possible. A rolling schedule



Town of Clayton Planning Board Minutes  
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will be implemented for better planning. Town Clerk Heidi Holland is available for questions.

**No questions from the Board.**

Chair Moore: The next item on the agenda is the approval of the December 19th, 2023, minutes. Are there any corrections needed? If not, I will entertain a motion for approval.

**2. Approval of minutes.**

**Motion for approval:** Board Member Dupree made the motion to approve the December 19<sup>th</sup>, 2023, Planning Board Meeting Minutes. The motion was seconded by Board Member Lipscomb. All in favor, say "aye." **Motion passes.**

**3. Public Hearing:**

**a. 2023-185 RZ Southern Wake Property Group rezoning**

Presenter Steven Mott, Planner II provides an overview of project number 2023-185 RZ Southern Wake Property Group rezoning for a 0.53-acre parcel at 48 4008 Powhatan Road, Clayton, NC 27520. The applicant seeks to rezone from the Residential-Estate (R-E) to Light Industrial (I-1). The existing use is a vacant single-family home, surrounded by I-1 zoning. The rezoning aligns with the future land use map's employment center designation. The comprehensive growth plan supports non-residential land use. Staff recommends approval with consistency with the future land use map.

**Motion for approval:** Board member Applewhite makes a motion to recommend approval, citing consistency with the future land use map and the 2045 comprehensive growth plan. The motion is seconded by board member Dupree. All in favor, say "aye." **Motion passes.**

**Informal discussion and public comment.**



Town of Clayton Planning Board Minutes  
Monday, January 22, 2024, at 6:00 PM Town Council Chambers

The board suggests online planning courses for board members and highlights the need for regular updates on UDO changes. Board member Lipscomb recommends reviewing UDO together, and Board Member Williams suggests posting development updates for public awareness.

**Adjournment.**

**Motion for adjournment** made by Board Member Williams and seconded by Board Member Lee. All in favor, say "aye." **Motion passes.**

**Meeting adjourned.**



## Planning Board Agenda Cover Sheet

### Meeting Date

February 26, 2024

### Agenda Location

PUBLIC MEETINGS

### Item Title

2023-201-RZ - Coulon Company, LLC Rezoning

### Presenter(s)

Bruce Venable, Planner I

### Suggested Action

Other - 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:** 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

Other/Special Instructions: Sign Posted at Subject Property

### Summary

The petitioner has requested the rezoning of an approximately 3.88 acres parcel (County Tag # 05I05014A, NC PIN # 167700-59-3446) located within the Town of Clayton ETJ be rezoned from Residential Estate (R-E, Current UDO designation nomenclature RLL or Residential Large Lot) to I-2 (Industrial Heavy, Current UDO designation nomenclature HID or Heavy Industrial).

### Funding Source

N/A

### Corresponding Documentation

[01 - 2023-201-RZ Coulon Company Rezoning - Staff Report -](#)

[02 Application 2023-201-RZ Coulon Company, LLC](#)

[03 Neighborhood Meeting Materials](#)

[04 Plat 2023-201-RZ Coulon Company LLC Rezoning](#)

[05 Staff Report Map](#)

[06 - Consistency Statements Sheet - PB - 2023-201-RZ Coulon Company - CO](#)

[Appendix A - Table 3.1.3. - Zoning Districts Established - 11.20.23](#)

[Appendix B - Table 4.2.5. - Listing of Common Principal Uses - 11.20.23](#)

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**Submitted By:** Steven Mott, Planning

**Reviewed By:**

Conrad Olmedo, Planning Director

Approved - Feb 15 2024



Town of Clayton  
Planning Department  
111 E. Second Street, Clayton, NC 27520  
P.O. Box 879, Clayton, NC 27528  
Phone: 919-553-1545

## STAFF REPORT

Application Number: 2023-201-RZ  
Project Name: Coulon Company, LLC - Rezoning

**TAG #(s):** 05I05014A  
**Town Limits/ETJ:** ETJ  
**Applicant:** Sanderson Engineering, Inc.  
**Owner:** Coulon Company, LLC  
**Location:** 3733 Powhatan Rd.  
**Project Planner:** Bruce Venable, Planner I

**Public Noticing Dates:**

- **Neighborhood Meeting:** 1/22/2024.
- **Sign posted:** 2/15/2024.
- **PB Adjacent Property Letters Mailed:** 2/15/2024.

**REQUEST:** Rezoning from Residential Large Lot (RLL), formerly Residential Estate (R-E), to Heavy Industrial (HID), formerly Industrial Heavy (I-2).



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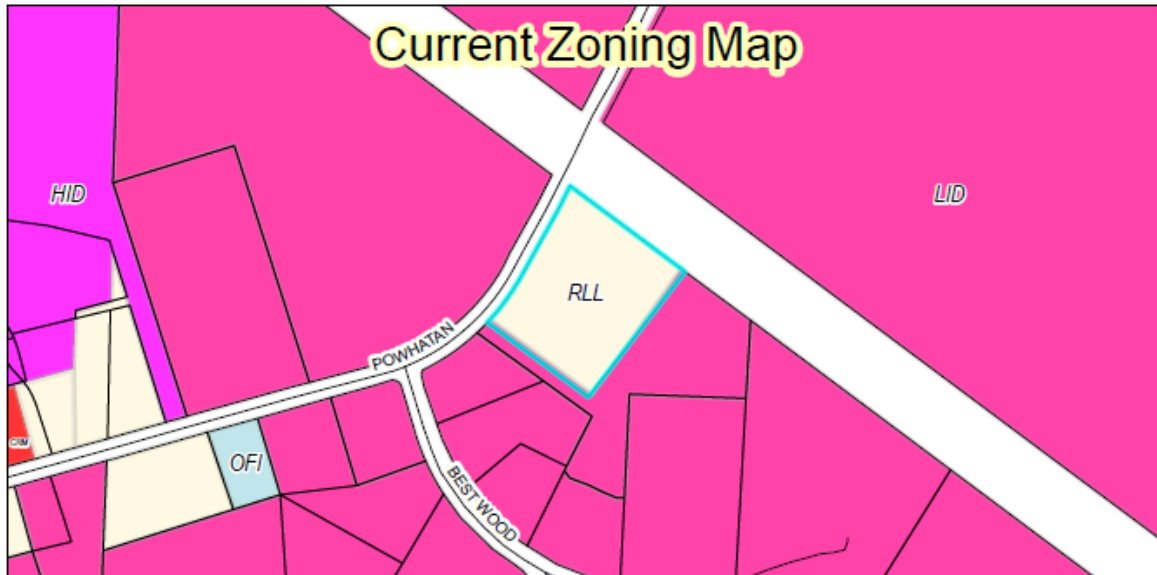
**SITE DATA:**

**Acreage:** +/- 3.88 acres  
**Existing Use:** Vacant Single Family Home



**ADJACENT ZONING AND LAND USES:**

| Direction | UDC Zoning / New UDO Zoning                   | Existing Use                  |
|-----------|-----------------------------------------------|-------------------------------|
| North     | Industrial Light (I-1)/Light Industrial (LID) | Industrial/Pharmaceutical Mfg |
| South     | Industrial Light (I-1)/Light Industrial (LID) | Vacant                        |
| East      | Industrial Light (I-1)/Light Industrial (LID) | Industrial/Pharmaceutical Mfg |
| West      | Industrial Light (I-1)/Light Industrial (LID) | Industrial/Pharmaceutical Mfg |

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The site is within the Town of Clayton's ETJ, located at 3733 Powhatan Road, Clayton, NC, 27520. The applicant is requesting to rezone the property from Residential Large Lot (RLL) (formerly Residential Estate (R-E) to Heavy Industrial (HID, formerly Industrial-Heavy (I-2). Currently, there is a vacant single-family home on the property. This application submittal was submitted on December 21, 2023, prior to the effective date of the Unified Development Ordinance, January 2, 2024. Should this rezoning request be approved, the Town of Clayton's Unified Development Ordinance will establish this property as Heavy Industrial (HID).

**REZONING APPROVAL CRITERIA**

In connection with its legislative decision on a rezoning request, the Town Council may consider factors including, but not limited to, the following:

**(1) Consistency with the adopted plans and policies of the Town;**

**Applicant's Response:** This rezoning is consistent with the Clayton Comprehensive Grown Plan 2045, the Future Land Use Map, Roadway Systems Map, and the Clayton Parks and Greenway System Map.

**Staff Commentary:** Staff believe that the proposed zoning changes are consistent with currently adopted plans for this project, especially Land Use Policy LU-4: Encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map. Furthermore, Strategy LU 1.4.1 states that



we should “encourage a mix of non-residential land use in Employment Centers including industrial, warehouse, office, research and development, tech-flex, renewable energy, recycling, fabrication, assembly, and technology uses.”

**(2) Suitability of the subject property for uses permitted by the current versus the proposed district;**

**Applicant’s Response:** The property is not suitable for residential development as currently zoned. The CCGP 2045 shows this property as an employment center. Strategy LU 1.4.2 discourages residential subdivisions in prime industrial locations. The proposed zoning matches the goals of the CCGP 2045 plan. Strategy LU 1.4.1 encourages a mix of non-residential land use.

**Staff Commentary:** Staff believes that this request is appropriate and achieves the best use potential and practice for this site and agrees with the reasons listed by the applicant on suitability of the subject property.

**(3) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town;**

**Applicant’s Response:** This proposed change improves the balance of uses by reassigning an underdeveloped residential property to a more suitable industrial property. It mixes better with the existing industrial property in the area. The industrial zoning creates jobs in the employment center area as outlined in the CCGP 2045 plan.

**Staff Commentary:** Staff believes that this will address the need for industrial space near like-uses within the Town’s ETJ.

**(4) The capacity of adequate public facilities and services including schools, transportation infrastructure, recreation facilities, wastewater treatment, water supply facilities, and stormwater drainage facilities for the proposed use;**

**Applicant’s Response:** All public facilities are available in the area. By rezoning the property to industrial, schools and recreation facilities will be positively impacted by removing the need from existing schools and recreation facilities, while providing an increased tax base from which to build schools. Roads, wastewater, water and stormwater drainage is available for the proposed use.

**Staff Commentary:** The rezoning should not affect the Town’s compacity of public facilities or services, nor will it negatively affect the current infrastructure.

**(5) It has been determined that the legal purposes for which zoning exists are not violated;**

**Applicant’s Response:** The existing conditions or future conditions will not violate any legal purposes of the zoning.

**Staff Commentary:** Staff believes that this request is not contravened and will serve the community under its zoning district.

**(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;**

**Applicant’s Response:** There will be no adverse effect upon adjoining property owners.

**Staff Commentary:** Staff cannot speak to there being no adverse effect upon any of the adjoining property owners, but the surrounding properties are all zoned industrial, though it is Light Industrial (LID) and not Heavy Industrial (HID). Potential permitted uses in the proposed Heavy Industrial (HID) could have an adverse effect on neighboring property owners and the Planning Board should consider this when they give their recommendation.

- (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.

**Applicant's Response:** No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

**Staff Commentary:** Though the property owner or applicant may benefit from the rezoning, staff believes that request will not be a detriment to the general public.

#### **Consistency with the Comprehensive Growth Plan 2045**

The Future Land Use Map identifies this area as being classified as "Employment Center" (EC) (see map below). The Comprehensive Growth Plan's Policy LU 1.4 provides guidance that the Town should "encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map." With the Town's Land Use Policy in mind, the proposed rezoning will continue to concentrate industrial development in a more central area. Staff believes that the rezoning of this parcel to Heavy Industrial (HID) would create continuity with adjacent parcels, would be agreeable with the existing surrounding land uses, and is in line with guidance found within the Comprehensive Growth Plan 2045.

#### **Comprehensive Growth Plan Goals supporting the rezoning request include:**

**Goal LU 1:** Preserve Clayton's character while allowing for growth and development in appropriate areas.

**Policy LU 1.3:** Encourage non-residential land uses in areas consistent with the Future Land Use Map.

**Policy LU 1.4:** Encourage new businesses and non-residential development in Employment Centers designated on the Future Land Use Map.

**Strategy LU 1.4.1:** Encourage a mix of non-residential land use in Employment Centers including industrial, warehouse, office, research and development, tech-flex, renewable energy, recycling, fabrication, assembly, and technology uses.



#### **CONSIDERATIONS:**

- ◆ Approval of the rezoning would allow any permitted use within the Heavy Industrial (HID) Zoning District, formerly the Industrial Heavy (I-2) Zoning District, to occur on the site. The Planning Board should consider all potential uses of the site when giving their recommendation for this rezoning. With the Town of Clayton's new Unified Development Ordinance now in effect as of January 2, 2024, the Industrial Heavy (I-2) Zoning District has been established as Heavy Industrial (HID). Potential uses of the site will therefore be regulated to those permitted in the Heavy Industrial (HID) zoning district.

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#### **STAFF RECOMMENDATION:**

- ◆ Based on the surrounding industrial types of land uses surrounding the property, with the rezoning request being consistent with the property's Future Land Use Map classification of "Employment Center", staff is recommending approval per "Option 1" of the provided Consistency Statements Sheet.

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#### **ATTACHMENTS:**

- 1) Staff Report
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) Staff Report Maps
- 6) Consistency Statements Sheet

**Appendix A:** Table 3.1.3. – Zoning Districts Established – 11.20.23

**Appendix B:** Table 4.2.5. – Listing of Common Principal Uses – 11.20.23



RECEIVED

DEC 21 2023

TOWN OF CLAYTON  
ZONING

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: Coulon Company, LLC Date: 12-21-23  
Applicant Name: Steven S. Sanderson, PE

*The following checklist to be completed by applicant:*

- ☒ Pre-Application Meeting on: December 19, 2023
- ☒ Review Fee
- ☒ Completed Application
- ☒ Owner's Consent Form
- ☒ Adjacent Property Owner's List - Include Names, Full Mailing Addresses & Parcel/NC Tag #
- ☒ Neighborhood Meeting Notice Letter (1 copy)
- ☒ Signed & Sealed Boundary Survey
- ☒ One printed copy of all required items must be submitted with application and payment

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

\*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

(\$26 Mailing Fee)

### SITE INFORMATION

Name of Project: Coulon Company, LLC

Acreage of Property: 3.88 Zoning District: R-E

County Tag #: 05I05014A NC Pin #: 167700-59-3446

Address/Location: 3733 Powhatan Road Clayton, NC 27527

Existing Zoning District: R-E or LLD Proposed Zoning District: I-2 or HID

### APPLICANT INFORMATION

Applicant: Sanderson Engineering, Inc.

Mailing Address: PO Box 2016 Wendell, NC 27591

Phone Number: 919-422-8020 Fax: \_\_\_\_\_

Contact Person: Steven S. Sanderson

Email Address: sandersonengineering@yahoo.com

### PROPERTY OWNER INFORMATION

Name: Coulon Company, LLC

Mailing Address: PO Box 1238 Clayton, NC 27527

Phone Number: 513-545-0680 Fax: \_\_\_\_\_

Email Address: dave@fluorofusion.com

### OFFICE USE ONLY

Date Received: 12/22/2023 Amount Paid: \$750 File Number: 2023.201.R2

July 2023

## APPROVAL CRITERIA

*All applications for a Rezoning must address the following findings:*

1. Consistency with the adopted plans of the Town.  
This rezoning is consistent with the Clayton Comprehensive Grown Plan 2045, the Future Land Use Map, Roadway Systems Map, and the Clayton Parks and Greenway System Map.  

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2. Suitability of the subject property for uses permitted by the current vs. the proposed district.  
The property is not suitable for residential development as currently zoned. The CCGP 2045 shows this property as an employment center. Strategy LU 1.4.2 discourages residential subdivisions in prime industrial locations. The proposed zoning matches the goals of the CCGP 2045 plan. Strategy LU 1.4.1 encourages a mix of non-residential land use.  

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3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.  
This proposed change improves the balance of uses by reassigning an under developed residential property to a more suitable industrial property. It mixes better with the existing industrial property in the area. The industrial zoning creates jobs in the employment center area as outlined in the CCGP 2045 plan.  

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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.  
All public facilities are available in the area. By rezoning the property to industrial, schools and recreation facilities will be positively impacted by removing the need from existing schools and recreation facilities, while providing an increased tax base from which to build schools. Roads, wastewater, water and stormwater drainage is available for the proposed use.  

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5. It has been determined that the legal purposes for which zoning exists are not violated.  
The existing conditions or future conditions will not violate any legal purposes of the zoning.  

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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 will be no adverse effect upon adjoining property owners.  

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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.

