



The Public may view the Live Council Meeting on the Town's YouTube Channel:
<https://www.youtube.com/TownofClaytonNC>

No Weapons Allowed Inside Council Chambers

1. CALL TO ORDER

- a. Call to Order
- b. Pledge of Allegiance
- c. Invocation

2. ADJUSTMENT OF THE AGENDA

- a. **POTENTIAL ACTION:** Adopt or Adjust the Agenda

3. CONSENT AGENDA

- a. Minutes
 - January 5, 2026 - Work Session
 - January 20, 2026 - Regular Meeting

Presenter:

Heidi Holland, Town Clerk

- A** b. National School Resource Officer Day Proclamation

Presenter:

Heidi Holland, Town Clerk

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

- a. Clayton4U
 - Fire Lanes
 - Clayton Center History

Presenter:

Nathanael Shelton, Communication Director

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. Government Communications Day Proclamation
Presenter:
Council Member Casey to Present to Communication & Outreach Department
- b. Engineers Week Proclamation
Presenter:
Council Member Underwood to Present to Engineering Department
- c. 2026-27 Sculpture Trail Selections
Presenter:
Dane Martin, Public Art Advisory Board
- d. Parks and Recreation Advisory Board Annual Report
Presenter:
Kuanyu Chen, Parks and Recreation Advisory Board

6. PUBLIC HEARINGS

- a. 2025-94-CZM Heavner-Mayo Properties: Type 3 Conditional Rezoning, Major Modification
Presenter:
Robert Tate, Senior Planner
POTENTIAL ACTION: Adoption of Ordinance #2026-02-02 and Consistency and Reasonableness Statement
- b. 2025-135-ANX Heavner-Mayo Properties: Contiguous Annexation Petition
Presenter:
Robert Tate, Senior Planner
POTENTIAL ACTION: Adoption of Ordinance #2026-02-01

7. QUASI-JUDICIAL HEARINGS

8. OLD BUSINESS

- A** a. Walmart Pump Station Abandonment & Gravity Sewer Extension — Resolution of Tentative Award
Presenter:
Shannon Poole, Project Controls Specialist
POTENTIAL ACTION: Adoption of Resolution #2026-10 (*Resolution updated 2/16/2026*)
- b. Budget Amendments and Capital Project Ordinances
Presenters:
Todd Melton, Budget Manager
Robert McKie, Finance Director
POTENTIAL ACTION: Adopt Ordinances #2026-02-03, #2026-02-04, #2026-02-05, #2026-02-06, #2026-02-07

9. NEW BUSINESS

- a. Approval of a Resolution Declaring Certain Real Property Surplus
Presenter:
James Blalock, Assistant Water Resources Director
POTENTIAL ACTION: Adoption of Resolution #2026-07
- b. Agreement with NCDOT for Locally Administered Project Program funding for Main Street Pedestrian Improvements Project BL-0125
Presenter:
Shannon Poole, Project Controls Specialist
POTENTIAL ACTION: Approval of Contract/Agreement
POTENTIAL ACTION: Adoption of Resolution #2026-06
- c. Approval of a Resolution Granting Wastewater Treatment Capacity for Heavner-Mayo Properties (2025-094-CZM)
Presenters:
Jonathan Ham, Engineering Director
Kinsey Holton, Assistant Engineering Director
POTENTIAL ACTION: Adoption of Resolution #2026-09

10. PUBLIC COMMENTS

11. STAFF REPORTS

- a. Town Manager
- b. Town Attorney
- c. Town Clerk

- d. Other Staff
 - 1) Budget Office Updates FY26 Q2
Presenter:
Todd Melton, Budget Manager

12. OTHER BUSINESS

- a. Mayor and Council Comments

13. CLOSED SESSION

- a. To Discuss a Legal Matter in Accordance with NC GS 143-318.11(a)(3)
To Discuss Real Property in Accordance with NC GS 143-318.11(a)(5)
To Discuss a Personnel Matter in Accordance with NC GS 143-318.11(a)(6)

Presenter:

POTENTIAL ACTION: Motion To Go Into Closed Session

POTENTIAL ACTION: Motion To Return To Open Session

14. ADJOURNMENT

- a. Adjourn
POTENTIAL ACTION: Motion To Adjourn

Information for the Public

3. Consent Agenda

Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.

7. Quasi-Judicial Hearings

A quasi-judicial hearing resembles a court trial where testimony is presented. Citizens may give testimony in a quasi-judicial hearing after they have taken an oath. Town Council acts like a court of law and receives only sworn testimony and other credible evidence. In addition, the Town Council must make findings of fact based upon the evidence presented. The Town Council refrains from "ex parte communication" about these cases, as the Town Council must make a decision based solely on the evidence presented at the hearing itself. Staff is available to assist with inquiries from citizens.

10. Public Comments

◆ Rules for Persons Addressing Town Council ◆

- During public hearings and public comment periods, each speaker will identify him/herself by giving his or her name and place of residence.
- Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
- Each speaker will be limited to 3 minutes and each group's representative will be limited to a maximum of 5 total minutes. Each group is encouraged to designate a single spokesperson for their group.



Town of Clayton
Town Council Work Session Agenda Minutes
Monday, January 5, 2026 at 3:00 PM
Council Chambers, Town Hall
111 E. Second Street

Pursuant to N.C. General Statute § 143-318.10(e), these minutes provide a general summary of the Town Council meeting and do not represent a verbatim transcript. A complete video recording of this meeting is available for public access on the Town of Clayton's official YouTube channel: <https://www.youtube.com/user/TownofClaytonNC>.

Council Present:

Mayor Pro Tem Andria Archer
Council Member Ruth Anderson
Council Member Porter Casey
Council Member Amanda Underwood
Council Member Gretchen Williams

Council Absent:

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Deputy Town Manager
David Ranes, Fire Chief
Nathanael Shelton, Communication Director
Michelle Snyder, Assistant to the Town Manager
Todd Riddick, Parks and Recreation Director

1. CALL TO ORDER

Mayor McLeod called the meeting to order at 3:06 p.m.

