

PUBLIC NOTICE

The Clayton Town Council will hold Public Hearings at 6:00 PM on Monday August 18, 2025, at Town Hall, 111 E. Second Street, regarding the applications listed and described below. These public hearings have been scheduled and will be heard in accordance with the requirements of NCGS.

- 2025-10-CZM Clayton Mixed Use (Dominium) Conditional Rezoning: Request to rezone one parcel (3.3 acres) from Corridor Commercial (CRM) to Conditional Zoning Commercial (CZC) district. This is a Type 3 Conditional Rezoning and includes a Concept Plan. The applicant is proposing to develop a 167-unit senior living facility and up to 6,400 SF of commercial development. The parcel is located off Pritchard Road, Waterfield Drive, Swann Trail, and Collinsworth Road. PIN # 177000-18-0722.
- 2025-23-CZM Heavner Property Conditional Rezoning: Request to rezone two parcels (74.08 acres) from Corridor Commercial (CRM) and Residential Large Lot (RLL) to Conditional Zoning Commercial (CZC) District. This is a Type 3 Conditional Rezoning and includes a Concept Plan. The applicant proposes up to 51.60 acres of the site to include commercial development, with 15.90 additional acres consisting of multi-family development. The parcels are located off Clayton Blvd, east of Financial Drive, Town Centre Blvd, and Scholar Drive. PIN #s 165909-05-8421 & 165909-15-8400.
- 2025-140-CZM FluroFusion Conditional Rezoning: Request to rezone one parcel (3.88 acres) of land from Heavy Industrial (HID) to Conditional Industrial (CZI) District. This is a Type 3 Conditional Rezoning and includes a Concept Plan. The request includes allowance of Heavy Manufacturing with a 100-foot distillation tower. The parcel is located on Powhatan Road between NC Railroad Company and Best Wood Dr. PIN # 167700-59-3446.
- 2024-77-ANX Coulon Company Annexation: Request of a non-contiguous annexation to annex approximately 5.23 acres of land in the Town's ETJ into the Town's Corporate Limits. The property is located at 3733 Powhatan Road and described as follows: Beginning at the approximate centerline intersection of Powhatan Road, NCSR 1901, and the North Carolina Railroad Company right-of-way, said point being the place and point of beginning; Thence leaving the Powhatan Road centerline and following the center of the North Carolina Railroad Company right-of-way **S53°09'15"E459.51** feet to an existing iron pipe; Thence leaving the center of the North Carolina Railroad right-of-way **S36°47'45"W 99.64** feet to an existing iron pipe; Thence **S36°47'45"W 449.17** feet to an existing rebar; Thence **N53°25'18"W 355.26** feet to an existing iron pipe on the eastern right-of-way of Powhatan Road; Thence **N53°25'18"W 32.59** feet to a point in the approximate centerline of Powhatan Road; Thence with the approximate centerline of Powhatan Road along a curve having a Radius of 693.25 feet, an Arc Length of 189.70 feet, and a chord bearing and distance of **N34°16'59"E 189.11**

feet to a point; Thence **N26°51'17"E367.41** feet to the place and point of beginning and containing 5.23 acres more or less. PIN # 167700-59-3446.

These are open meetings, and the public is invited to attend. To obtain more information regarding these applications, members of the public may contact the Planning Department at 919-553-5002 or email at planning@townofclaytonnc.org.

Heidi Holland, CMC, NCCMC
Town Clerk
Town of Clayton
919-553-5002 ext. 5004

The Johnstonian Newspaper

Please advertise on the following dates:

August 6, 2025
August 13, 2025

Affidavit of publication required.