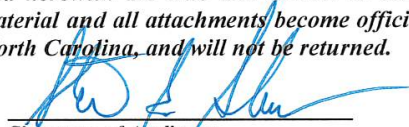
No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

#### 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.*

Steven S. Sanderson

Print Name

  
Signature of Applicant

12-21-23

Date

July 2023





RECEIVED

DEC 21 2023

TOWN OF CLAYTON

TOWN OF CLAYTON

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

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Coulam Company, LLC Address or PIN #: 05I05014A

AGENT/APPLICANT INFORMATION:

Steven S. Sanderson 2485 Wendell Blvd., PO Box 2016  
(Name - type, print clearly) (Address)  
Wendell, NC 27591  
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Rezoning

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

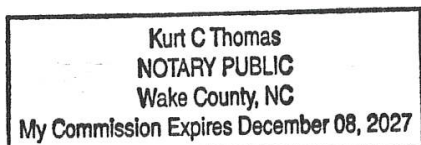
OWNER AUTHORIZATION:

Dave Couchot PO Box 1238  
(Name - type, print clearly) (Address)  
Dave Couchot Clayton, NC 27527  
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina  
COUNTY OF JOHNSTON

Sworn and subscribed before me Kurt C. Thomas, a Notary Public for the above State and County, this  
the 27<sup>th</sup> day of November, 20 23.

SEAL



July 2018

Kurt C. Thomas  
Notary Public

My Commission  
Expires:

11/08/27



# Sanderson Engineering, Inc.

Engineering and Land Planning  
License # C-2218

Coulan Company, LLC  
Adjacent Property Owners List

Novo Nordisk Pharmaceutical Industries, Inc.  
3612 Powhatan Road  
Clayton, NC 27527

Aligwen, LLC  
6300 Westgate Road, Suite A  
Raleigh, NC 27617-4754

Currie Group 4, LLC  
39 Rosslyn Way  
Garner, NC 27529-9286

Lamm Media Group, Inc.  
1270 Keen Road  
Four Oaks, NC 27524-5500

Toppy Page, LLC  
4441 Six Forks Road Suite 106-162  
Raleigh, NC 27609-5729

North Carolina Railroad Company  
2809 Highwoods Blvd. Suite 100  
Raleigh, NC 27604-1000

RECEIVED

DEC 21 2023

TOWN OF CLAYTON  
ZONING

POST OFFICE BOX 2016  
2485 WENDELL BOULEVARD  
WENDELL, NC 27591

919-366-2016 phone  
919-422-8020 mobile  
sandersonengineering@yahoo.com

# Sanderson Engineering, Inc.

Engineering and Land Planning  
License # C-2218  
January 2, 2024

RECEIVED

DEC 21 2023

TOWN OF CLAYTON  
ZONING

Novo Nordisk Pharmaceutical Industries, Inc.  
3612 Powhatan Road  
Clayton, NC 27527

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 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 nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Monday, January 22, 2023

Location: 3915 Powhatan Road Clayton, NC 27527

Time: 6:00 p.m.

Type of Application: Rezoning

General Description: Fractionation Column

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016

Sincerely,

Steven S. Sanderson, P. E.

SSS/

cc: Clayton Planning Dept.

POST OFFICE BOX 2016  
2485 WENDELL BOULEVARD  
WENDELL, NC 27591

919-366-2016 phone  
919-422-8020 mobile  
sandersonengineering@yahoo.com

# Sanderson Engineering, Inc.

Engineering and Land Planning  
License # C-2218  
January 23, 2024

Mr. Bruce Venable  
Planner I  
Town of Clayton  
P. O. Box 879  
Clayton, NC 27528

Subject: Coulon Company, LLC  
Neighborhood Meeting Roster

Dear Mr. Venable:

Attached is a copy of the roster from the Neighborhood Meeting held on Monday, January 22, 2024, at 6:00 p.m. in the FluoroFusion conference room at 3950 Powhatan Road in Clayton.

Mr. Dave Couchot and Mr. Peter Bolivar of FluoroFusion and myself were in attendance and available to answer questions concerning the project.

Mr. Jeremy Keltner from Novo Nordisk (919) 410-5333 was the only person to attend the meeting.

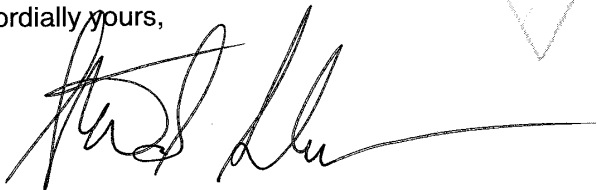
Mr. Keltner asked questions concerning the fractionation column and types of chemicals that are processed. Mr. Keltner also discussed Novo's expansion of and future traffic volume from their plant. Mr. Keltner and Mr. Couchot discussed several technical chemical processes for both Novo Nordisk and FluoroFusion and how they could work together for mutual benefit.

I gave Mr. Keltner my business card and told him to contact me if he has any additional questions.

Also, on 1-10-24 David Auge, 919-270-6913 Environmental Director from Grifols called to ask about the project. I told him what a fractionation tower is and what is was being built for.

If I can provide any further information, please advise.

Cordially yours,



Steven S. Sanderson, P. E.

SSS/

Attachment - Meeting Roster

POST OFFICE BOX 2016  
2485 WENDELL BOULEVARD  
WENDELL, NC 27591

919-366-2016 phone  
919-422-8020 mobile  
sandersonengineering@yahoo.com

## ADJACENT PROPERTY OWNERS LIST

**Project Name:** Coulan Company, LLC

*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                                             |
|---------------|----------------------------------------------|-----------------------------------------------------|
| 05E99010N     | Novo Nordisk Pharmaceutical Industries, Inc. | 3612 Powhatan Road Clayton NC 27527                 |
| 05E99010G     | Novo Nordisk Pharmaceutical Industries, Inc. | 3612 Powhatan Road Clayton NC 27527                 |
| 05I05019E     | Novo Nordisk Pharmaceutical Industries, Inc. | 3612 Powhatan Road Clayton NC 27527                 |
| 05I05019T     | Aligwen, LLC                                 | 6300 Westgate Rd Ste A Raleigh NC 27617-4754        |
| 05I05020T     | Currie Group 4, LLC                          | 39 Rosslyn Way Garner NC 27529-9286                 |
| 05I05019Q     | Lamm Media Group, Inc.                       | 1270 Keen Road Four Oaks NC 27524-5500              |
| 05I05019P     | Toppy Page, LLC                              | 4441 Six Forks Rd Ste 106-162 Raleigh NC 27609-5729 |
|               | North Carolina Railroad Company              | 2809 Highwoods Blvd Ste 100 Raleigh NC 27604-1000   |
|               |                                              |                                                     |
|               |                                              |                                                     |
|               |                                              |                                                     |
|               |                                              |                                                     |
|               |                                              |                                                     |
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|               |                                              |                                                     |
|               |                                              |                                                     |
|               |                                              |                                                     |

## NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Coulán Company, LLC

Application: Rezoning

Location/Date: 3950 Powhatan Road 6: 00 pm

|    | NAME                | ADDRESS                             |
|----|---------------------|-------------------------------------|
| 1  | Steven S. Sanderson | 2485 Wendell Blvd. Wendell NC 27591 |
| 2  | Dave Couchot        | 3950 Powhatan Road Clayton NC 27527 |
| 3  | Peter Bolivar       | 3950 Powhatan Road Clayton NC 27527 |
| 4  | Jeremy Keltner      | 3612 Powhatan Road Clayton NC 27527 |
| 5  |                     |                                     |
| 6  |                     |                                     |
| 7  |                     |                                     |
| 8  |                     |                                     |
| 9  |                     |                                     |
| 10 |                     |                                     |
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| 16 |                     |                                     |
| 17 |                     |                                     |
| 18 |                     |                                     |
| 19 |                     |                                     |
| 20 |                     |                                     |

## NEIGHBORHOOD MEETING SUMMARY FORM

### FILL OUT THE FOLLOWING:

Application: Coulan Company, LLC Rezoning

Date of Mailing: 1-2-24

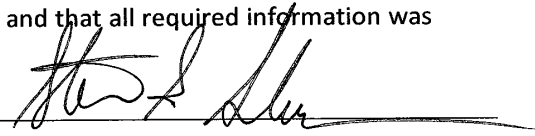
Date of Meeting: 1-22-24

Time of Meeting: 6:00 pm

Location of Meeting: 3950 Powhatan Road

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: Steven S. Sanderson

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.*

1-10-24 David Auge, 919-270-6913 Environmental Director from Grifols called to ask about project.

Told him what a fractionation tower is and what is was being built for.

1-22-24 Jeremy Keltner from Novo Nordisk (919) 410-5333 was the only person to  
attend the meeting. Mr. Keltner asked questions concerning the fractionation  
column and types of chemicals that are processed. Mr. Keltner also discussed Novo's  
expansion and future traffic volumes. Mr. Keltner and Mr. Couchot discusse  
several technical chemical process for both Novo and FluoroFusion and how they  
could work together for mutual benefit.

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

COULAN COMPANY, LLC  
PO BOX 1238  
CLAYTON, NC 27528-1238

CURRIE GROUP 4, LLC  
39 ROSSLYN WAY  
GARNER, NC 27529-9286

TOPPY PAGE, LLC  
4441 SIX FORKS RD STE 106-162  
RALEIGH, NC 27609-5729

LAMM MEDIA GROUP, INC.  
1270 KEEN RD  
FOUR OAKS, NC 27524-5500

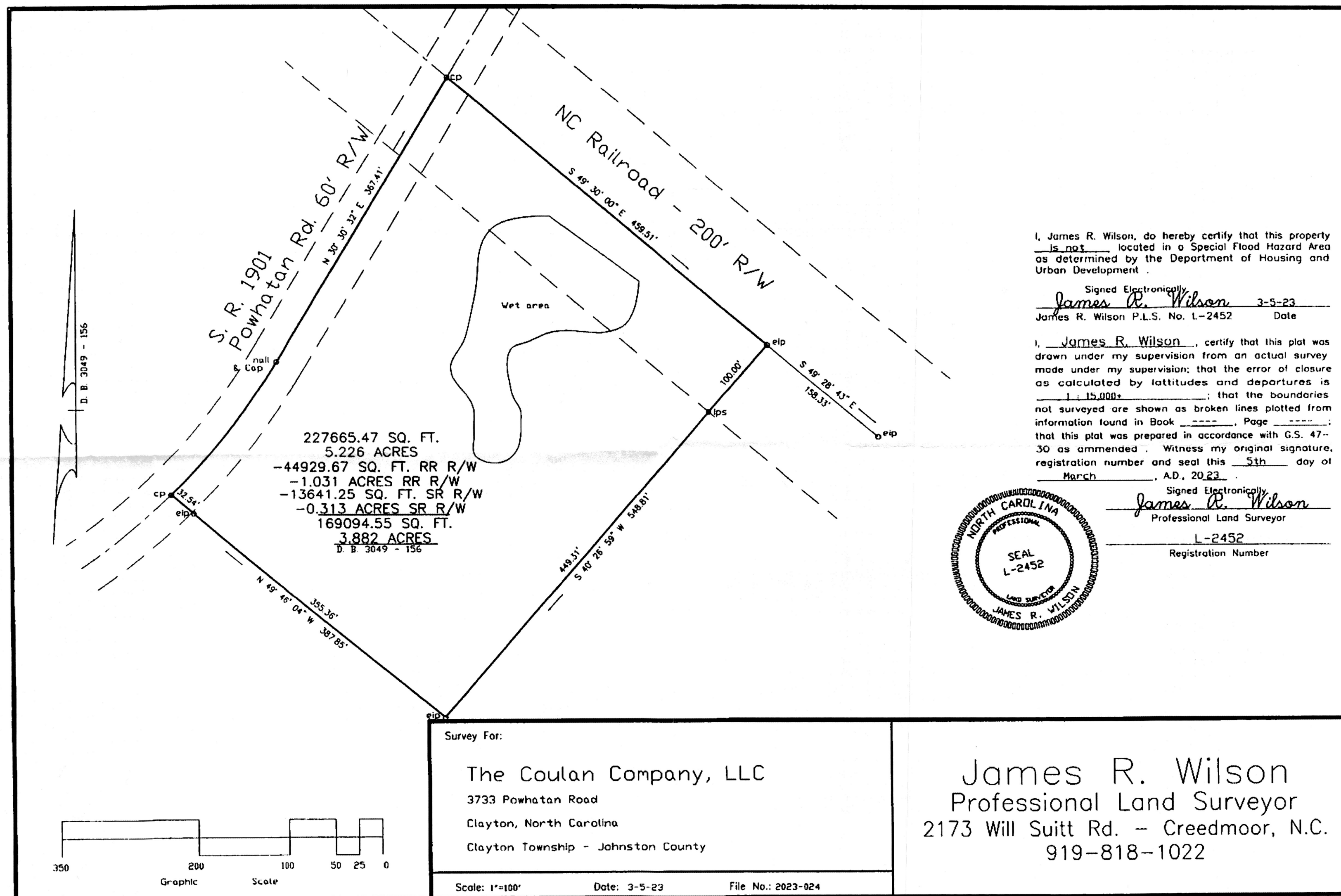
NOVO NORDISK PHARMACEUTICAL INDUSTRIES,  
LP  
3612 POWHATAN RD  
CLAYTON, NC 27527-9217

ALIGWEN, LLC  
6300 WESTGATE RD STE A  
RALEIGH, NC 27617-4754

NOTE: Turn off 'Fit to Page' in print dialog before  
printing.

Label Type: AV5160  
6 label(s) printed

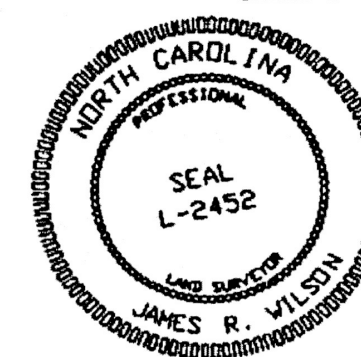




I, James R. Wilson, do hereby certify that this property  
is not located in a Special Flood Hazard Area  
as determined by the Department of Housing and  
Urban Development.

Signed Electronically  
James R. Wilson 3-5-23  
James R. Wilson P.L.S. No. L-2452 Date

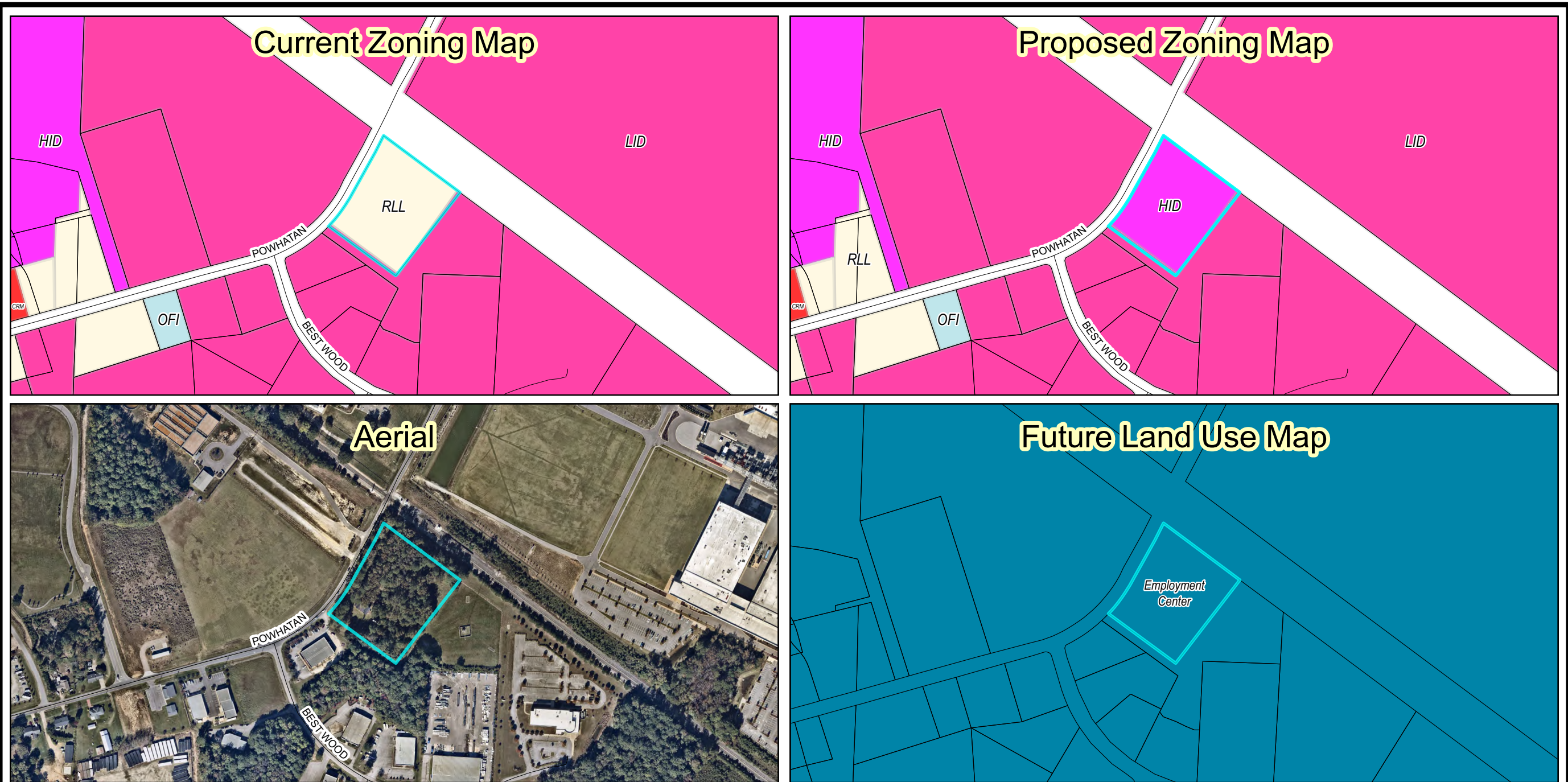
I, James R. Wilson, certify that this plat was  
drawn under my supervision from an actual survey  
made under my supervision; that the error of closure  
as calculated by latitudes and departures is  
1 : 15,000; that the boundaries  
not surveyed are shown as broken lines plotted from  
information found in Book -----, Page -----;  
that this plat was prepared in accordance with G.S. 47-  
30 as amended. Witness my original signature,  
registration number and seal this 5th day of  
March, A.D., 2023.