2. ADJUSTMENT OF THE AGENDA

- a. **POTENTIAL ACTION:** Adopt or Adjust the Agenda

3. STAFF INTRODUCTIONS AND RECOGNITIONS

- a. 3:00 - 3:05 p.m.
Todd Riddick, Parks and Recreation Director
Presenter:
Dolores Gill, Chief of Staff and Strategic Initiatives

Ms. Gill introduced Mr. Riddick, who has accepted the position as Parks and Recreation Director. After an intensive and competitive process, he rose to the top over the 115 applications that were submitted for this position. Mr. Riddick comes to the Town with a Bachelors and Masters in Parks and Recreation and has over 24 years of experience. Mr. Riddick stated he appreciated everyone's faith in him and hoped to do big things.

4. ITEMS FOR DISCUSSION

- a. 3:05 - 3:30 p.m.
Mid-Year Budget Review
Presenter:
Todd Melton, Budget Manager

Mr. Cappola stated this is the fourth year the mid-year budget review has been instituted. Adding this to our budget process give us an opportunity to check in where we are at on the revenue and expenditure side of the house and make any necessary changes.

Mr. Melton stated this was his second experience with the mid-year budget review and saw market improvements from last year. The purpose of this review is to sit with all department heads and evaluate the health of their budgets. This year was the first chance to measure the success of the base budgeting process, there were no major requested changes. All department heads were provided the opportunity to share how they felt about their budgets and request any changes. He stated Laney Taylor, who is with the Town from the Lead for North Carolina as a fellow, helped to develop specific questions for every department as well as an Excel report that showed their budget at every line item and where they are with spending for the year. They were asked to provide a projection on where they felt they would be at the end of the year at line item level. There were just a few requests for any changes in the budget.

All departments were tracking well with their spending for the year. The budget office is developing a Budget 101 training video as well as other tools staff could use that would be beneficial.

Three action items that came out of this review were to add 1 full-time employee for the Clayton Fitness Center, add 1 full-time employee for a Business Analyst position to help manage the ERP (Enterprise Resource Planning) planning/implementation process, and to fill the vacant Asset Management position. In order to make those adjustments, funds would be re-allocated from General Government to Parks for the Clayton Fitness Center position and re-allocated from IT for the Asset Management position.

Mr. Cappola stated from a financial standpoint, we are in good standing. Our estimates for revenues are holding pretty well. Sales tax is tracking a little higher but hope for that to maintain through the end of the fiscal year. Regarding the State Health Plan changes, that was deferred a year. We would not see that impact this immediate year, but would have to plan for that half million dollars next year; Mr. Melton is already working that into the base budget for next fiscal year.

5. BREAK

- a. 3:30 - 3:35 p.m.

6. ITEMS FOR DISCUSSION

- a. 3:35 - 4:00
State of IT: An Update of Successes

Presenter:

John Mack, Chief Information Officer

Mr. Cappola stated he felt this was a good time to provide an update. He stated when Mayor Pro Tem Archer and Council Member Casey were first elected, staff was initially kicking off a conversion of what was a fully hosted environment to standing up our own internal IT department as well as all the infrastructure necessary.

Mr. Mack shared his department's accomplishments.

- Fully migrated everything off of VC3 into our own internal infrastructure, everything but our SIP trunk. The plan was to migrate that off into a different service but VC3 was less expensive.
- All of the Town's wireless infrastructure was upgraded, including downtown.
- Strategic planning application, Viva Goals, was implemented but then had to migrate to ClearGov (ClearPlans).
- Town-wide Intune deployment for mobile device management was implemented allowing

IT to manage all Town mobile devices.

- Cloud based SIEM (Security Information and Event Management) called SMI Force was implemented. The Town went through a couple audits, one with the National Guard and one with the League of Municipalities. Feedback provided was the Town had no security and information and event management solution in place. This software is reporting a lot of user-based issues, so staff is able to get ahead of some future problems we may face.
- Microsoft licensing was migrated to a new vendor allowing us to have a new license in minutes.
- Upgraded Windows Defender licensing implementation to be notified more of security incidents occurring.
- Setup network connectivity at Sam's Branch, just waiting for the contractor to finish cabling the infrastructure. Internet is already setup as well as the Wi-Fi infrastructure working, just not where it needs to be permanently.
- IT Master Plan draft has been completed and submitted to the Executive Team for their review.
- Added three new team members to the team (Server and Application Administrator Zach Sides, IT Support Specialist Phillip Yang, and GIS Analyst Megan Palmer).
- VPN connectivity was converted to a SAML MFA VPN to leverage current Microsoft 365 authentication to bolster VPN security.
- Assisted with the temporary Library relocation and network connectivity and technology setup.
- Completed 2165 service requests of varying degrees of difficulty.
- Satisfied 102 new Equipment/Software requests.
- Developed a Position Equipment Matrix. Every position was captured and staff could enter the required equipment per position for the equipment needed. It calculates the cost of that position annually.
- Implemented crash reporting software eCrash for the Police Department. It has been loaded on all PD endpoints.

Shared were Current Projects:

- Part of the project management for the ERP RFP project.
- In the process of Development Services and GIS process improvements.
- Position Equipment Matrix update after position and title changes.
- Town-wide conference room standardization project. All technology in the Town Hall conference rooms would eventually be consistent throughout the building.
- eCrash RMS interface. Staff is developing an interface to send all crash data to our RMS application for PD. Currently, all crash reports are separate from the RMS system. This would allow all records to be in that records management system.
- Installed Nextivity Wi-Fi devices in 9 police cars so far.
- Working on new Town facility technology planning to make sure there is connectivity to any new facility. We are currently using CityWorks for our asset management. A working group was created to work on implementing some process improvements for the way work orders are submitted and assets are added. In the near future, we would have outgrown CityWork and would need to go to a cloud-based solution.
- Updating Active Directory with new title and department information.

Future Projects:

- ERP Implementation.
- New Town facility technology implementation.