Signed Electronically  
James R. Wilson  
Professional Land Surveyor  
L-2452  
Registration Number

RECEIVED

DEC 21 2023  
TOWN OF CLAYTON  
ZONING



**Request: Rezone from RLL - HID**

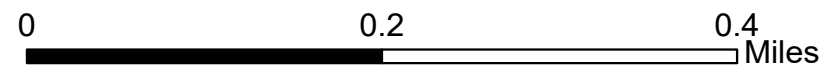
**Project Name: 3733 Powhatan Rd Rezoning**

**Project Number: 2023-201-RZ**

Applicant: Coulon Company, LLC

Property Owner: COULAN COMPANY, LLC

Tag #: 05I05014A



**Staff Report Map**

**Prepared by: TOC Planning Department**

**February 12, 2024**

**Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.**

Document Path: C:\Users\lvenable\OneDrive - Town of Clayton, NC\Documents\ArcGIS\ Packages\StaffReportTemplate-SingleParcel-1\_e073a5\p30\StaffReportTemplate-SingleParcel.aprx

### **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 Future Land Use Map**

**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 property is 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 Future Land Use Map**

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 property is 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 Future Land Use Map**

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



- The property is 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 Future Land Use Map**

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

- The property is 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.

## Chapter 3 Districts

### Section 3.1 Chapter Introduction

#### Sub-section 3.1.3 Districts Established

- A. All land subject to these standards shall be classified into one of the conventional or conditional zoning districts identified in Table 3.1.3, Zoning Districts Established.
- B. Land in any conventional or conditional zoning district may also be classified with one or more overlay zoning district designations.
- C. In cases where land is within an overlay zoning district, the standards in the overlay district apply in addition to the standards governing development in the underlying conventional or conditional zoning district.
- D. Conflicts between underlying and overlay zoning districts are addressed in accordance with Section 1.3, Conflict.
- E. Land in the Town's planning jurisdiction shall be classified or reclassified into a conventional or conditional zoning district only in accordance with the procedures and requirements set forth in Section 2.3.6, Conditional Rezoning, or Section 2.3.8, Conventional Rezoning, as appropriate.

### 3.1.3 DISTRICTS ESTABLISHED

- A. Table 3.1.3, Zoning Districts Established, sets out the conventional and conditional zoning districts established by this ordinance. Conventional zoning districts are organized into Residential, Non-residential, and Special district categories.
- B. On January 2, 2024, land zoned with a zoning district classification from the previous Unified Development Code is translated or reclassified to one of the zoning districts set forth in this Ordinance. The table below summarizes this translation. For example, the table shows that all lands classified as R-E, Residential Estate in the previous Unified Development Code under the column named "Former Zoning Districts" are now classified RLL, Residential Large Lot, in this Ordinance as shown under the column titled "Zoning Districts in this Ordinance."

| TABLE 3.1.3: ZONING DISTRICTS ESTABLISHED       |                              |                                    |                            |
|-------------------------------------------------|------------------------------|------------------------------------|----------------------------|
| FORMER ZONING DISTRICTS<br>(FROM THE PRIOR UDC) |                              | ZONING DISTRICTS IN THIS ORDINANCE |                            |
| Conventional Residential Zoning Districts       |                              |                                    |                            |
| N/A                                             |                              | RUR                                | Rural                      |
| R-E                                             | Residential Estate           | RLL                                | Residential Large Lot      |
| R-10                                            | Single-Family Residential 10 | RLD                                | Residential Low Density    |
| R-8                                             | Single-Family Residential 8  | RMD                                | Residential Medium Density |
| R-6                                             | Single-Family Residential 6  | RHD                                | Residential High Density   |
| N/A                                             |                              | RMF                                | Residential Multi-Family   |
| Conventional Non-residential Zoning Districts   |                              |                                    |                            |
| O-R                                             | Office Residential           | OFI                                | Office Institutional       |
| O-I                                             | Office Institutional         |                                    |                            |
| B-1                                             | Central Business [1]         | DTNC                               | Downtown Core              |
| N/A                                             |                              | DTNN                               | Downtown Neighborhood      |
| N/A                                             |                              | DTNT                               | Downtown Transitional      |



**TABLE 3.1.3: ZONING DISTRICTS ESTABLISHED**

| FORMER ZONING DISTRICTS<br>(FROM THE PRIOR UDC) |                               | ZONING DISTRICTS IN THIS ORDINANCE |                                      |
|-------------------------------------------------|-------------------------------|------------------------------------|--------------------------------------|
| B-2                                             | Neighborhood Business         | NCM                                | Neighborhood Commercial              |
| B-3                                             | Highway Business              | CRM                                | Corridor Commercial                  |
| I-1                                             | Industrial Light              | LID                                | Light Industrial                     |
| I-2                                             | Industrial Heavy              | HID                                | Heavy Industrial                     |
| Conventional Special Zoning Districts           |                               |                                    |                                      |
|                                                 | N/A                           | CON                                | Conservation                         |
| PF                                              | Public Facilities             | PUB                                | Public Facilities                    |
|                                                 | N/A                           | MXD                                | Mixed-Use [1]                        |
| Conditional Zoning Districts [2]                |                               |                                    |                                      |
| CZR                                             | Residential Conditional       | CZR                                | Conditional Residential              |
|                                                 | N/A                           | CZM                                | Conditional Mixed-Use                |
|                                                 | N/A                           | CZC                                | Conditional Commercial               |
|                                                 | N/A                           | CZD                                | Conditional Downtown                 |
| CZI                                             | Industrial Conditional        | CZI                                | Conditional Industrial               |
| Overlay Zoning Districts                        |                               |                                    |                                      |
| TOD                                             | Thoroughfare Overlay District |                                    | N/A                                  |
| WPO                                             | Watershed Protection Overlay  | WPOD                               | Watershed Protection Overlay         |
| DOD                                             | Downtown Overlay District     |                                    | N/A                                  |
|                                                 | N/A                           | FPOD                               | Flood Protection Overlay             |
|                                                 | N/A                           | GTOD                               | Gateway Overlay                      |
|                                                 | N/A                           | LHOD                               | Local Historic Overlay (placeholder) |

**NOTES:**

[1] The following parcels designated as B-1 prior to the effective date of this Ordinance shall be translated to the MXD district instead of the DTNC district: 16I02056D, 16I02009D, 16I02009D, 16I02009J, 16I02008P, 16I02008N, 16I02009E, 16I02049E, 16I02049Z, 16I02049Y, 16I02049X, 16I02049W, 16I02049V, 16I02049U, 16I02049T, 16I02049S, 16I02049R, 16I02049Q, 16I02049P, 16I02049O, 16I02049N, 16I02049M, 16I02049L, 16I02049K, 16I02049J, 16I02049I, 16I02049H, 16I02049G, 16I02049F, 16I02009H, 16I02009F, 16I02009G, 16I02009I.

[2] Conditional zoning districts may be limited use (\_\_\_CZ\_-LU), limited standards (\_\_\_CZ\_-LS), or unlimited (\_\_\_CZ\_-UN).



# Chapter 4 Land Uses

## Section 4.2 Principal Uses

Sub-section 4.2.5 Listing of Common Principal Uses

**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   | .   |               |



# Chapter 4 Land Uses

## Section 4.2 Principal Uses

Sub-section 4.2.5 Listing of Common Principal Uses

**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 |               |
| 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   |               |





# Chapter 4 Land Uses

## Section 4.2 Principal Uses

Sub-section 4.2.5 Listing of Common Principal Uses

**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  
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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     |
| Outdoor Commercial Recreation         | -                                  | -   | -   | -   | -   | -   | -                                      | -    | -    | -    | -   | P   | P   | -                 | -   | -   | -                     | -   | -   | C   | -   | C             | 4.3.92  |
| Packaging and Shipping                | -                                  | -   | -   | -   | -   | -   | -                                      | P    | P    | -    | P   | P   | P   | -                 | -   | P   | -                     | -   | C   | C   | C   | C             | -       |
| Parking Lot                           | -                                  | -   | -   | -   | -   | -   | -                                      | -    | -    | -    | -   | -   | -   | -                 | -   | -   | -                     | -   | -   | 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           | -                                  | -   | -   | -   | -   | -   | -                                      | -    | -    | -    | -   | -   | P   | -                 | -   | -   | -                     | -   | -   | -   | -   | -             | 4.3.124 |
| Storage, Indoor Only                  | -                                  | -   | -   | -   | -   | -   | -                                      | -    | -    | -    | -   | -   | P   | -                 | -   | -   | -                     | -   | -   | -   | -   | -             | 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 |
| Vehicle Parts and Accessory Sales     | -                                  | -   | -   | -   | -   | -   | -                                      | -    | -    | -    | P   | P   | -   | -                 | -   | -   | -                     | -   | -   | C   | -   | -             | 4.3.137 |



# Chapter 4 Land Uses

## Section 4.2 Principal Uses

Sub-section 4.2.5 Listing of Common Principal Uses

**TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES**

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 S = Permitted, subject to a Special Use 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 |               |
| 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 and Storage                         | -                                  | -   | -   | -   | -   | -   | -                                      | -    | -    | -    | -   | -   | P   | P   | -                 | -   | -   | -                     | -   | -   | -   | 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        |
| 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   |               |



# Chapter 4 Land Uses

## Section 4.2 Principal Uses

Sub-section 4.2.5 Listing of Common Principal Uses

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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 |               |
| 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                        | S                                  | -   | -   | -   | -   | -   | -                                      | -    | -    | -    | -   | -   | -   | P   | -                 | -   | 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   | -   |               |
| 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   | -   | -   |               |



# Chapter 4 Land Uses

## Section 4.2 Principal Uses

Sub-section 4.2.5 Listing of Common Principal Uses

**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  
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 "•" = Prohibited  
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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 |               |
| 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   | 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   | 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                                    | -                                  | S   | S   | S   | S   | -   | 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       |
| RESIDENTIAL USE CLASSIFICATION                  |                                    |     |     |     |     |     |                                        |      |      |      |     |     |     |     |                   |     |     |                       |     |     |     |     |               |
| Boarding House                                  | -                                  | -   | -   | -   | -   | -   | -                                      | -    | -    | -    | -   | -   | -   | -   | -                 | -   | -   | C                     | -   | -   | -   | -   | 4.3.19        |
| Bungalow Court [1]                              | -                                  | -   | -   | -   | -   | P   | -                                      | -    | -    | -    | P   | -   | -   | -   | -                 | P   | -   | C                     | C   | -   | C   | -   | 4.3.23        |



# Chapter 4 Land Uses

## Section 4.2 Principal Uses

Sub-section 4.2.5 Listing of Common Principal Uses

**TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES**

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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 |               |
| 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]                    | •                                  | •   | •   | P   | P   | 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]                | •                                  | •   | •   | •   | P   | 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       |

### 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.





## Planning Board Agenda Cover Sheet

### Meeting Date

February 26, 2024

### Agenda Location

PUBLIC MEETINGS

### Item Title

Gateway 42 Small Area Plan

### Suggested Action

Other - 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

**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

Gateway 42 is a new front door for Clayton. As US-70 is upgraded to Interstate 42, a new critical junction is forming where this nationally-significant corridor meets and intersects with Clayton. I-42's upgraded format invites a heightened condition unlike anything we see today. The interstate stretches beyond our town to connect the Triangle Region— the second-fastest growing metro in the country— with I-95— the most important corridor along the Eastern Seaboard. In the future, I-42 will serve as one of the most important routes by which people reach and enter Clayton, so the area around this crossroads will be a key gateway into town as well as the face of our community for many. This highly-connected thoroughfare will also bring new activity to Clayton, which translates into both new opportunities and new threats.

In the face of these rapidly changing conditions, Gateway 42 is an ambitious effort by the Town of Clayton to safeguard the wellbeing of our community and its surrounds. The project updates and expands Clayton's 2045 Comprehensive Growth Plan by focusing on the areas of the town that will be potentially impacted by I-42. This area represents a fundamental segment of the town that has grown in significance in recent years, partly in response to some of these changes, but strategic planning has not yet occurred in this area. Without a focused plan in place, the Gateway 42 area has experienced unwelcome growing pains, in the form of traffic congestion, development perceived to be unsuitable by some, and a concern about the lack of preservation of the existing land and character that makes this place special.

#### **Recommendation**

Staff recommends the Town of Clayton Planning Board send a favorable recommendation to Town Council.

#### **Funding Source**

N/A

#### **Corresponding Documentation**

[PB Staff Report - Gateway 42 Plan - Feb 24](#)

[Consistency Statements Sheet - Planning Board - Gateway 42](#)

[2023.09.19\\_Gateway 42\\_Final Deliverable](#)

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**Submitted By:** Steven Mott, Planning

**Reviewed By:**

Conrad Olmedo, Planning Director

Approved - Feb 16 2024

Steven Mott, Planner II

Approved - Feb 16 2024

Bruce Venable, Planner

Approved - Feb 16 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: February 19, 2024*

## STAFF REPORT

### Project Name: Gateway 42 Small Area Plan

#### OVERVIEW:

The Town initiated a comprehensive planning effort for the region surrounding the NC 42/Future I-42 Interchange, recognizing its potential for significant growth. The Town enlisted LS3P to help craft the Gateway 42 Plan, a strategic blueprint aimed at fostering balanced and sustainable progress. This initiative, launched in autumn 2022, sought extensive community involvement to ensure inclusivity and gather diverse perspectives. Through a series of public workshops, engagement events, and a public input survey with a remarkable turnout of over 700 participants, alongside various presentations, including a final update at the September 5, 2023, Town Council Work Session, the Town and LS3P diligently collaborated with stakeholders to shape the plan's trajectory.

Named the Gateway 42 Plan, this blueprint delineates land use recommendations spanning the area from Amelia Church Road to west of Cornwallis Road (Swift Creek), and from Winston Road down to Jack Road/Little Creek, incorporating the Ranch Road interchange with Future I-42. Envisioned to extend the Town's jurisdictional boundaries, the plan extends its scope beyond current borders, offering insights into transportation enhancements, public amenities, and land use recommendations.

#### CONSIDERATIONS

- The Planning Board shall make a recommendation to Town Council. The Town Council shall make a final decision regarding the adoption of the Gateway 42 Plan.

#### STAFF RECOMMENDATION:

Staff is recommending that Planning Board send a favorable recommendation to Town Council based on consistency statement option 1 from the Consistency Statement Sheet provided as attached, which reads:

*I make a motion to recommend approval of the Gateway 42 Plan based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:*

- *Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.*

- *Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.*

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

- *The Comprehensive Growth Plan encourages small area plans such as this within its implementation steps.*

**ATTACHMENTS:**

- 1) Consistency Statement Sheet
- 2) Gateway 42 Plan

### **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 Gateway 42 Plan based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:**

- **Goal LU 1 moves to preserve Clayton's character while allowing for growth and development in appropriate areas.**
- **Goal LU 2 seeks to provide a sense of place and enhance aesthetics along major corridors and in new developments.**

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

- **The Comprehensive Growth Plan encourages small area plans such as this within its implementation steps.**

#### **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:

- Part of the study area is located outside of the Town's planning jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

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

- It is within the Town's best interest to study potential growth areas outside of its jurisdiction for potential ETJ expansion.

#### **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:

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

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

- Part of the study area is located outside of the Town's planning jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

**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:

- Part of the study area is located outside of the Town's planning jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

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

- The current Johnston County jurisdiction of the area is preferable.