- Town Conference room technology implementation.
- Continue to work towards Zero-trust network implementation.
- New Asset management application, or cloud transition.
- Library renovation technology move.
- Scada (Supervisory Control and Data Acquisition) modernization.
- DLP (Data Loss Prevention) implementation.
- Domain migration to .gov.
- Full network penetration test with the Army National Guard.

7. RECESS/ADJOURN

- a. 4:15 - 4:45 p.m.
Clyde Sinclair Parks Playground Ribbon Cutting

8. ADJOURNMENT

- a. Adjourn

With nothing further, the meeting was adjourned at 3:45 p.m.

Motion To Adjourn

| | |
|----------------|---|
| Result: | Passed 5-0 |
| Mover: | Ruth Anderson |
| Second: | Andria Archer |
| Yes: | Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams |
| No: | None |
| Absent: | |

Duly Adopted by the Town Council on Monday, February 2, 2026 while in regular session.

Jody L. McLeod
Mayor

Attest:

Heidi L. Holland, MMC, MCCMC
Town Clerk



Town of Clayton
Town Council Regular Meeting Minutes
Tuesday, January 20, 2026 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Pursuant to N.C. General Statute § 143-318.10(e), these minutes provide a general summary of the Town Council meeting and do not represent a verbatim transcript. A complete video recording of this meeting is available for public access on the Town of Clayton’s official YouTube channel: <https://www.youtube.com/user/TownofClaytonNC>.

Council Present:

Mayor Pro Tem Andria Archer
 Council Member Ruth Anderson
 Council Member Porter Casey
 Council Member Amanda Underwood
 Council Member Gretchen Williams

Staff Present:

Rich Cappola, Town Manager
 Jim Cauley, Town Attorney
 Heidi Holland, Town Clerk
 Dolores Gill, Deputy Town Manager
 Lee Barbee, Deputy Town Manager
 David Ranes, Fire Chief
 Robert McKie, Finance Director
 Lydia Davis, Communication & Marketing Specialist
 Louis Duffie, Project Engineer
 Todd Melton, Budget Manager

Council Absent:

Mayor Jody McLeod

1. CALL TO ORDER

- a. Call to Order

Mayor Pro Tem Archer called the meeting to order at 6:00 p.m.

- b. Pledge of Allegiance

Mayor Pro Tem Archer led the Pledge of Allegiance.

- c. Invocation

Council Member Williams provided the Invocation.

2. ADJUSTMENT OF THE AGENDA

- a.

Adopt or Adjust the Agenda

| | |
|----------------|---|
| Result: | Passed 5-0 |
| Mover: | Porter Casey |
| Second: | Ruth Anderson |
| Yes: | Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams |
| No: | None |
| Absent: | Jody McLeod |

3. CONSENT AGENDA

- a. Minutes
 - January 5, 2026 - Regular Meeting
 - January 5, 2026 - Closed Session

Presenter:

Heidi Holland, Town Clerk

- b. Removal of Advisory Board Member

Presenter:

Heidi Holland, Town Clerk

- c. Planning Board Appointments

Presenter:

Heidi Holland, Town Clerk

Adoption of Consent Agenda as Presented

| | |
|----------------|---|
| Result: | Passed 5-0 |
| Mover: | Porter Casey |
| Second: | Gretchen Williams |
| Yes: | Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams |
| No: | None |
| Absent: | Jody McLeod |

4. ADMINISTRATIVE ITEMS

- a. Clayton 4U
 - Clayton4U Season 3 Trailer

Presenter:

Nathanael Shelton, Communication Director

Ms. Davis presented this episode of Clayton4U, kicking off the 2026 series of Clayton4U. This was a season 2 recap which also served as the season 3 trailer.

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. Clayton High School Football Recognition

Presenter:

Porter Casey, Council Member

Council Member Casey recognized the Clayton High School Football team for their 2025-26 season earning the title of 7A East Regional Champions and Conference Champions and finishing as the 7A State Champion Runner-Ups. Coach Scott Chadwick thanked the Town for their support.

6. PUBLIC HEARINGS

- a. Comprehensive List of Fees Amendment #2

Presenter:

Todd Melton, Budget Manager

Mr. Melton stated tonight's second amendment relates to Community Development area. Some

of the fee amendments included clarifying language, for example, Stormwater Plan Review, clarified the language to read “so many dollars per disturbed acre”; Resubmittal Fees for our Planning Department, the language was changed to include consultant fees for those that require consultants; and general language clean up to match the UDO naming conventions.

The new fees were all related to our Inspections Department. With more requests received for inspections on group homes and foster homes, a new fee was created for those inspections and are in line with existing fees.

Technical Adjustments are related mostly to zoning. Our current zoning compliance fees were broken out to more specific zoning fees and are in line with existing fees. There was a temporary permit that was included in the Urban Archery Permit; this was broken down into its own fee. Also, map printing and copy fees were located elsewhere in this list, they were removed from this department.

This tool lives on the Town’s website and is available to our residents with a search feature. There is also a link containing a downloadable PDF file with all the fees included.

Staff recommends adoption of tonight’s proposed amendments. These changes allow the Town to better capture costs associated with providing these services.

Council Member Casey stated there are certain developer fees, some captured in here and some that aren’t. He stated there was a meeting about a year ago where it was approved to incrementally raising those development fees and wanted to make sure we are still doing that. Mr. Cappola stated he is referring to the System Development Fees that are charged for new development or expanded capacity within our water and sewer systems. Council did adopt a graduating increase approximately 3 years ago, those fees have been captured with our annual budget and go into effect every July 1st. Those are in effect and have been increasing based on the schedule that was established. Tonight’s amendments are additions driven by either UDO language or consistency or fees in place for our upcoming Clarity software system.

Council Member Casey stated it sounds like we are not talking about the System Development Fees tonight, but the citizens need to know that there is a scaled increase and that is still happening.

Mayor Pro Tem Archer stated this has been noted as a public hearing and asked if anyone wished to speak. With no one wishing to speak, the public hearing was closed and turned over to Council for their deliberation.