Gateway 42

# SMALL AREA PLAN

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*Town of Clayton, NC*  
*September 2023*

# TABLE OF CONTENTS

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- 01. Project Overview
- 02. Gateway 42 Logic
- 03. Small Area Land Use Plan
- 04. Plan Recommendations
- 05. Implementation Tasks

01

GATEWAY 42, CLAYTON NC

# PROJECT OVERVIEW

GATEWAY 42 | 3



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## PROJECT OVERVIEW

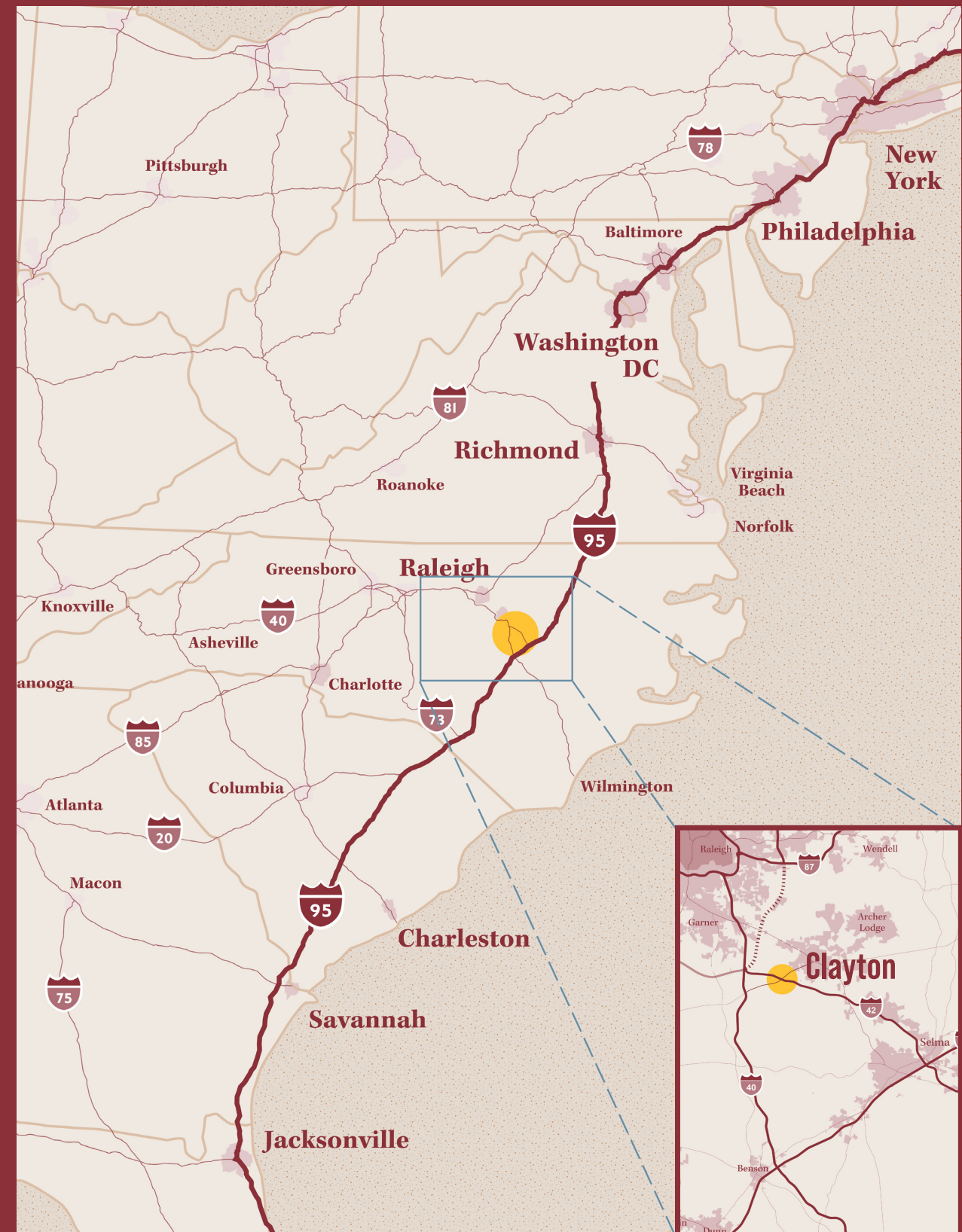
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# GATEWAY 42 IS A NEW FRONT DOOR FOR CLAYTON

As US-70 is upgraded to Interstate 42, a new critical junction is forming where this nationally-significant corridor meets and intersects with Clayton. I-42's upgraded format invites a heightened condition unlike anything we see today. The interstate stretches beyond our town to connect the Triangle Region—the second-fastest growing metro in the country—with I-95—the most important corridor along the Eastern Seaboard. In the future, I-42 will serve as one of the most important routes by which people reach and enter Clayton, so the area around this crossroads will be a key gateway into town as well as the face of our community for many. This highly-connected thoroughfare will also bring new activity to Clayton, which translates into both new opportunities and new threats.

In the face of these rapidly changing conditions, Gateway 42 is an ambitious effort by the Town of Clayton to safeguard the wellbeing of our community





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## PROJECT OVERVIEW

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and its surrounds. The project updates and expands Clayton's 2045 Comprehensive Growth Plan by focusing on the areas of the town that will be potentially impacted by I-42. This area represents a fundamental segment of the town that has grown in significance in recent years, partly in response to some of these changes, but strategic planning has not yet occurred in this area. Without a focused plan in place, the Gateway 42 area has experienced unwelcome growing pains, in the form of traffic congestion, development perceived to be unsuitable by some, and a concern about the lack of preservation of the existing land and character that makes this place special.

To these ends, Gateway 42 takes a proactive approach. The plan considers forthcoming changes and gets out ahead of them, empowering the community to shape our environment in accordance with our collective vision. The plan acknowledges that growth can be a positive force, when it is harnessed for good and can in fact help bolster the quality-of-life for the whole community. Clayton residents continue to express the need for a diverse mix of community-supporting amenities, and many of these assets are only delivered with new development. This approach ensures that our community evolves into the kind of place that reflects our shared vision for the future.

In order to define those goals, the Gateway 42 plan was informed by a vibrant

community engagement campaign from start-to-finish that sought to address the aspirations and concerns of those live, work, visit, and travel through the area. This inclusive approach ensured that a diversity of voices were heard and contributed to the shaping of the Gateway 42 vision. Through careful and collaborative effort, the plan builds a community that reflects our collective aspirations and serves the concerns of those who live, work, visit, and travel through the area.

A key recurring theme from this input was a need to safeguard our existing assets, including the legacy neighborhoods that serve as the foundation of this landscape. By embracing a proactive approach that anticipates changes and potential challenges, we can effectively preserve and protect what we hold dear, preventing any detrimental impacts on our community's resources and character.

Beyond the legacy neighborhoods, the Gateway 42 area includes the communities, businesses, and corridors around I-42 and its two enhanced interchanges, which cross as NC-42 and Ranch Road. In an effort to consider all areas that could be potentially impacted by the interstate's improvements, the plan considers both areas that are part of Clayton and others beyond the town's current jurisdiction, utilizing the authority granted by extraterritorial jurisdiction.







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## PROJECT OVERVIEW

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The plan's primary device to create change is the Town of Clayton's land use plan. The Gateway 42 effort considers how the community's desires can be codified through land use. It takes advantage of existing land use designations and proposes a new designation in response to the monumental outcry of the community for settings that express small town charm, in the form of small-scale, integrated civic clusters.

The Gateway 42 plan also considers larger nodes already in progress. Amid the project's study, additional plans have been advanced for both the Health District surrounding UNC Health Johnston and the Copper District. Years in the making, both of these planned developments represent partnerships that the Town has made in the service of delivering much-needed amenities to this region and our residents. The Gateway 42 plan seeks to enable those developments while maximizing their benefits and limiting potential negative impacts.

With all of these goals in mind, the Gateway 42 plan and its approach enable our community to capitalize on advantageous opportunities that will arise as a result of future growth and development, utilizing the momentum that our region is experiencing to unlock and deliver a range of beneficial improvements that we might not otherwise be able to support. In this way, we can further shape a well-rounded and vibrant community that enhances the overall quality of life for all Clayton residents for decades to come.

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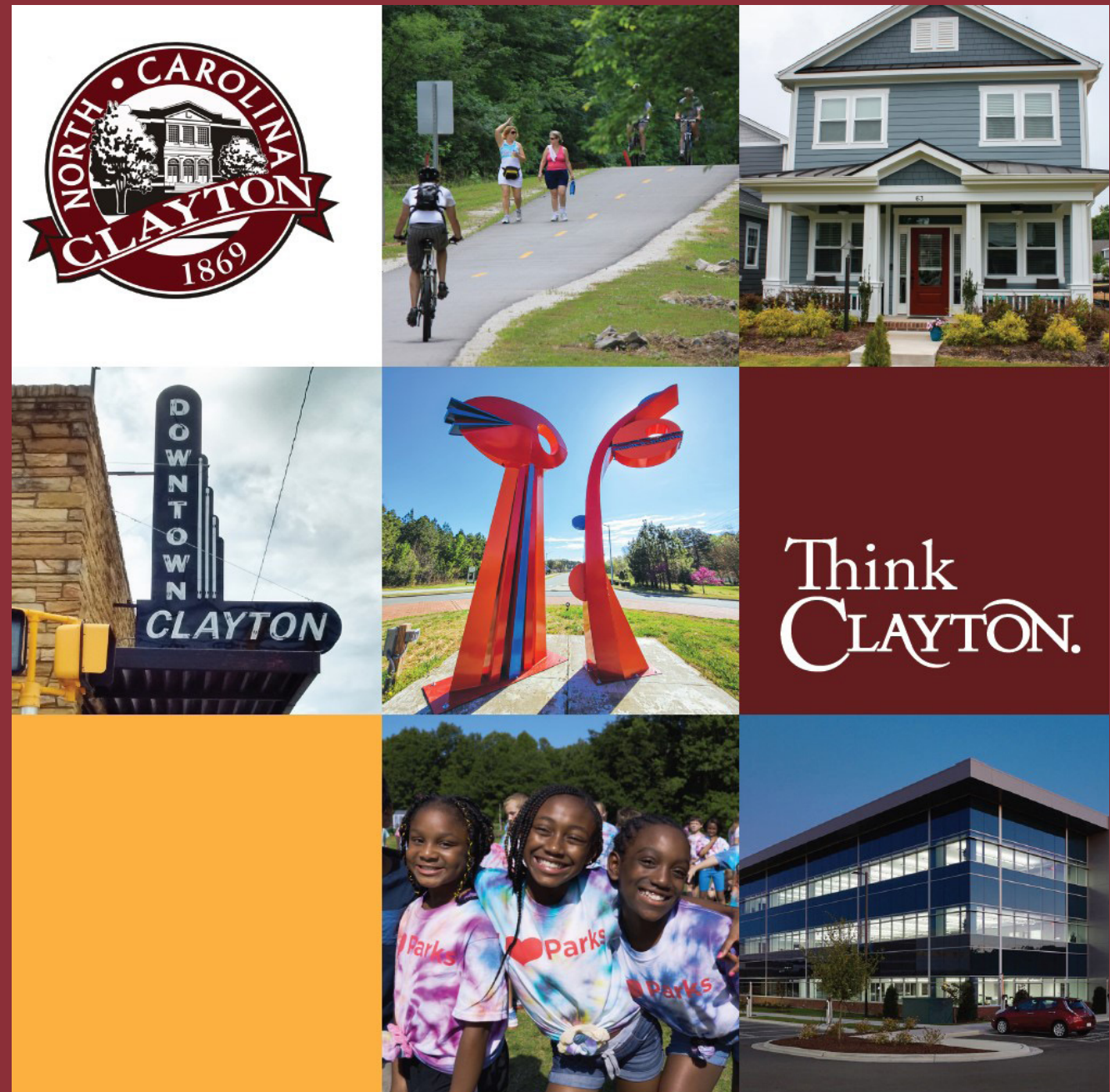
## PROJECT OVERVIEW

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# CLAYTON'S STRATEGY FOR SMART GROWTH

Clayton is growing and shows no signs of stopping. The town's population increased 277% from 2000 to 2020, while future projections suggest that the town could double in size in the next 30 years. Given this immense influx of residents and development, Clayton has adopted a smart growth strategy that embraces a posture that welcomes the inevitable growth, proactively planning for it in advance so as to seize upon opportunities and subvert negative impacts. Guided by the 2045 Comprehensive Growth Plan, the vision for Clayton "includes a thriving town where growth contributes to the quality of life enjoyed by long-time residents and newcomers alike; easy access but with an atmosphere that feels smaller than it is; a system of parks and greenways that connect people and places; neighborhoods with a variety of quality living options; a town that offers opportunities for people to live, create, shop and eat; a bustling and historic downtown, and businesses that are successful, growing, and investing in the community."



**Think**CLAYTON.  
2045 Comprehensive Growth Plan

# GATEWAY 42 FURTHERS COUNTLESS TOWN GOALS

The Gateway 42 plan aligns with and reinforces numerous critical objectives outlined in Clayton's 2045 Comprehensive Growth Plan. By strategically integrating its proposed initiatives, the Gateway 42 plan contributes significantly to the realization of key goals that have been established to guide our community's growth and progress.

The Gateway 42 vision serves as a robust extension of our community's long-term aspirations, realizing the opportunity to:

- Preserve Clayton's character while allowing for growth and development in appropriate areas.
- Provide a sense of place and enhance aesthetics along major corridors and in new developments.
- Support system user safety and prioritize bike and pedestrian activity.
- Encourage a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.
- Support the development of Clayton as a regional destination for recreation and trail-based tourism.
- Develop the Neuse River corridor as a greenway and blueway with multiple access points for hiking, biking and paddling.
- Provide all Clayton residents convenient access to a park within a 10-minute walk of their residence.
- Continue promoting Clayton for new businesses and residents regionally and beyond.
- Expand arts and culture offerings.

# THE COMMUNITY ENGAGEMENT PROCESS

In order to gain the most accurate understanding of what the members of this community need, the Gateway 42 process hosted a robust community engagement effort from September 2022 through June 2023. Several in-person community outreach efforts were organized along with a digital

campaign that centered around the Gateway 42 project website. Community input was collected in parallel with the four phases of the project work, such that residents were involved with the full development of the plan.





## COMMUNITY ENGAGEMENT



### PROJECT WEBSITE

We hosted the Gateway 42 project website and welcomed feedback via an open-ended survey and input forms for more than ten months. We saw an overwhelming amount of engagement through this forum.



### HARVEST FEST

With roots dating back to 1951, the Clayton Chamber of Commerce's Harvest Festival is a beloved civic event. We set up a listening station on Main Street and chatted with residents about their goals for Gateway 42.



### LISTENING WORKSHOP

We hosted a community listening session in February of 2023. We focused advertising on the Gateway 42 communities to gain an understanding of the area before we made any plans.



### DESIGN WORKSHOP

We hosted a Design Workshop in May of 2023. We worked with local residents to shape their initial feedback into Gateway 42 objectives, include defining the character of the area and solutions that would be welcome additions.

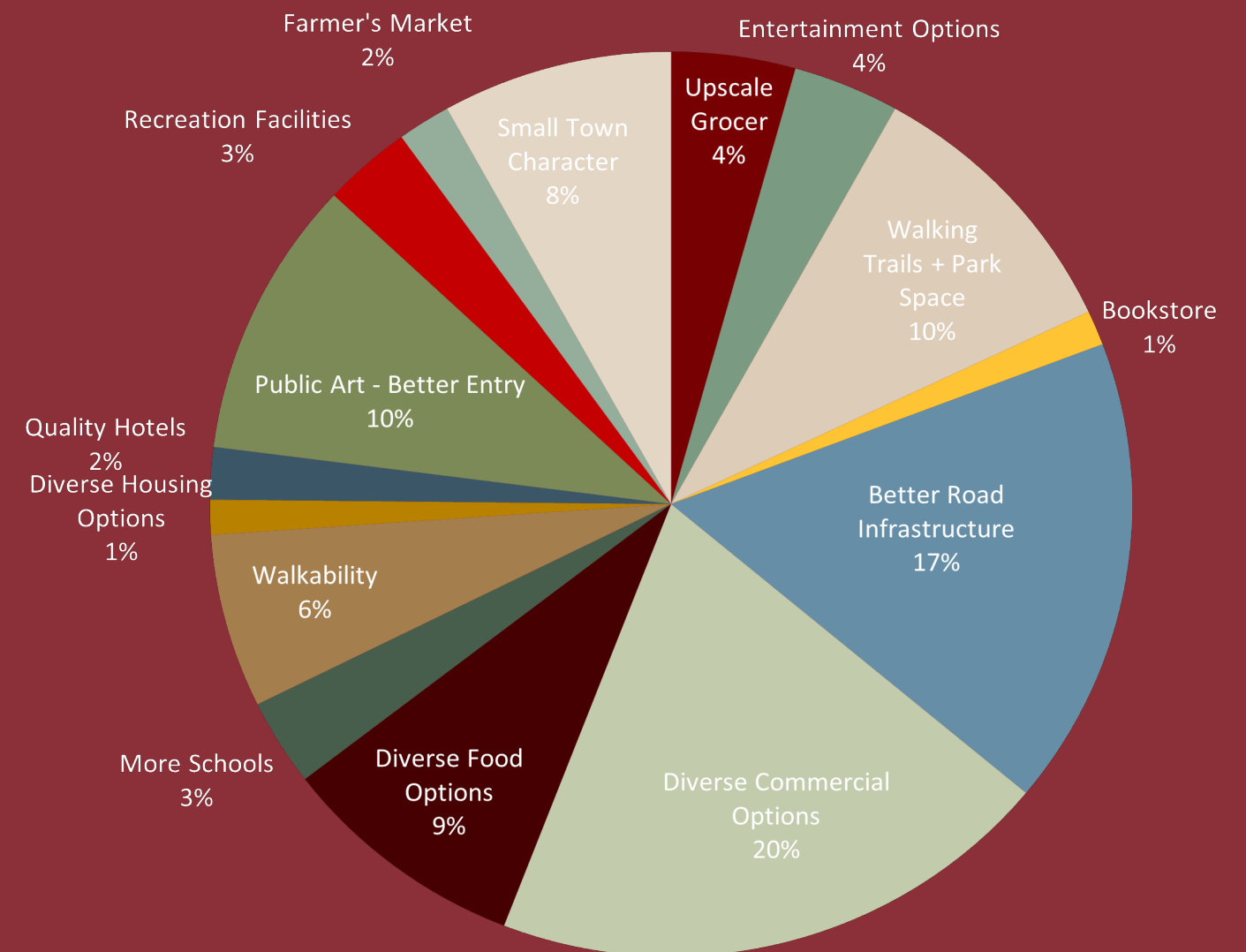


### MASTER PLAN WORKSHOP

We hosted a Master Plan Workshop in June of 2023, where we brought preliminary master plan concepts to the community for review and sought feedback as we began moving towards completing a plan for Gateway 42.