Adoption of Ordinance #2026-01-01

| | |
|------------------|---|
| Result: | Passed 5-0 |
| Mover: | Porter Casey |
| Seconder: | Ruth Anderson |
| Yes: | Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams |
| No: | None |
| Absent: | Jody McLeod |

7. QUASI-JUDICIAL HEARINGS

8. OLD BUSINESS

- a. Sam's Branch Reclamation Facility Update

Presenter:

Joshua Baird, Water Resources Director

Mr. Duffie stated Adam Sharpe with HDR, who is serving as Owner's Advisor for the Sam's Branch Program is here tonight.

Mr. Duffie provided an update on the projects. There are five projects that compile the Sam's Branch Program, three being completed. The Little Creek Pump Station, which is located at our existing Little Creek WRF and would take flow off that old facility and pump to the new Sam's Branch facility is complete and has been tested and accepted. Little Creek Transmission Line, which is a force main and gravity sewer to get that flow to our new facility is complete and has been tested and accepted as well. The expanded Clayton to Raleigh Pump Station is complete and has been tested and accepted. This pump expands the Town's capacity to send to Raleigh.

The two projects still underway are the ECIA Pump Station and the Sam's Branch WRF. Shared was an aerial view of the Sam's Branch location. Asphalt is being poured on Loop Road, all structures have been substantially built, and equipment vendors have been visiting the site to test their equipment. Monday, January 28, 2025, water would begin to run through the entire system to test the different pumps and valves.

There are three major components to the ECIA Pump Station project. There is a gravity sewer portion that goes along Front Street which has been completed. The force main, which pumps from the lift station on the back side of the old Biggs Pre-Treatment Facility, is 95% complete. The process pipe pump valves and electrical are being installed. That project is forecast for completion May 2026.

Mr. Sharpe spoke about finances and scheduling. He stated this has been a big investment for the Town. Shared was a dashboard used to track where the project is spending and schedule wise. Shared were numbers anticipated beginning in 2021 as far as expenditures and then actual numbers. A lot of things have changed along the way, and the Town has adapted to those change conditions. Two of the three completed projects in the program are under budget, and the other is on budget, and the overall project is tracking with the budget initially set.

The largest component in this whole program is the Sam's Branch plant, with almost \$165 million invested to date in that facility. \$23.6 million is the balance to finish including the retainage in the contract which is allowable by the Town. There have been several change orders along the way, totaling \$11.3 million, that have been approved and have been for the benefit of the facility, to allow it to go from Phase 1 6 MGD plant, to be ready and prepared to go to Phase 2.

The contractual substantial completion for this facility was September 5, 2025; the contractor has communicated the latest target substantial completion to be April 2026.

He spoke on the Third Amendment to the Clayton/Raleigh Interlocal Agreement and stated this extends the contract to 2040 and allows flows to go from ECIA to land at the City of Raleigh's

facility. He stated this is an incredibly valuable tool for the Town to manage growth, current flows, and future flows. He stated there is a future phase for Sam's Branch to go to 10MGD and depending on how fast industry and the community grows, would dictate how fast this next expansion needs to happen. This contract with Raleigh allows the Town to manage the timing of that project.

Recapped were Key Takeaways:

- Program Progress – 3 of the 5 projects have been completed, 2 under budget
- ECIA Transmission Project – transformative project to serve the East Clayton Industrial Area, increasing conveyance capacity for that area
- Program Budget – well within overall funding plan and program budget outlined years ago
- SBWRF Schedule – with schedule challenges along the way, this is being managed to the best and most practical means possible
- Raleigh Wastewater Agreement – a great tool for the Town
- SBWRF Future – there has been vision for the future of this facility to make sure we are not stopping at 6MGD

Mayor Pro Tem Archer stated under budget is music to her ears and she is glad to hear everyone is working proactively to keep things on time. She discussed the weather delays with the project and asked Mr. Sharpe if there is anything else we should be aware of? Mr. Sharpe stated another big piece is procurement delays, but we are past a lot of those; a big milestone is Phase 4 and getting the wet run testing because that is where you see what issues need to be resolved in the facility.

9. NEW BUSINESS

- a. 2025-135-ANX Heavner-Mayo Properties: Certificate of Sufficiency

Presenter:

Heidi Holland, Town Clerk

POTENTIAL ACTION: Informational Only

Ms. Holland stated this is a procedural step in the annexation process; no action will be taken tonight. She confirmed she investigated the petition submitted for this annexation and it meets all legal requirements. The public hearing for this annexation will be held on Monday, February 2, 2026.

10. PUBLIC COMMENTS

11. STAFF REPORTS

- a. Town Manager

Mr. Cappola reminded all of the meeting this Thursday, January 22nd between 5-7:00 p.m. at the Southwest Public Safety Center. This is an opportunity for the community to come and engage and see future plans. Staff is aware of the threat of potential weather this weekend. Deputy Town Barbee has pulled his staff into winter mode and the Town would continue to have conversation and keep everyone aware of the situation.

- b. Town Attorney

No report.

- c. Town Clerk

No report.

- d. Other Staff

12. OTHER BUSINESS

- a. Mayor and Council Comments

13. CLOSED SESSION

14. ADJOURNMENT

- a. Adjourn

With nothing further, the meeting was adjourned at 6:38 p.m.

Motion To Adjourn

| | |
|----------------|---|
| Result: | Passed 5-0 |
| Mover: | Porter Casey |
| Second: | Gretchen Williams |
| Yes: | Andria Archer, Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams |
| No: | None |
| Absent: | Jody McLeod |

Duly Adopted by the Town Council on Monday, February 2, 2026 while in regular session.

Jody L. McLeod
Mayor

Attest:

Heidi L. Holland, MMC, MCCMC
Town Clerk

***Town of Clayton
Proclamation
Government Communicators Day***

WHEREAS, Government Communicators Day was first celebrated in North Carolina on February 24, 2024 and is nationally observed the on 3rd Friday of February; and

WHEREAS, the role of government communications professions is to inform, educate and engage their communities; and

WHEREAS, robust communication in government creates trust and inspires residents to take action and be involved; and

WHEREAS, government communications create relationships and calls to action, build awareness and understanding through storytelling, engage and foster engagement on civic issues and use all channels to include people in critical decisions; and

WHEREAS, it is essential to have strong communications in government because it is a foundational element of living in a democracy where citizens have the freedom to make their voice heard.

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim February 20, 2026, as "GOVERNMENT COMMUNICATORS DAY" in Clayton, and commend its observance to all citizens.

Proclaimed by the Clayton Town Council this the 16th day of February 2026.

Jody L. McLeod
Mayor

***Town of Clayton
Proclamation
Engineer's Week***

WHEREAS, engineers use their scientific and technical knowledge and skills in creative and innovative ways to fulfill society's needs; and

WHEREAS, engineers face the major technological challenges of our time –from rebuilding towns devastated by natural disaster, cleaning up the environment, and assuring safe, clean, and efficient sources of energy, to designing information systems that will speed our country into the future; and

WHEREAS, engineers are encouraging our young math and science students to realize the practical power of their knowledge; and

WHEREAS, we will look more than ever to engineers and their knowledge and skills to meet the challenges of the twenty-first century.

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim February 22-28, 2026, be recognized as "ENGINEERS WEEK".

Proclaimed by the Clayton Town Council this the 16th day of February 2026.

Jody L. McLeod
Mayor



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

February 16, 2026

Agenda Location

Public Hearings

Item Title

2025-94-CZM Heavner-Mayo Properties: Type 3 Conditional Rezoning, Major Modification

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

POTENTIAL ACTION: Adoption of Ordinance #2026-02-02 and Consistency and Reasonableness Statement

Strategic Priorities Alignment

Desirable Amenities and Spaces and Diversified Economic Development

Public Hearing: Yes

If Approved, Will Document Require Recordation? Yes

Summary

Request to rezone approximately 87.7 acres of land from Residential Large Lot (RLL) and Conditional Commercial (CZC) to a unified Conditional Commercial (CZC) zoning district. This is a Type 3 Conditional Rezoning, Major Modification with a Concept Plan. The Plan includes a mixture of uses, with commercial and multifamily development proposed. This application has been submitted to add approximately 13 acres of land, zoned RLL, to the previously approved Conditional Zoning Concept Plan, Project # 2025-23-CZM. This request is accompanied by an annexation petition 2025-135-ANX.

Funding Source

Corresponding Documentation

1. 00_Staff Report_HeavnerMayoProperties_2025-94-CZM_02162026
2. 01_StaffReportMaps_HeavnerMayoProperties_2025-94-CZM_02162026
3. 02_Application_HeavnerMayoProperties_2025-94-CZM_02162026
4. 03_BoundarySurvey_HeavnerMayoProperties_2025-94-CZM_02162026
5. 04_NeighborhoodMeeting_HeavnerMayoProperties_2025-94-CZM_02162026
6. 05_SurroundingPropertyOwnerNotice_HeavnerMayoProperties_2025-94-CZM_02162026
7. 06_ExhibitAConceptPlan_HeavnerMayoProperties_2025-94-CZM_02162026
8. 07_ConditionsOfApproval_HeavnerMayoProperties_2025-94-CZM_02162026
9. 08_JustificationForUDOModifications_HeavnerMayoProperties_2025-94-CZM_02162026
10. 09_TrafficImpactAnalysis_HeavnerMayoProperties_2025-94-CZM_02162026
11. 10_NCDOTTrafficLetter_HeavnerMayoProperties_2025-94-CZM_02162026
12. 11_ConsistencyStatementsSheet_HeavnerMayoProperties_2025-94-CZM_02162026
13. 12_SupplementalNeighborMeeting_HeavnerMayoProperties_2025-94-CZM_02162026
14. 13_PublicNoticeCertification_HeavnerMayoProperties_2025-94-CZM_02162026
15. 14_PlanningBoardWrittenRecommendation_HeavnerMayoProperties_2025-94-CZM_02162026
16. 15_Ordinance2026-02-02_HeavnerMayoProperties_2025-94-CZM_02162026

Submitted By: Heidi Holland, Town Clerk

Reviewed By:

Heidi Holland, Legislative

Haley Downey, Planning

Conrad Olmedo, Planning

First Name Last Name, Administration

Heidi Holland, Legislative

Created - 2/9/2026



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

Planning Board Public Meeting: December 16, 2025
Town Council Public Hearing: February 16, 2026

STAFF REPORT

| | |
|-------------------------------|---|
| Project Number: | 2025-94-CZM |
| Project Name: | Heavner-Mayo Properties Type 3 Conditional Rezoning, Major Modification |
| Property Pin #: | 165909-05-8421, 165909-15-8400, and 165914-24-6755 |
| Location: | Outside of Town limits located on the southerly side of Clayton Boulevard east of the intersection of Financial Drive, west of the intersection of Fernwood Drive, and south of the intersection of Gateway Drive, addressed as 12649 Clayton Boulevard and an unassigned address, and identified as Johnston County Tax IDs 05G02002C, 05G02002D, 05E99012J. |
| Applicant: | CASTO Properties, Tom Lowell Withers Ravenel, Brendie Vega |
| Property Owners: | Heavner Properties 1997 Limited Partnership, Brightleaf # 2004-II, LLC, and Revocable Living Trust of Eleanor Worth Mayo Ross |
| Public Noticing Dates: | Signs Posted by deadline of February 6, 2026 Surrounding Property Notices Mailed by deadline of February 6, 2026 Website updated by deadline of February 4, 2026 Legal Ad published on February 4, 2026 and February 11, 2026 |
| Request: | Request to rezone approximately 87.7 acres of land from Residential Large Lot (RLL) and Conditional Commercial (CZC) to a unified Conditional Commercial (CZC) zoning district. This is a Type 3 Conditional Rezoning, Major Modification with a Concept Plan. The Plan includes a mixture of uses, with commercial and multi-family development proposed. This application has been submitted to add approximately 13 acres of land, zoned RLL, to the previously approved Conditional Zoning Concept Plan, Project # 2025-23-CZM. |