# INTERACTIVE TOOLS FOR INVALUABLE FEEDBACK

At the beginning of the Gateway 42 project, a website was created to get initial feedback from the community to ensure that our needs were accounted for. From this outreach effort we were able to reach 4,131 unique visitors and acquire 1,244 survey response answers, while the project website received 7,161 page views. We were also able to identify a number of recurring themes that served to highlight important needs for the community. This information would become the foundation of the design solutions that populate the final plan. The following chart shows one of the data sets that we reviewed. At the highest level, it showcases those amenities and improvements that community members wanted to see provided within the Gateway 42 area.





## RECURRING THEMES

Across all input forums, ten key themes rose the surface as most favored:

- Transform 42 from a busy a thoroughfare into a community road
- Shape a slower pace of life

- Foster walkable communities
- Add dining and food options (grocery, breakfast, restaurants)
- Bring services such as doctors, pharmacies, and the post office closer to where residents live

- Showcase existing small-scale farming and agriculture practices
- Protect our robust natural amenities and features
- Enhance access and proximity to nature

- Express the rich history of Clayton
- Cultivate a close-knit community and town-wide events

We grouped these themes into four critical project imperatives:

### .... **01** Improve Mobility Corridors

Enhancing infrastructure to increase access and connection for all.

### .... **02** Cultivate Complete Communities

Supporting small-scale, walkable neighborhoods that meet daily needs for all.

### .... **03** Provide Green Space Amenities

Establishing recreational open space that connects us to the natural landscape.

### .... **04** Foster Small Town Charm

Celebrating the unique elements of Clayton's culture and small-town character.

# AN IMPERATIVE FOR SMALL TOWN CHARM

Amidst our extensive community engagement campaign, a resounding consensus emerged around one topic that went above and beyond all other imperatives: Gateway 42 residents are longing for the experience of “small town charm.” This sentiment emanates from many people who said that they had been attracted to the area and moved here because of the town’s character, yet they are now deeply concerned that some of this experience in being lost in wake of rapid growth.

While the notion of “small town charm” may often be elusive and difficult to express, its significance resonates deeply with the collective consciousness. Residents perceive its gradual erosion and fervently called for its preservation, loudly advocating for plans that foster idyllic streets and quaint corners.

The Gateway 42 plan stands as a response to this compelling feedback, harnessing an array of tools at its disposal to curate and safeguard the

essence of these beloved spaces with a commitment to restore, nurture, and evoke the essence of small town charm. Through land use regulations, preservation of historic character, and the creation of vibrant communal spaces, the Gateway 42 plan weaves together concepts that can support the timeless allure of small town living while still embracing the evolution necessitated by growth.

02

GATEWAY 42, CLAYTON NC

# GATEWAY 42 LOGIC

GATEWAY 42 | 15

# THOUGHTFULLY EMPLOYING LAND USE

At its core, the Gateway 42 plan functions as a comprehensive land use strategy, employing the Town of Clayton's system of land use regulations to steer the trajectory of the Gateway 42 region towards a future that resonates with the collective aspirations of the community. This blueprint does not compel any action on the ground today; instead, it offers a framework that guides future decisions in accordance with the community's vision for the area.

Portions of the Gateway 42 area were considered and planned for under the purview of the Town of Clayton's previous comprehensive plan. However, with the escalating populace, as documented by the 2020 census, the Town of Clayton surpassed a threshold that allowed for the expansion the Town's extraterritorial jurisdiction. This redefined scope of influence demanded a fresh course of action, especially amid the intense pressures on the area,

including the new interstate designation as well as the associated interchange upgrades.

Previous planning efforts were built upon the traditions of late 20th century suburban land use patterns that employed a notable separation of uses. Amid our community engagement, the recurring requests for small town charm alluded to different kinds of land use patterns more akin to America's traditional town planning.

The Gateway 42 plan employs a deliberate and judicious approach to land use regulation, strategically harnessed to guide the trajectory for the area and its communities. By thoughtfully integrating land use regulations, the plan steers the course of development, fostering harmonious interplay between development, infrastructure, character, and the evolving needs of the population.

# GATEWAY 42 ENVISIONS AN ETJ EXPANSION

Extra-Territorial Jurisdiction [ETJ] is a municipality's legal right to exercise governance authority beyond its stated boundaries. ETJ authority permits cities and towns to expand regulatory tools, such as land use and zoning, outside the city limits. The goal of ETJ regulations is to combat a notable municipal challenge: the intent of many laws and regulations is lost if vastly different conditions exist just beyond the municipal boundary. In the case of land use and zoning, these tools are intended to guide the character of a place. As a town grows outward, managed areas start to approach unmanaged areas across the municipal boundaries, thus compromising the ability of the municipality to limit non-conforming and/or nuisance uses. A municipality therefore has vested interest in expanding its purview.

North Carolina recognized the need for ETJ authority in 1959 and granted authority to its municipalities accordingly. In our state, ETJ area is determined by population and is triggered by state population thresholds. As part of the

2020 Census, Clayton's population surpassed 25,000, which enabled Clayton's ETJ to extend up to 3 miles from the city limits, an additional mile beyond the previous 2-mile zone.

One facet of this plan is addressing portions of the Gateway 42 area that will potentially be included under Clayton's ETJ purview, meaning that these areas were not addressed in previous comprehensive plans. This extension does not equate to annexation or other more significant actions that would require residents to pay taxes or utilize Town utilizes. In fact, it will change very little for the lives of most residents, especially those in legacy neighborhoods. The primary changes will be for those looking to develop or redevelop property into new or different uses, and in some cases, the plan permits more flexibility than previous regulations.







# SMALL TOWN LAND USE PATTERNS

The suburban land use patterns that currently dominate the Gateway 42 area were typical of late 20th century planning, but they are characterized by a stark and rigid separation of land uses, a configuration that stands in stark contrast to the ethos of small town charm. These patterns compartmentalize residential, commercial, and recreational zones, inadvertently diluting the sense of community and creating a disconnect between daily life and civic activity. Conversely, the Gateway 42 plan harnesses the spirit of traditional town planning, reminiscent of an era when more integrated arrangements flourished. By embracing this approach, the plan encourages communities that offer convenience, harmony, and intimacy. Drawing inspiration from a bygone era, these new patterns embody small town charm, offering a landscape where one can seamlessly access their necessities within a human-scale, cohesive setting that is rich in character while fostering genuine connections.



03

GATEWAY 42, CLAYTON NC

# SMALL AREA LAND USE PLAN

GATEWAY 42 | 20



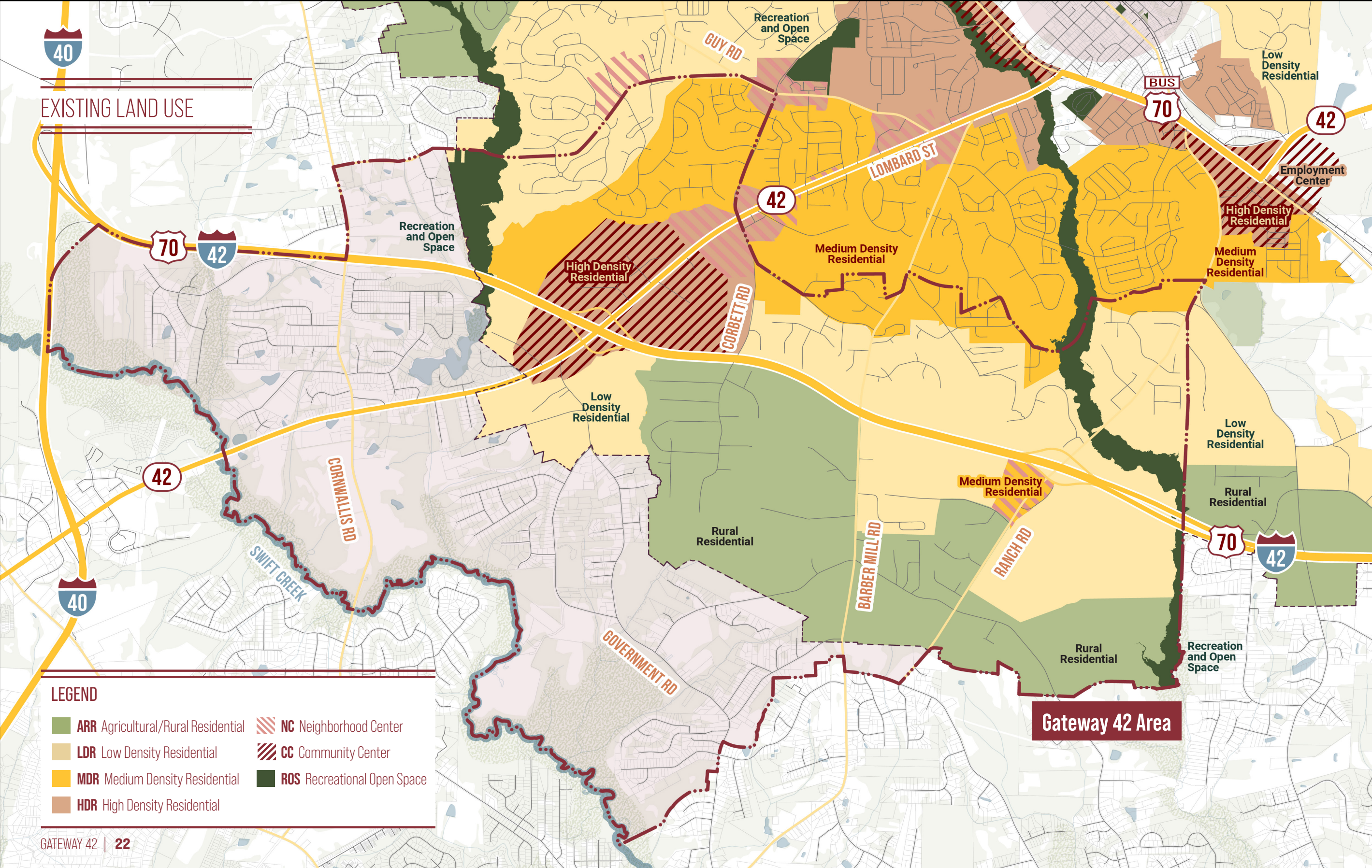
# REFINING LAND USE INSTRUMENTS

Clayton's existing land use designations have played a noteworthy role in safeguarding the distinct character of the town. These designations encompass a modest range of residential classifications that offer some diversity in housing types as well as the incorporation of multi-use designations that serve to support community, neighborhood, and employment centers. However, despite the utility of these designations, the Gateway 42 planning effort recognize that there was not an existing designation that supported the functions and character typical of small town charm outside of Downtown Clayton and its proximities.

In response to the collective sentiment expressed by the community, the Gateway 42 plan introduces a new land use category known as "Complete Communities." It supports the creation of small-scale activity nodes that include residential, commercial, and communal spaces that coalesce into an

integrated whole, akin to traditional town planning models, albeit at more neighborhood scale. The Complete Communities designation aims to cultivate an environment where many of residents' needs and desires are met within a self-contained setting. This innovative approach represents a significant stride towards aligning land use designations with the community's yearning for a distinctive and cohesive living experience that exhibits small town charm.







## CURRENT LAND USE TYPES

Clayton's existing land use plan contains the following residential designations:

### ARR

### Agricultural/Rural Residential [ARR]



The predominate existing land uses include low-density residential uses, as well as large tracts of agricultural land. The rural character in these areas can be retained by encouraging only low-intensity uses and context-sensitive rural design. Single family residential at gross densities up to two units per acre are appropriate. Most of these areas rely on septic systems for wastewater treatment, have a limited road network, with some areas within the water supply watershed. These areas are primarily located outside of existing sewer service areas and may or may not have sewer service in the future. Large lots are required if new development is not connected to sewer. Conservation subdivisions, which are subdivisions with smaller lots and more open space, are encouraged if new development is connected to sewer.

- **The Gross Residential Density\*:**  $\leq 2$  units/acre
- **Unit Type:** Single family detached homes
- **Open Space:** Larger lots if on septic systems, minimum of 30+% open space\*\* if lots are under 20,000 square feet and development is connected to town sewer. Open space should primarily be passive and consist of sensitive natural features such as floodplain, wetlands, riparian areas, steep slopes, mature forests, habitat areas, and viewsheds.

### MDR

### Medium Density Residential [MDR]



The Medium Density Residential area is comprised predominantly of neighborhoods with housing units that are more urban in character and in closer proximity to commercial services and centers. This area provides a transition from the more suburban areas of the Town to more developed areas. The density of development in this area will vary based on the presence of utilities, topography and environmental features. This designation is applied to land which is developed, or is to be developed, at a density that is generally between three and five units per acre.

- **The Gross Residential Density\*:** 3-5 units/acre
- **Unit Type:** Single family detached homes, generally less than 50% attached units
- **Open Space:** Minimum of 20%\*\* . Open space should be a mix of preserved natural features with passive recreation such as greenways and trails and more formal or developed open space such as common greens, plazas, playgrounds or sports fields.

### LDR

### Low Density Residential [LDR]



Areas designated as Low-Density Residential are intended to remain predominantly suburban in character and provide for low-density, single-family residential development on smaller lots than those in Rural Residential areas. However, a mix of residential housing types may occur under a conditional zoning district to support conservation of open space, as long as a gross density of 3 units per acre is not exceeded.

- **Gross Residential Density\*:**  $\leq 3$  units/acre
- **Unit Type:** Mostly single family detached homes, generally less than 25% attached units
- **Open Space:** Minimum of 25%\*\* . Open space should be a mix of preserved natural features with passive recreation such as greenways and trails and more formal or developed open space such as common greens, playgrounds or sports fields.

### HDR

### High Density Residential [HDR]



The High Density Residential area provides for housing near major transportation corridors, existing commercial areas, and Downtown. These areas have a connected street network, adequate pedestrian and bicycle facilities, and are served by public water and sewer. High Density Residential includes all housing types while providing higher-density development than the other residential categories. In some places, HDR serves as a transition between commercial uses and lower-density residential uses. In other instances, it accompanies neighborhood commercial uses such as a grocery store or services in established or growing areas of Town.

- **Gross Residential Density\*:**  $\leq 10$  units/acre, with higher densities allowed as part of planned developments that are walkable to commercial areas.
- **Unit Type:** Single family detached homes, townhomes and apartments.
- **Open Space:** Minimum of 10%\*\* . Open space should be a mix of preserved natural features with passive recreation facilities, buffers to existing development and more formal or developed open space such as common greens, plazas, and/or playgrounds.



CURRENT LAND USE TYPES

Clayton's existing land use plan contains the following multi-use designations:

NC Neighborhood Center (NC)



A Neighborhood Center is generally located near concentrations of existing or planned residences, and areas with access to major thoroughfares and utilities. These areas incorporate neighborhood-serving commercial uses including grocery stores, retail establishments, restaurants and services. A limited amount of office, civic and institutional uses are also appropriate. Higher-density residential including small-lot, single-family, townhouses and apartments should be located in close proximity to shopping and service destinations to provide more walking opportunities to internal and external pedestrian facilities and destinations. The scale of the Neighborhood Center varies depending on the market demand, competition, and context, however typical Neighborhood Centers have a service area of one to two miles and less than 70,000 square feet of non-residential.

- **The Gross Residential Density\*:** ≤10 units/acre
- **Unit Type:** : High density single family detached homes, townhomes, apartments, mixed use buildings with live/work units. Single family detached homes.
- **Open Space:** : Typically 5-10% including tree save, plazas and amenities.

ROS Recreational Open Space (ROS)



The Recreation and Open Space designation applies to parks, public recreational areas, conservation areas and floodplains. Uses include active and passive recreation (including trails and greenways), wildlife management, environmental restoration/mitigation/preservation, and educational uses. Structures that support or are associated with the intended uses shall be permitted. The primary use of land shown under this designation should be recreation, open space, or conservation

CC Community Center (CC)



Compared to the Neighborhood Center category, a Community Center typically serves a larger population and includes a typical trade area of three-to-six miles, and is located adjacent to major thoroughfares or situated at a major intersection. A Community Center includes at least one major anchor such as a grocery store or retailer and incorporates community-serving commercial uses and opportunities for office, civic, and institutional uses. Multi-family housing opportunities may be integrated as part of a mix of uses. As with Neighborhood Centers, apartments and townhouses should be located in close proximity to shopping and services. All portions of the development should be accessible by both a convenient road network and a system of sidewalks or greenways.