PROJECT OVERVIEW

The applicant is requesting conditional rezoning of three parcels, totaling approximately 87.7 acres, from zoning districts Residential Large Lot (RLL) and Conditional Commercial (CZC) districts to a unified Conditional Commercial (CZC) district. This is a Major Modification of an existing Type 3 Conditional Rezoning, Project #2025-23-CZM. The original Conditional Rezoning comprised of only two of the properties contained in this request, totaling approximately 74 acres (165909-05-8421 & 165909-15-8400). The applicant is now proposing to add approximately 13 acres (165914-24-6755) to the previously approved Concept Plan, which is considered a Major Modification per UDO Section 2.3.7.P.2. The proposed Concept Plan included in this request, Exhibit A, shows the originally

approved component from 2025-23-CZM as well as the additional land to be added. If approved, this Concept Plan will run with the land and replace original approval (2025-23-CZM). This project's Concept Plan reflects approximately 58.9 acres of commercial development and 15.9 acres of multi-family residential development. Incorporation of the additional 13 acres results in corresponding increases to both the commercial acreage and the designated open space areas.

Landscaping/Buffering:

As previously approved, the applicant is proposing a 40' Type D landscape buffer along existing neighboring residential uses to the east, except for the area within the existing Duke Powerline Easement. Along the southernmost project boundary, the applicant requests to preserve existing vegetation in lieu of installation of a Class D buffer. No internal buffering between future outparcels will be required, as this is a Unified Development. At this time, the applicant is proposing three stormwater ponds, which represents an increase of one additional pond to accommodate the expanded commercial acreage. Final location and design of these will be subject to review and approval of Construction Drawings. Additional proposed changes include increasing the number of parking spaces allowed between landscape islands from 12 to 16, providing flexibility in the location of the plantings within the streetscape buffer, and allowing multiple landscape strips within off-street parking lots to be combined provided that they equal the total required width.

Off-Street Parking Areas & Lighting:

A new Condition of Approval No. 42 has been added since the Planning Board meeting on December 16, 2025. This new condition would allow the height of a light pole to be up to 25 feet within 100 feet of the adjacent residential properties. These light poles would be fitted with cut-off shields, which would direct light onto the property. This condition would also allow a maximum height for remaining parking lot areas to have light poles up to 38 feet in height. This condition would provide an alternative means of compliance with the Town of Clayton's Exterior Lighting standards, which would require a maximum height of 25 feet for parking lot areas and 16 feet for non-vehicular pedestrian areas. The proposed modification would reduce the number of light poles within the Unified Development's parking areas, thereby avoiding potential aesthetic light nuisances. Other UDO lighting standards would remain applicable, such as maximum illumination levels at the property line.

Internal Traffic Circulation & Access:

Internal circulation patterns are included in the concept plan. These are general in nature, and final circulation will be designed at Site Plan/CD review. As previously approved, the development will have three access points located on Clayton Blvd, two of which will be signalized intersections and one that will be a right-in/right-out only. The development will make connections to Town Center Blvd, and Scholar Drive as well. Additionally, a limited connection will be made to the existing stub-street Lightfoot Drive. This connection will be made only for emergency vehicle access and will not be accessible to the public. Final design of this limited connection will be determined at Site Plan/CD review and will be subject to approval by the Fire Department. Cross-access connection will be made to the proposed ABC Store, located to the East along Financial Drive, as shown on the Concept Plan. Proposed changes include extending the primary circulation to include the new parcel to the east. Additionally, staff is recommending in the Conditions of Approval that future cross-access be provided to the vacant/undeveloped parcel to the West of the subject development.

Traffic Improvements:

A Traffic Impact Analysis (TIA) was submitted with the original request (2025-23-CZM). The addition

of the new parcel, a revision to the TIA was submitted and reviewed by the Town’s consultant as well as NCDOT. Traffic improvements are outlined in the conditions of approval and are consistent with NCDOT’s requirements. The associated TIA and NCDOT review letter are also included as attachments to this staff report. Proposed changes to the TIA include those to Site Access C and Financial Drive at Town Center Blvd. The existing median break serving Site Access C would be shifted approximately 140 feet to the east along Clayton Blvd. In addition, an extra westbound left-turn lane would be constructed. Lastly, site access is clarified aligning with Town Center Blvd and the restriping of the southbound approach of Financial Drive.

Conditions of Approval Summary

As outlined in the Conditions of Approval, the applicant is requesting allowance of all uses listed in CRM and CZC, with the exception of those specifically prohibited in the conditions of approval. This is to provide the development with flexibility as they market to potential users.

The Conditions of Approval also include various deviations and additional flexibility from current UDO standards. The applicant has submitted a justification summary of the proposed deviations, which is included as an attachment to this agenda. Since this is a Unified Development, there were discussions with staff regarding the need for flexibility surrounding setbacks, dimensional standards, open space calculations, parking, and internal landscape buffering.

The original Conditional Rezoning conditions are included in this request. Newly requested modifications proposed as follows:

- Establishing the allowable uses on the southern portion of the new parcel “Mayo property”.
- Updates to UDO section references and clarifying that UDO references are for the UDO with an effective date of July 21, 2025.
- Revisions to the TIA required off-site improvements, as described above.
- Flexibility on the number and configuration of landscape strips required within off-street parking lots, provided the total width of combined strips equals the total width of required landscape strips.
- A reduction in parking spaces required between landscape islands from 12 to 16 spaces, provided each parking space meets the Shade Trees provisions in UDO Section 6.6.12.C.
- Flexibility in the placement of plantings within the Streetscape Buffer, allowing them to be located either within the required buffer area or adjacent to it when application of the UDO standards is impracticable.
- Placement of plant material within landscape islands shall allow for a two-foot vehicle overhand from the face of the curb or wheel stop.
- Flexibility in light pole height limits and the applicability of locational standards in relation to adjacent residential uses to the south and east.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USES

| Direction | Zoning | Existing Land Use(s) | Future Land Use |
|-----------|--|--|--|
| North | Corridor Commercial (CRM), Office Institutional (OFI), and Residential Large Lot | Child Day Care, Office (low intensity), Single-Family Residential (detached) | Employment Center and High Density Residential with a Community Center |

| | | | |
|-------|---|--|---|
| | (RLL) | | Overlay |
| South | Residential Large Lot (RLL) | Single-Family Residential (detached) | Low Density Residential and Recreation and Open Space |
| East | Residential Large Lot (RLL) | Single-Family Residential (detached) | Low Density Residential with a Community Center Overlay and Low Density Residential |
| West | Residential Low Density (RLD) and Corridor Commercial (CRM) | School (Johnston Charter), Retail (general), Financial Institution | High Density Residential with a Community Center Overlay |

REVIEW CRITERIA

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

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

CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The Town's Future Land Use Map designates the original two parcels as High Density Residential with a Community Center Overlay. The newly added parcel is designated as Low Density Residential, with a Community Center Overlay applied to only the northern portion of the site closer to Clayton Blvd. High Density Residential envisions a variety of housing types, providing housing near major transportation corridors, existing commercial areas, and Downtowns. Low Density Residential envisions low-density single-family developments and conservation of open space. Community Center Overlay serves larger populations and typically includes major anchor tenants and retailers. All three parcels included in this request envision a mix of uses, including commercial, residential, and open space. Notably, the proposed commercial areas on the newly added parcel are situated within the portion of the site covered by the Community Center Overlay. The southern portion of the new parcel, designated as Low Density Residential, is envisioned for open space uses. The Concept Plan illustrates the distribution of these uses across the subject area and reflects a maximum residential density of 12 units per acre. Overall, the request is consistent with the designations in the Future Land Use Map.

Additionally, the request is consistent with the following Goals & Policies of the 2045 Growth Plan:

Goal LU1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.

- Policy LU 1.2: Encourages developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.
- Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.

Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

- Strategy LU 3.1.3: Within larger developments, encourages higher density housing types to be located in those areas with closest proximity to services, amenities, and infrastructure.

PLANNING BOARD CONSIDERATIONS

The Planning Board will hear this item in a public meeting on December 16, 2025 at their regular meeting. The Planning Board may make a recommendation of approval or denial to the Town Council or may choose to table the project for further consideration. The Planning Board may also make recommendations for changes to the proposed conditions to Town Council.

TOWN COUNCIL CONSIDERATIONS

Following the December 16, 2025 Planning Board Meeting, this application was scheduled for a February 2, 2026 Public Hearing before the Town Council. Due to inclement weather, the scheduled February 2, 2026 Town Council meeting was canceled. This item will appear on the February 16, 2026 Town Council agenda for a Public Hearing.