- **Gross Residential Density\*:** ≤12 units/acre
- **Unit Type:** High density single family detached homes, townhomes, apartments, mixed use buildings with live/work units. Mostly single family detached homes, generally less than 25% attached units
- **Open Space:** Typically 5-10% including tree save, plazas and amenities.

# DEFINING COMPLETE COMMUNITIES

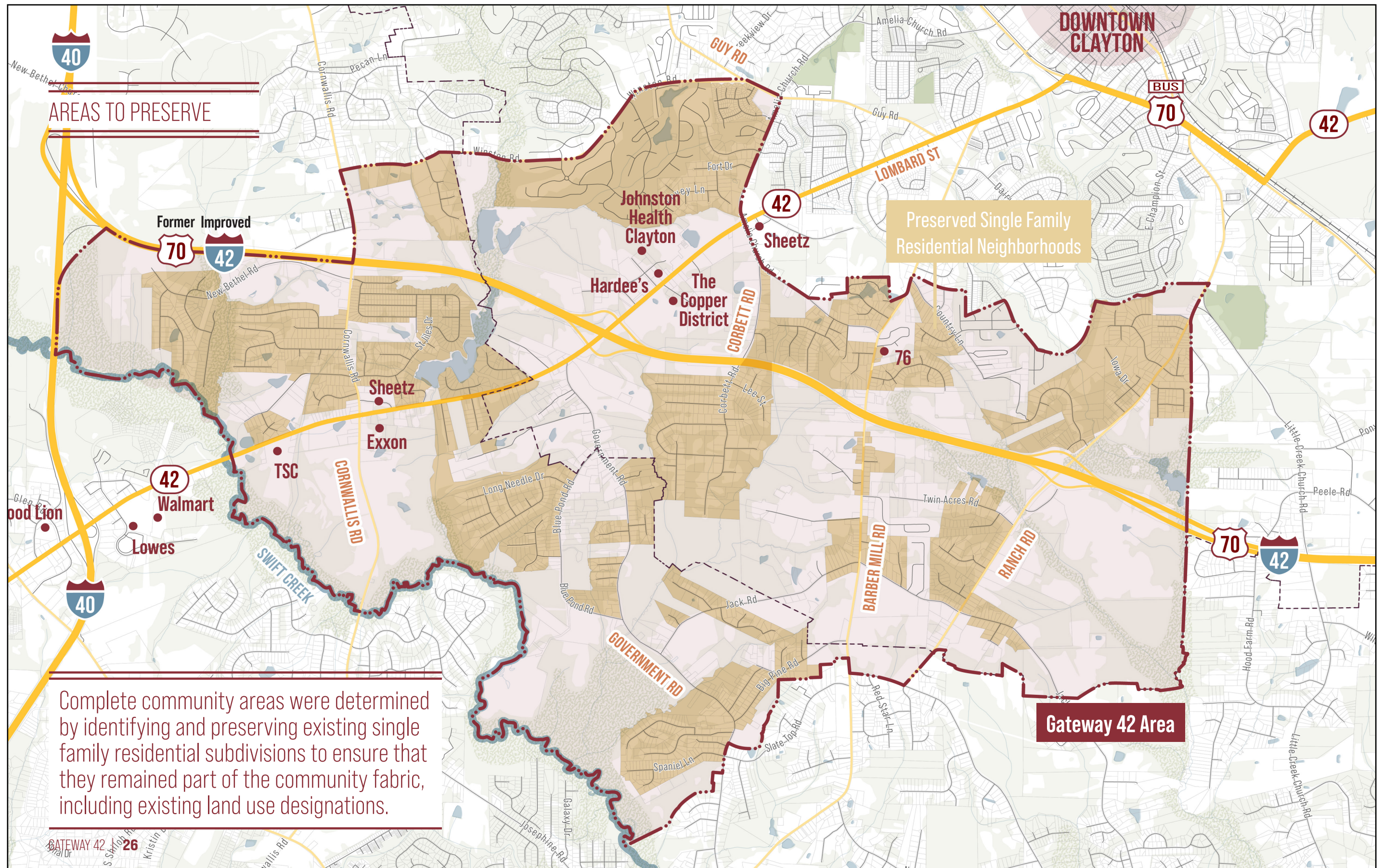
Upon recognizing that the community was seeking small-scale commercial clusters integrated within human-scale neighborhoods and that format was not feasible under existing land use designations, the Complete Communities designation was created. This category promotes future neighborhoods that can accommodate a number of daily activities, including civic and retail amenities, such as post offices, barbershops, parks, small medical clinics, and the like, all of which were notable requests of Gateway 42 residents.

The Complete Community areas were determined by an incremental process that started with the preservation of existing single family residential subdivisions and a subsequent study of malleable areas along the region's high trafficked corridors that could accommodate small-scale commercial. The designation includes provisions that seek to ensure that the development of complete communities incrementally add up to integrated nodes over time.



*Precedent imagery of places that inspired Complete Communities*



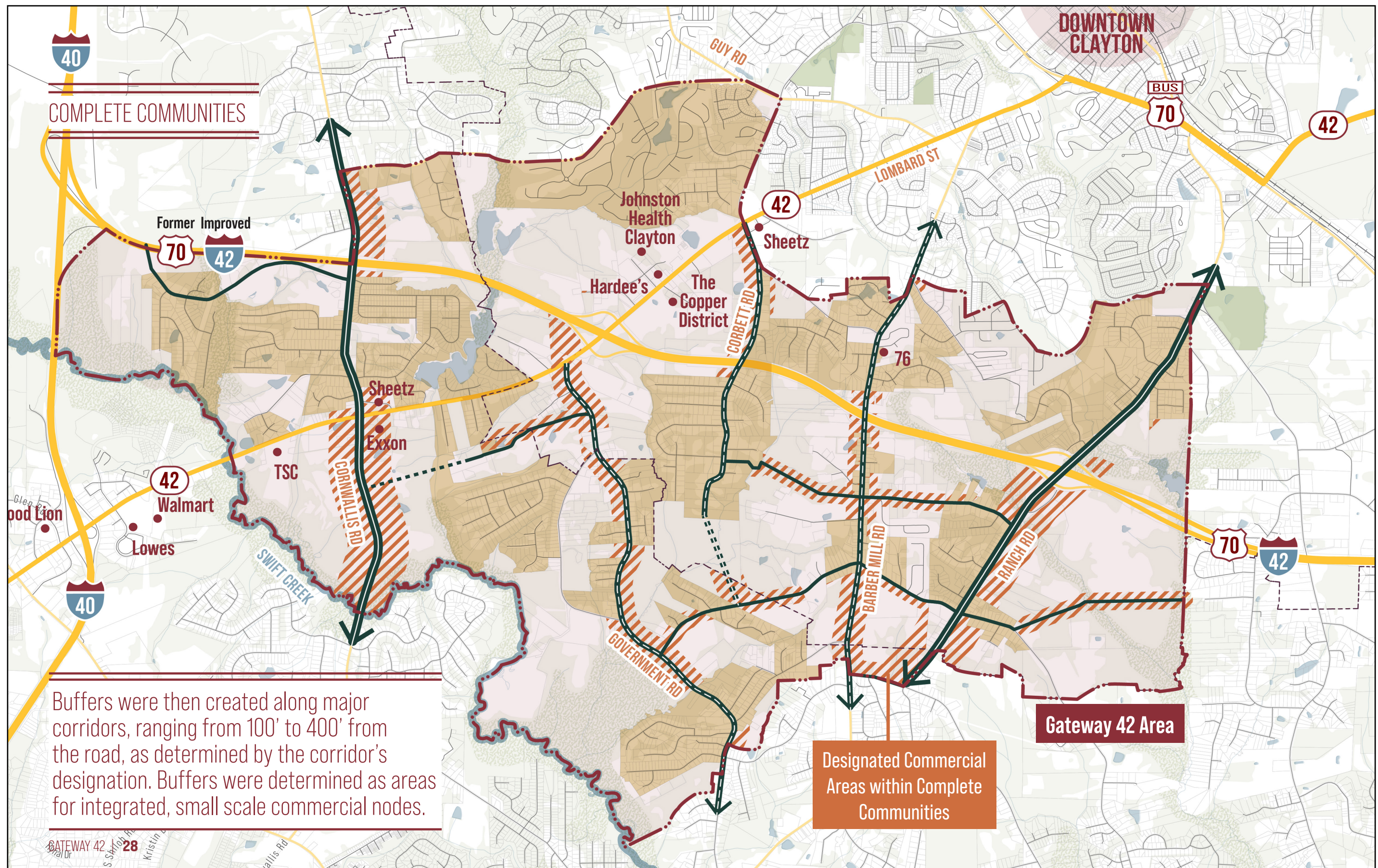


Complete community areas were determined by identifying and preserving existing single family residential subdivisions to ensure that they remained part of the community fabric, including existing land use designations.









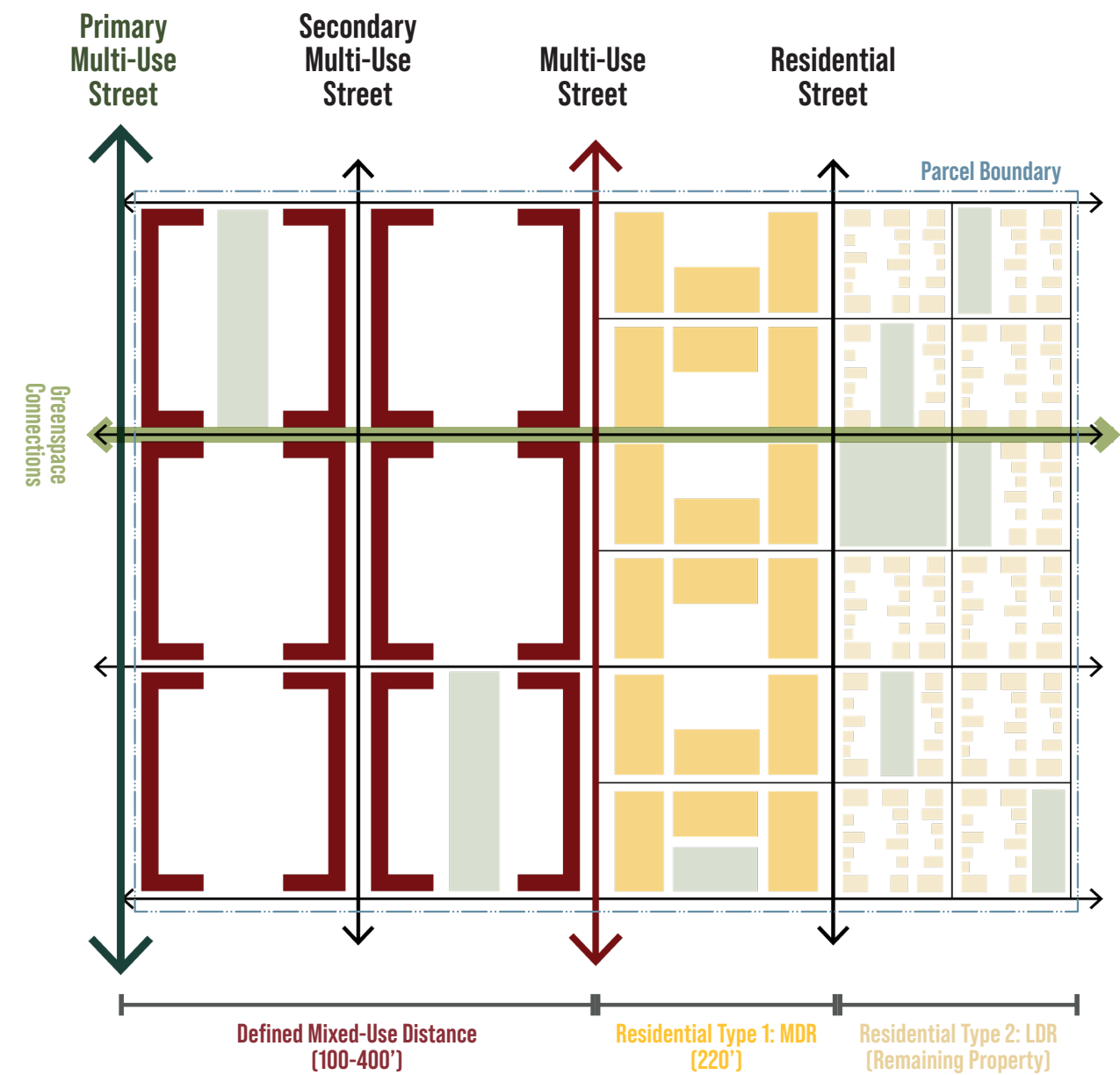


# ENABLING SMALL SCALE COMMERCIAL

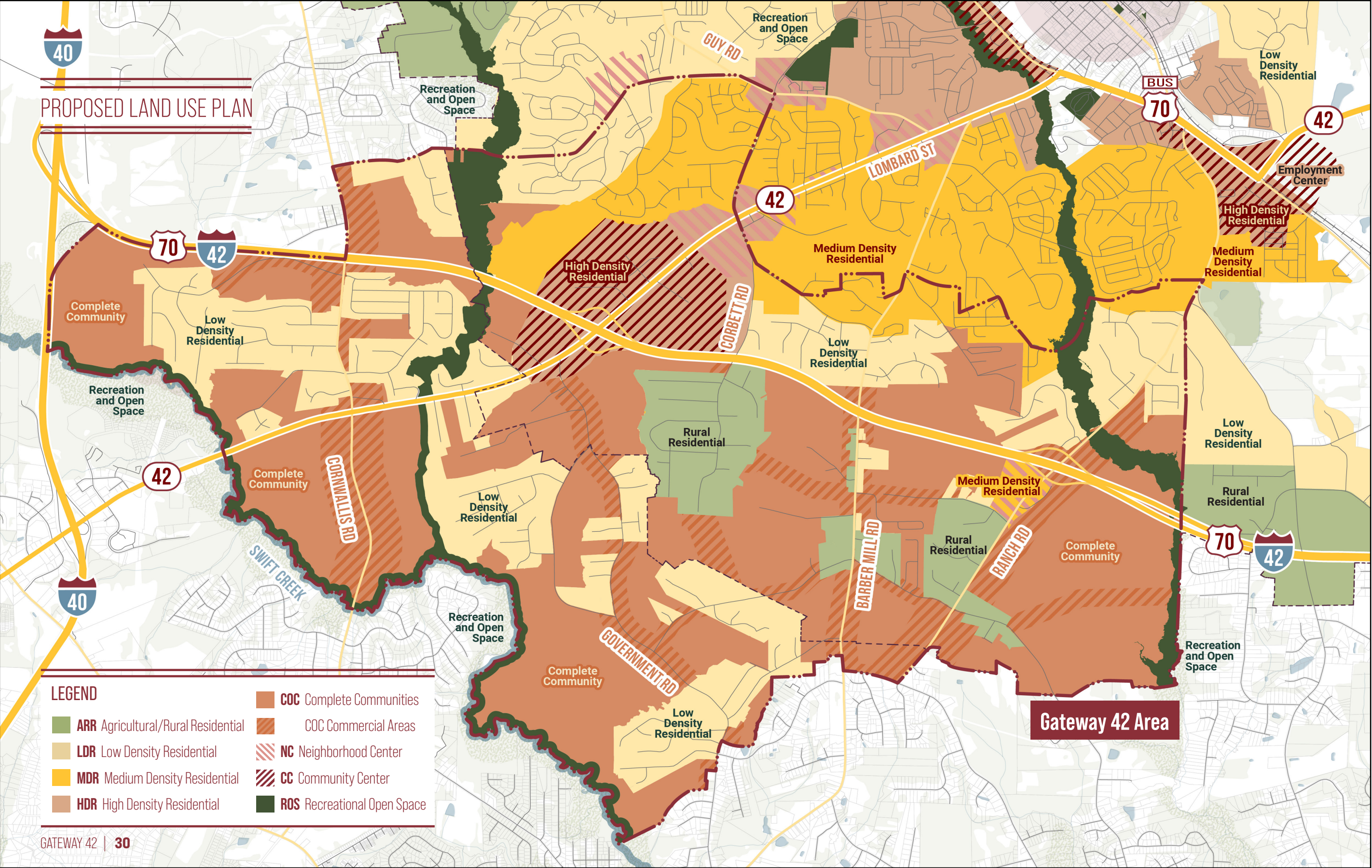
This new land use category provides a regulated format to introduce integrated uses at a small scale. Commercial amenities are permitted within 100'-400' of existing corridors to encourage and foster adjacent activity nodes. Beyond that, residential densities decline away from the corridor. Connected street grids are recommended over closed or dendritic networks. Greenspace connections are encouraged across properties lines.

Complete Communities provide amenities close to existing neighborhoods, while reducing overall vehicle reliance and providing options for walkability.

Additional recommendations have been made within the document's appendix to establish zoning language where necessary.









04

GATEWAY 42, CLAYTON NC

# PLAN RECOMMENDATIONS

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# RECOMMENDATIONS FOR SUCCESSFUL IMPLEMENTATION

While the core focus of the Gateway 42 plan centers around land use planning, its scope extends beyond this domain. The plan supports a series of key recommendations that suggest priorities for the Town of Clayton's decision-making processes. These recommendations span various aspects such as mobility, open space, and wayfinding, and likely entail collaborative efforts with additional stakeholders including Johnston County and the North Carolina Department of Transportation (NCDOT). This concerted approach ensures that the Gateway 42 plan casts a broader net of impact, fostering synergy among different sectors and enhancing the cohesiveness of the future development.

Recommendations exist across four categories:

## **01** Branding & Wayfinding

Shaping an iconic and memorable front door and signposts for Gateway 42.

## **02** Streetscape Improvements

Enhancing corridors to create more safe, pleasant, and accessible mobility.

## **03** Open Space Amenities

Establishing robust parks and recreational landscapes for active and passive use.

## **04** Multi-Use Trail Systems

Connecting the Gateway 42 area to Clayton and the greater region with a trail network.



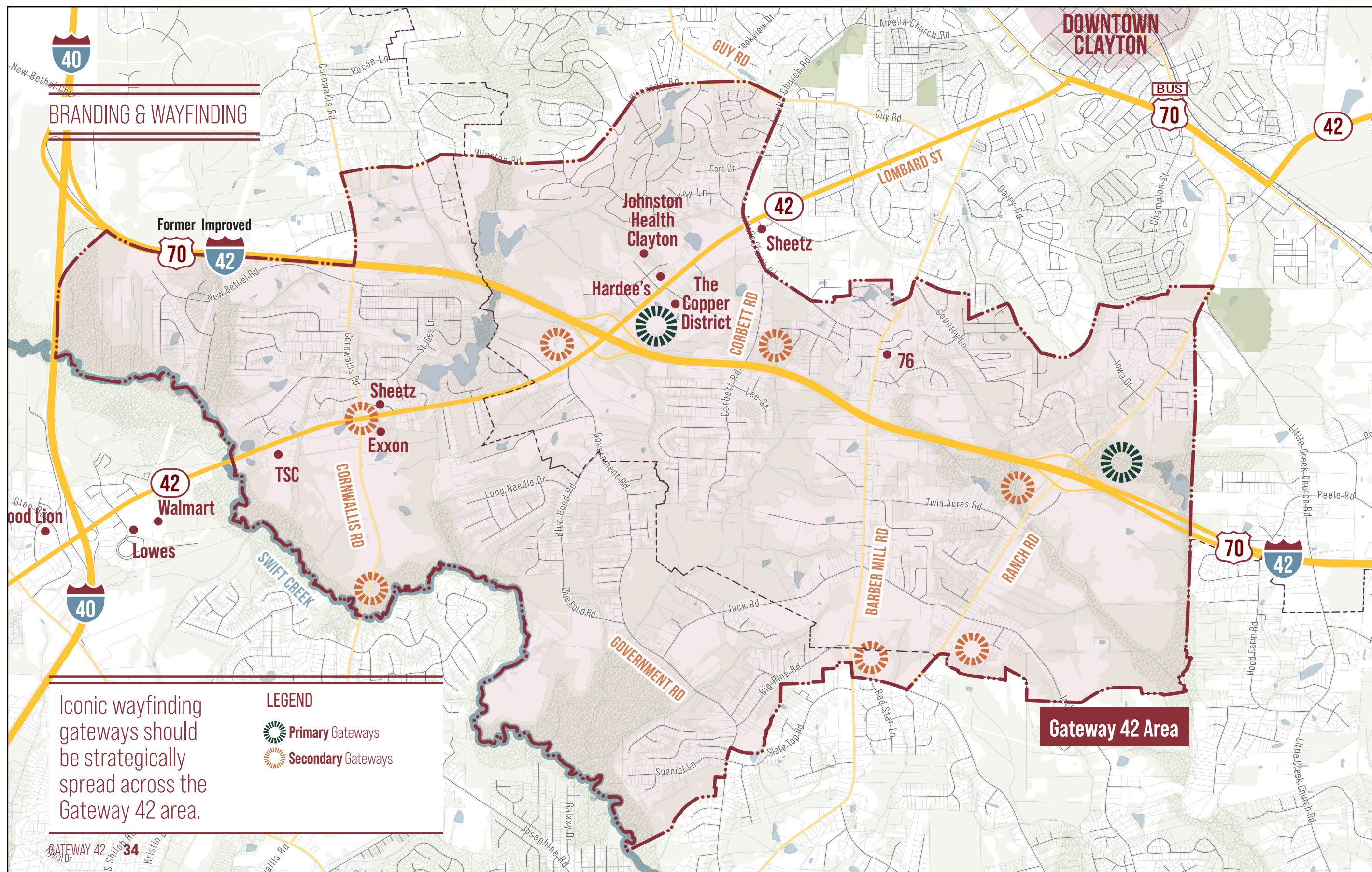
# RECOMMENDED BRANDING & WAYFINDING STRATEGIES

As the Gateway 42 landscape creates a new front door for Clayton, branding and wayfinding strategies offer a powerful means to create a first impression. Branded gateways along these highly visible corridors can play a vital role in conveying the distinct character, rich culture, and core values of the community. Wayfinding is also an effective way to educate visitors on different amenities and information about the community. As part of a larger wayfinding strategy, these gateways can become a form of public art, incorporating locally inspired designs and elements, thereby offering both practical navigation and an artistic representation of Clayton's identity, history, ethos. If thoughtfully designed and deployed, a branded wayfinding strategy can offer an immersive experience for both residents and visitors, creating a lasting impression and fostering a sense of pride among residents.



*Precedent imagery of wayfinding elements preferred by community members.*







# RECOMMENDED STREETScape IMPROVEMENTS

The revitalization of Gateway 42 demands essential streetscape enhancements to strategically reconfigure its corridors into pedestrian-friendly pathways. While the region's primary corridors serve as vital connectors, many also fall under the jurisdiction of NCDOT, imposing limitations on the extent of streetscape modifications. It is recommended that Clayton collaborate with NCDOT in the pursuit of innovative solutions that prioritize safety, accessibility, and aesthetic appeal for uses beyond automobiles, which are essential to creating small town charm. It is recommended that these corridors have some modifications that include:

- The addition of sidewalks
- The addition of plantings or street trees along these corridors
- The addition of street-adjacent multi-use trails

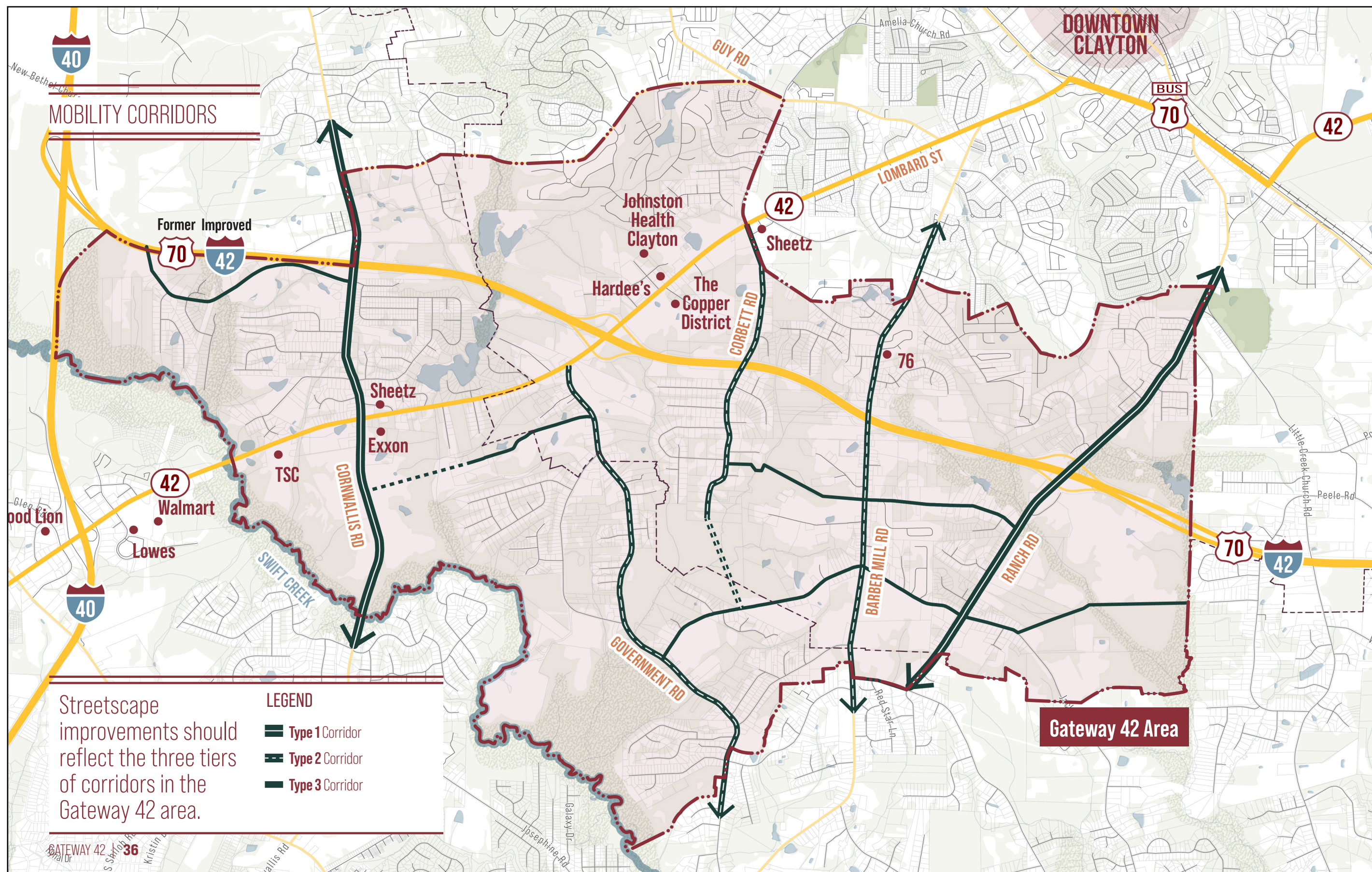


*Enhanced Town Corridors*



*Enhanced Local Corridors*

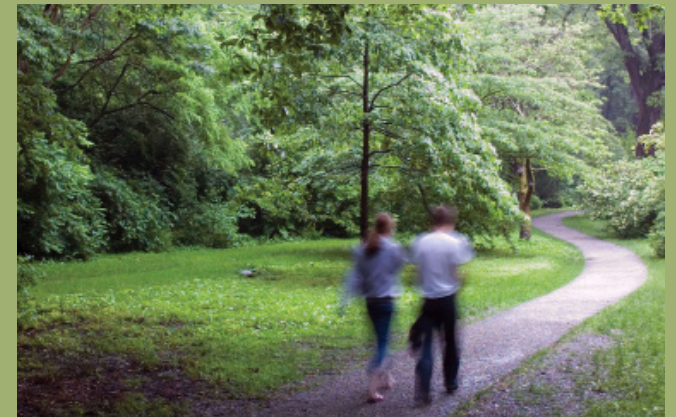






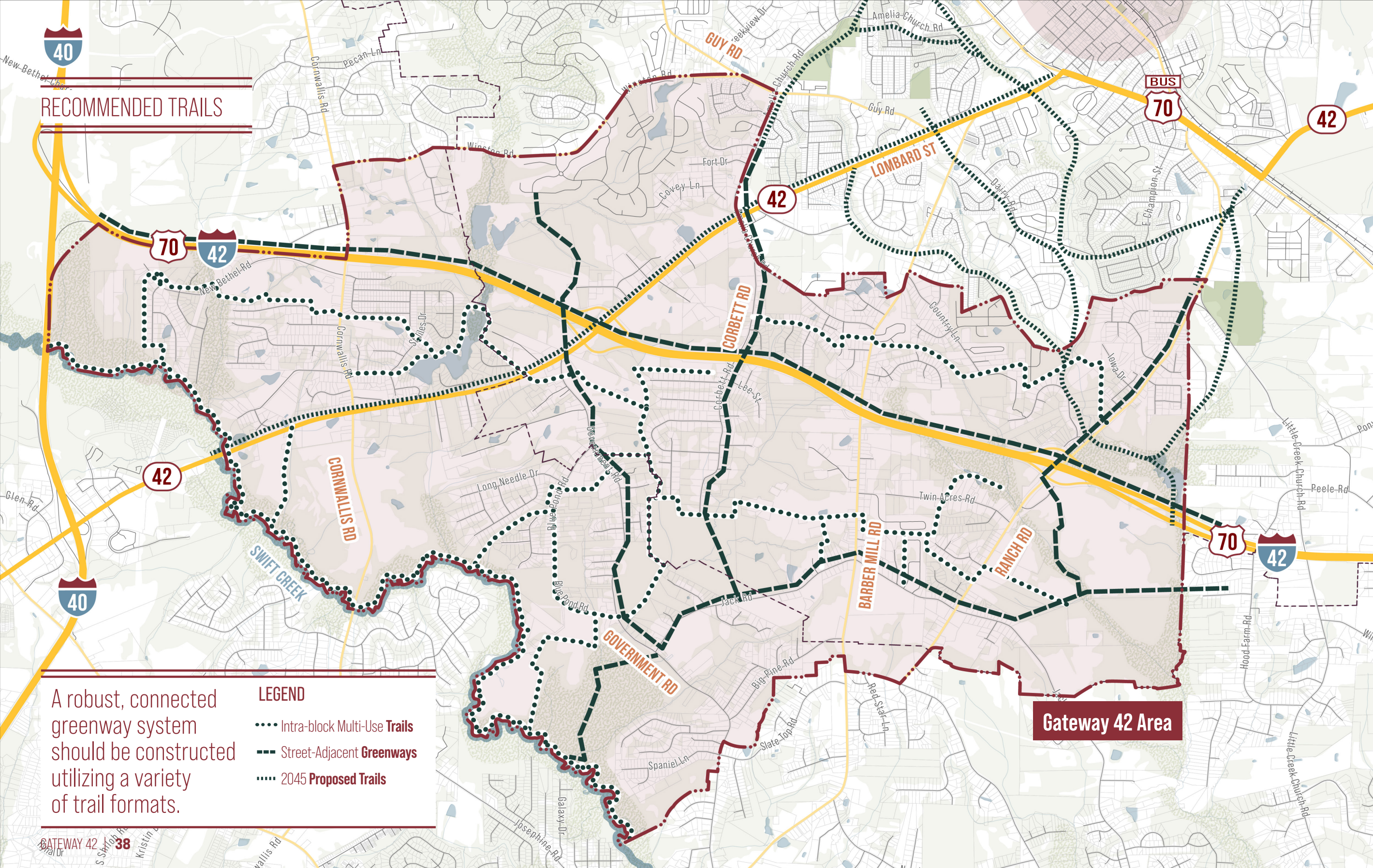
# RECOMMENDED MULTI-USE TRAIL SYSTEMS

A multi-use trail network provides a secure and enjoyable alternative for pedestrians and cyclists amidst Clayton's current vehicular-dominant landscape. The same suburban land use patterns that segregate various functions also necessitate extensive car dependency for day-to-day mobility. However, the establishment of well-designed trails offers a transformative shift, enabling residents to conveniently traverse the town without the constant reliance on cars. This initiative not only promotes active and healthy lifestyles but also reduces congestion, emissions, and traffic-related stress. The Gateway 42 Plan recommends not only the deployment of street-adjacent greenways, but also the creation of intra-block multi-use trails that chart routes independent of vehicular streets. By fostering a cohesive network of trails, Clayton cultivates a more sustainable, interconnected, and livable community, ultimately enhancing the quality of life for all residents.



*Precedent imagery selected by community members to express preferred trail character.*



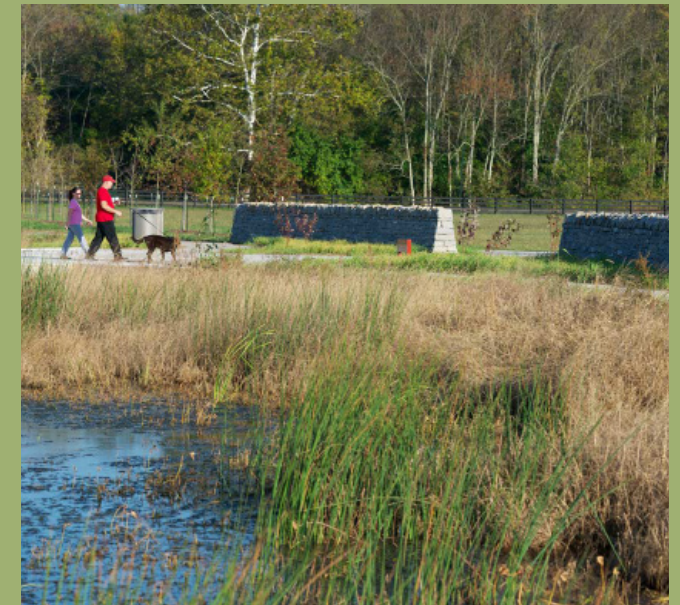




# RECOMMENDED OPEN SPACES

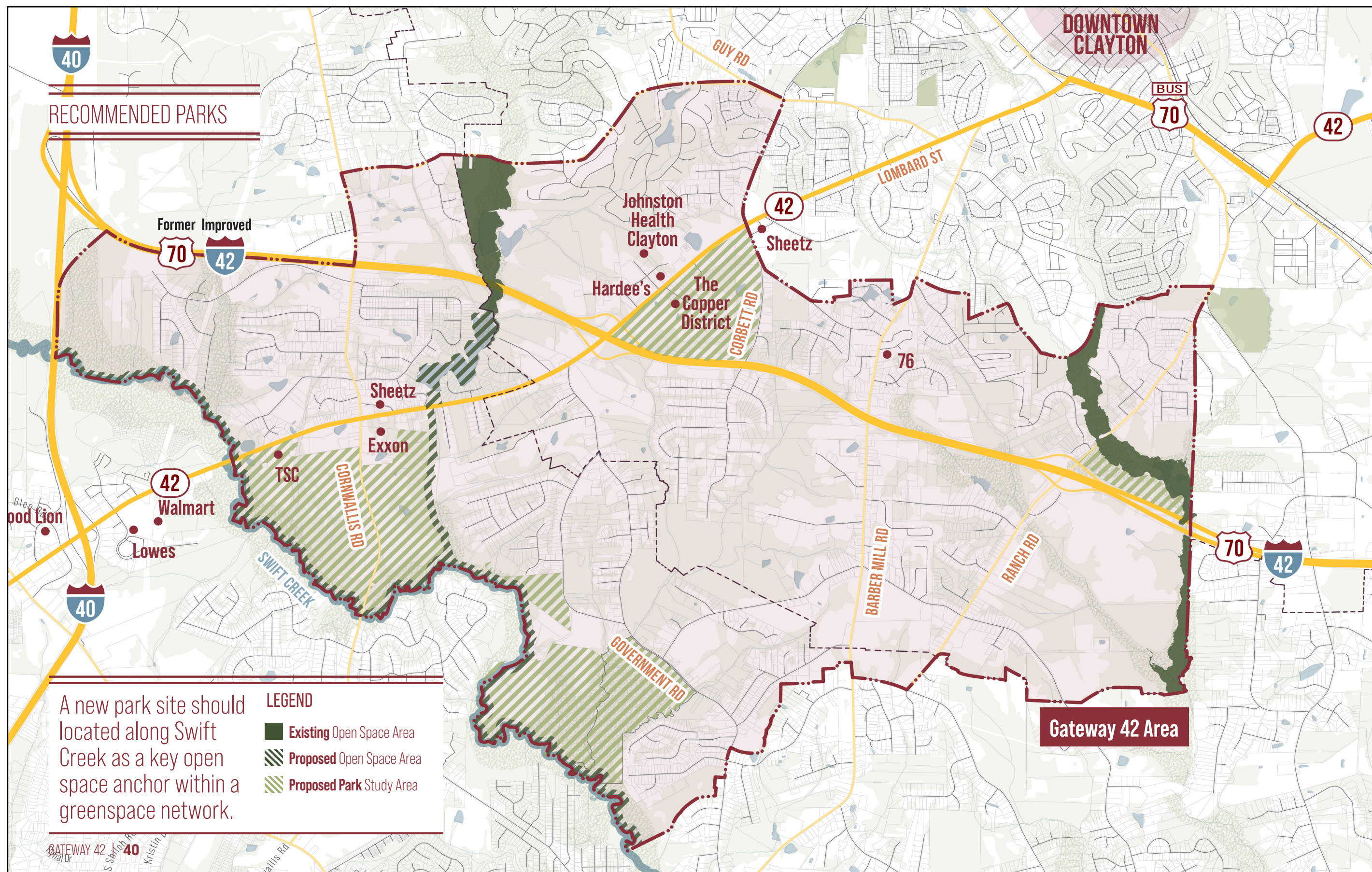
Parks, common greens and preserved natural areas can help provide gathering areas for residential and commercial developments. Open space regulations should follow design guidelines from the new Clayton Unified Development Ordinance. With the addition of the Complete Communities land use type, it is recommended that 15-20% of overall land area be used for open space in new development. A park should be located along Swift Creek to allow access to water and anchor a regional trail system. In addition, there are suggested park study areas where other open space typologies can be integrated into larger parcels. These additional open space typologies should include:

- Parks at a variety of scales including pocket parks, neighborhood parks, and regional parks
- Hardscape plazas and squares that support flexible use
- Sports and recreation facilities, including fields and courts
- Playgrounds, playscapes, and splash pads



*Precedent imagery of open space amenities preferred by community members.*







# OPEN SPACE AMENITIES

Future open spaces should employ organic elements that celebrate Clayton's landscapes and ecosystems, employing materials and motifs found in nature. Both active and passive recreation facilities should engage the environment.



*Precedent imagery of open space amenities preferred by community members.*



05

GATEWAY 42, CLAYTON NC

# IMPLEMENTATION TASKS

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# A FRAMEWORK FOR TAKING ACTION

Included within the framework of the Gateway 42 plan are a series of actionable recommendations strategically delineated across short, mid, and long-term timelines. These recommendations serve as a roadmap for the Town of Clayton to proactively advance those goals articulated within the plan's overarching vision. By structuring these recommendations into broader phases and discrete investments, the plan facilitates a systematic approach that ensures both immediate and enduring efforts are encouraged to propel the community towards a fully realized Gateway 42.

## PRIORITY ACTIONS

1. Implement the recommended expansion of the existing ETJ.
2. Commission a branding and wayfinding campaign to define appropriate entry gateways.
3. Explore potential incentive packages that might encourage intra-block multi-use trails.
4. Promote the Copper District’s concept of a connected greenspace network.
5. Study the properties along Swift Creek to understand the feasibility of a park.
6. Negotiate and purchase property along Swift Creek and south of Austin Pond.
7. Begin an assessment of open space needs for the Gateway 42 communities.
8. Explore incentive packages that might spur the development of Complete Communities.
9. Workshop Complete Communities with developers to understand feasibility and limitations.
10. Integrate Gateway 42 corridors into the Town of Clayton Comprehensive Transportation Plan.
11. Align Complete Communities land use designation with zoning oversight.

## PRIORITY INVESTMENTS

1. No significant investment required
2. Branding and wayfinding contract
3. No significant investment required
4. No significant investment required
5. No significant investment required
6. New open space properties
7. No significant investment required
8. No significant investment required
9. No significant investment required
10. No significant investment required
11. No significant investment required

06

GATEWAY 42, CLAYTON NC

## APPENDIX

GATEWAY 42 | 45





# SUGGESTED COMPLETE COMMUNITIES REGULATIONS

In order to keep the feeling of small town character with new development, the following set of rules are recommended. Many guidelines, with respects to the relationship between existing roadways and new development, are subject to NCDOT regulations. The Town of Clayton should pursue progressive approaches to mobility that seek to encourage multiple modes of mobility, which typically requires de-emphasizing vehicular priorities.

## Permitted Uses:

- Multi-family dwellings and single-family dwellings.
- All of the following uses are allowed under 2,000 square feet of floor area: bakeries, dry cleaners, and tailors.
- All of the following uses are allowed under 8,000 square feet of floor area: banks, financial institutions, barbershops, beauty salons, child care centers, theaters, museums, art galleries, libraries, community centers, offices,

studios, clinics, professional services establishments, restaurants, bars, coffee shops, and retail establishments.

- Grocery stores shall be permitted up to 15,000 square feet.

## Lot Requirements:

- Lot depths may not measure more than 200 ft in depth, as measured from the primary corridor into the property.
- 400 ft commercial zones (Tier 1 corridors) must be divided by at least one new multi-use street that runs parallel to the existing corridor.

## Building Orientation and Setbacks:

- All uses must front either the primary corridor or a secondary multi-use street located within the commercial zone. Primary entrances must be located on corridor frontages and visible from the street.

## THE APPENDIX

- All commercial uses must employ storefronts with zero setbacks along sidewalks.
- No rear entrances or service access may front the primary corridor.

### Parking:

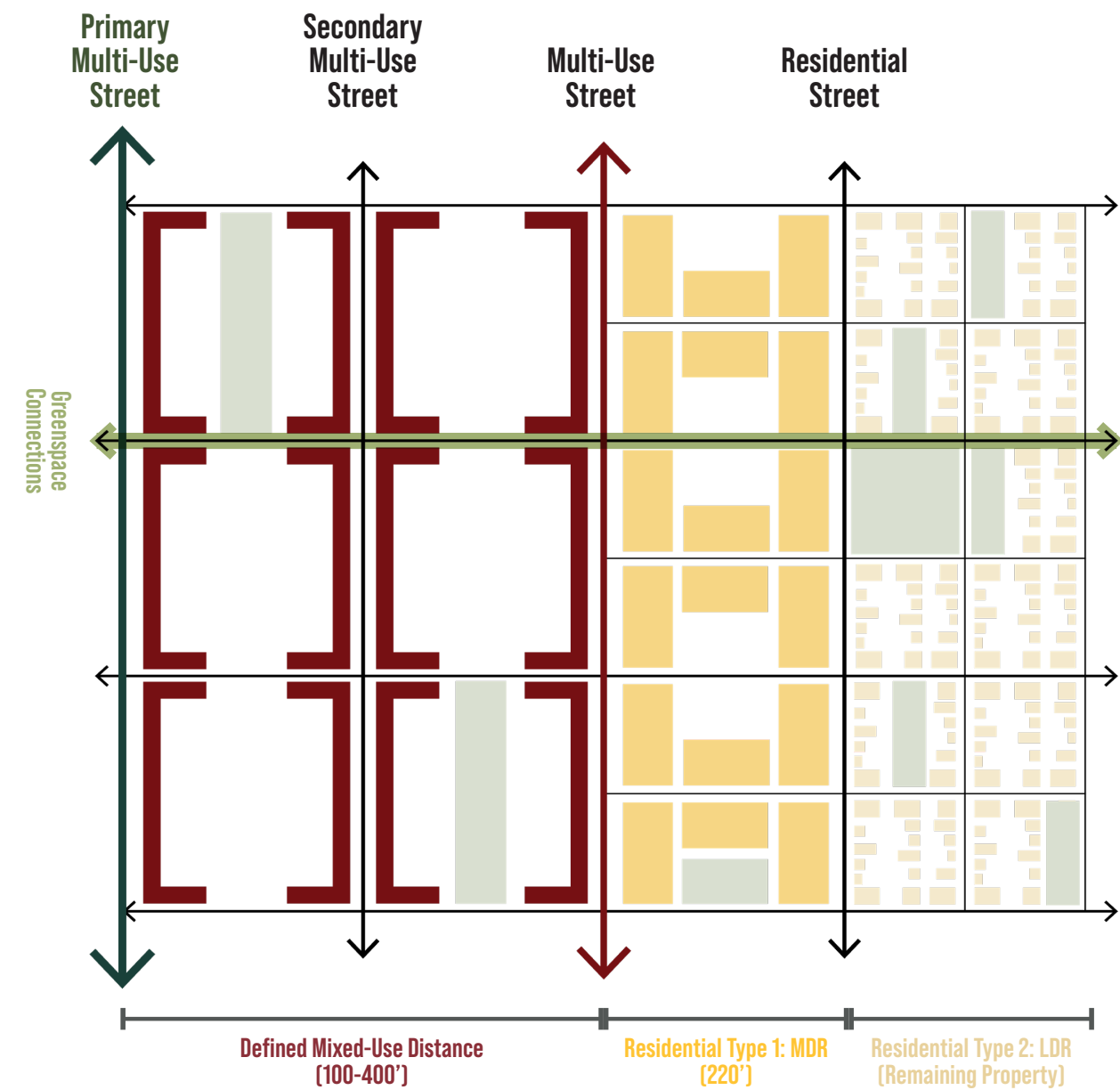
- All parking must be located in the rear of buildings.
- No parking shall be located along the primary corridor. Parking must be buffered from the primary corridor by either buildings or landscaping more than 50 ft in depth from the primary corridor. Landscaping must include vertical elements that serve to screen parking areas, such as hedges or trees.

### Height Limitations:

- No buildings or structures shall exceed 35 ft in height along typical corridor conditions.
- Where two primary corridors intersect, an additional story is permitted in the area where two commercial zones overlap in order to highlight this unique and rare condition. At these intersections, no building shall exceed 45 ft in height.

### Sidewalks:

- Sidewalks are required along all streets with commercial zones.



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## THE APPENDIX

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- All sidewalks shall be made of at least two zones:
  1. Amenity Zone: houses planting strips, street trees, and furnishings, such as lampposts, benches, and public art. Amenity zones must be at least 5 ft in depth.
  2. Clear Zone: supports allow for pedestrian access. Clear zones must be 6ft in depth.
- The combined sidewalk width of the amenity zone and clear zone shall not exceed 18 ft in length.
- A third zone is optional:
  3. Supplemental Zone: supports active ground floor uses that spill out on the sidewalk, such as outdoor seating for restaurants and/or retail overflow. Supplemental zones allow additional setbacks of up to 10 ft where active ground floor uses occupy the space between the sidewalk and the building facade.
- The following elements may be located within the supplemental zone: Accessory outdoor dining; Flexible hardscape areas for retail spillout and movable furnishings; Balconies, porches, handicap ramps, and stoops; Landscaping and water features; Lighting.
- Where supplemental zones are employed, the total sidewalk width of all three zones shall not exceed 28 ft in depth.

### **Pedestrian Street Lights:**

- Pedestrian street lights should be encouraged along commercial streets as a more humane and human-scale alternative to larger vehicular street lights.
- Pedestrian street lights, where installed, shall be placed a maximum distance of 40 feet on center, spaced equal distanced between required street trees
- Pedestrian street lights shall be located within the amenity zone.
- Mounts for banners and/or planters on pedestrians street lights are encouraged as a means to foster charm and a sense of place.

### **Street Trees:**

- All sidewalks along within commercial zones must contain street trees.
- Trees shall be planted a maximum of 40 feet on center within the amenity zone.
- Newly planted trees shall be a minimum of four inches in caliper and a minimum of 12 feet in height.

### **Street Network:**

- No curb cuts are allowed along primary or secondary corridors. All vehicular



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## THE APPENDIX

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access from the primary corridor must come through new streets that run perpendicular to the primary corridor.

- Multiple entrances are encouraged along primary corridors, so as to promote options in terms of access points.
- Where two Complete Community parcels are adjacent, new street networks within each parcel should be designed in such a way as to enable connection to adjacent parcels in the future. Key streets should be designed in such a way as to allow connection to an adjacent parcel upon its development.

### **Mobility:**

- The design of new developments should encourages multiple forms of mobility and consider a diversity of uses and users.
- Bike infrastructure should be encouraged in all development, including dedicated bike paths as part of an open space network, bike racks in the Amenity Zone, and bike storage as part of development.
- Beyond on-street bike lanes and street-adjacent greenways, developments should also consider independent multi-use trails that offer routes independent of the street network. Routes of this kind should be encouraged as means of connecting open space amenities such as parks and recreational facilities.

- Developments should encourage these independent trail routes as a safe and pleasant alternative to street-adjacent trails, which can be feel unsafe and intimidating to some users.

#### Course #4

**Coming Soon**  
**Planning and Zoning Regional Board Workshop**  
**April and May 2024**

The School of Government is hitting the road. In April and May, we will be in regional locations across the state to lead half-day workshops on legislative zoning decisions (rezoning, conditional zoning, and zoning text amendments). These workshops will focus on the procedures and considerations for legislative land use decisions.

- Wednesday, April 24th: Charlotte
- Wednesday, May 1st: Asheville
- Wednesday, May 8th: Rocky Mount
- Wednesday, May 15th: Chapel Hill
- Thursday, May 16th: Online
- Wednesday, May 22nd: Wilmington

**Who Should Attend:** Planning boards, governing boards, and the staff that serve them

#### Course #5

**Planning and Zoning 101**  
**April 16 & 18, 2024 | Online**  
**9am- 12:30pm | Course Cost \$300**

Are you a board member interested in more context about development decisions? Are you a manager with some responsibility for the planning department? Are you an experienced planner who is new to North Carolina? If you need an introduction to planning and zoning in North Carolina this online course is for you. This condensed course will survey planning, zoning, subdivision, and growth management for two half-days online. This primer will give more depth than a half-day board workshop but not demand as much time as the zoning certification courses.

#### Course #6

**Solutions Forum: Grappling with Growth**  
**May 30-31, 2024 | Chapel Hill**  
**11:00am-2:00pm | Course Cost: \$275**

How do North Carolina communities plan for growth? How are we doing annexation now? Who has figured out the missing middle? What are the zoning changes we need? And what are the prospects of actual transit-oriented development?

This two-day event embraces the interdisciplinary nature of these challenges and is structured to facilitate conversation across departments and jurisdictions. Join us to connect with peers, learn from across North Carolina, and craft the solutions for tomorrow.

**Who Should Attend:** This course is suited for groups. Planners, managers, lawyers, engineers, private developers, and elected officials will benefit.