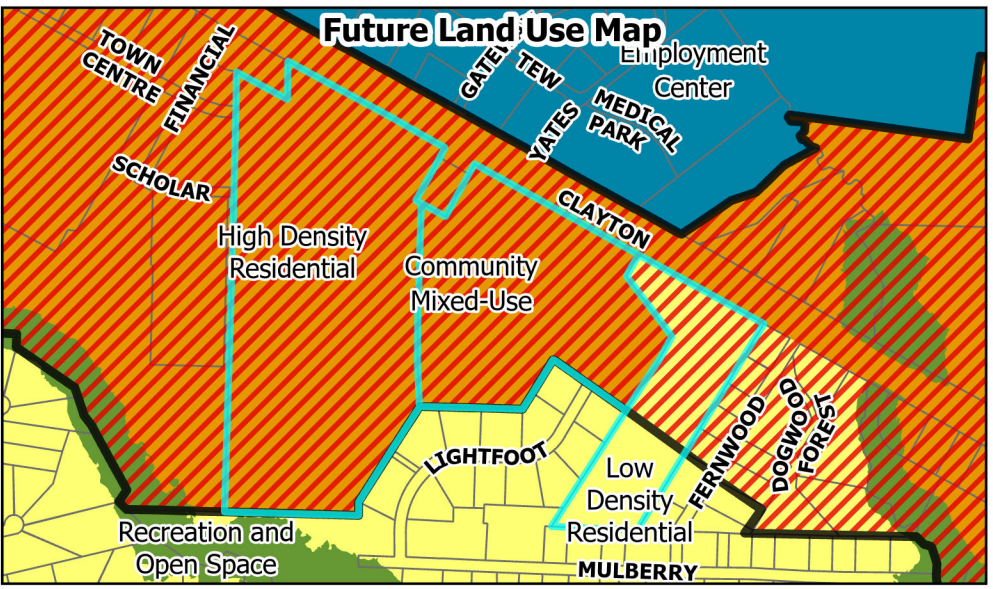
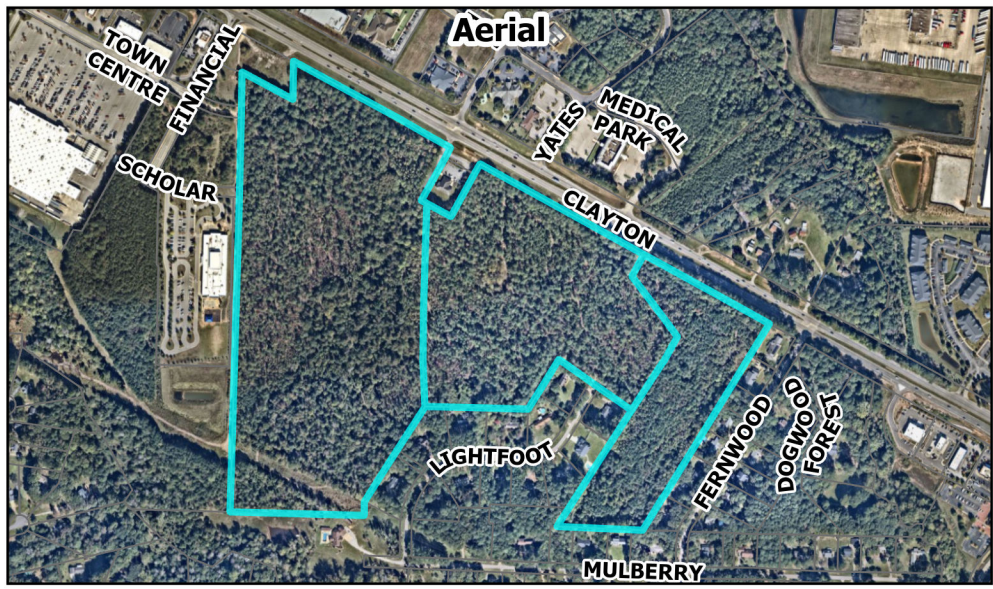
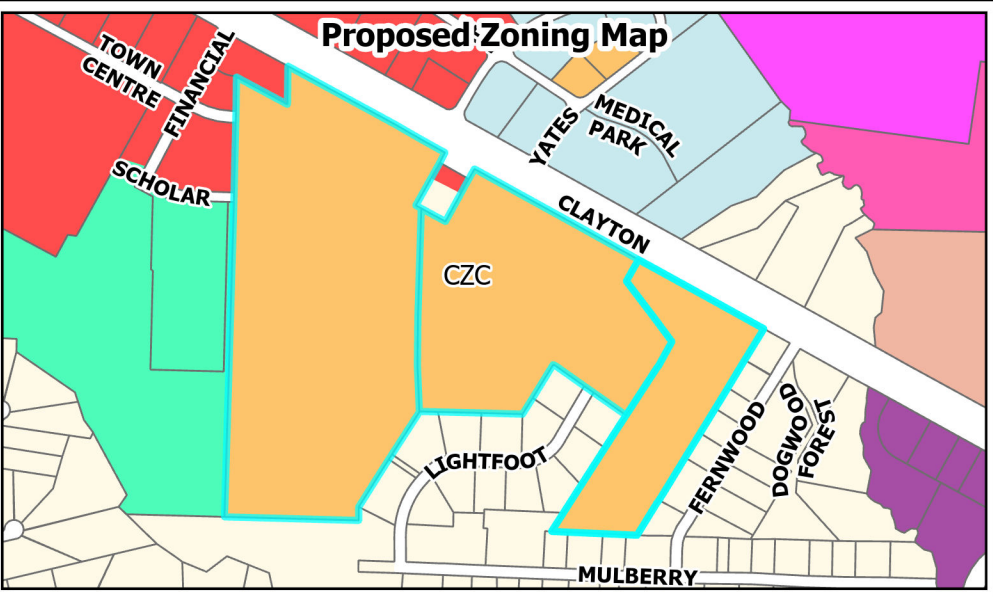
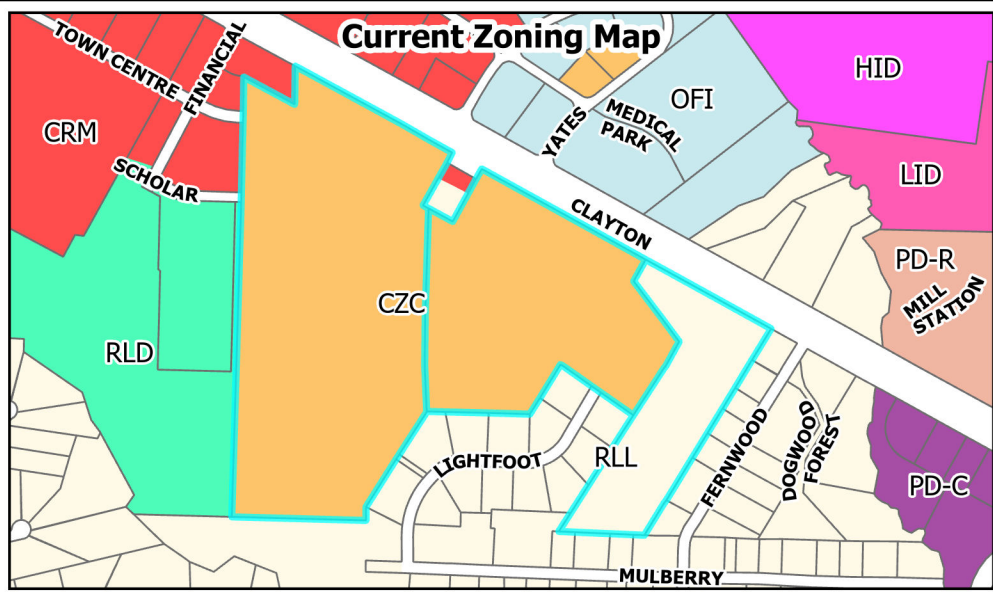
STAFF RECOMMENDATION

The Technical Review committee has thoroughly reviewed the proposed rezoning and associated concept plan. *Planning staff is recommending approval per Motion 1 of the Consistency Statements Sheet.*

ATTACHMENTS:

1. Staff Report Maps
2. Application

3. Boundary Survey
4. Neighborhood Meeting Materials
5. Surrounding Property Owner Notice
6. Exhibit A - Concept Plan
7. Proposed Conditions of Approval
8. Justification for UDO Modifications
9. Transportation Impact Analysis
10. NCDOT Traffic Letter
11. Consistency Statements Sheet
12. Supplemental Neighbor Meeting - November 18, 2025
13. Public Notice Certification
14. Planning Board Written Recommendation
15. Ordinance 2026-02-02



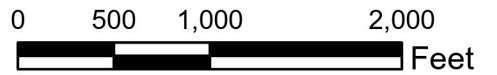
Request: Conditional Rezoning Type III, Major Modification
Project Name: Heavner-Mayo Properties
Project Number: 2025-94-CZM

Applicant: CASTO Properties, Tom Lowell and Withers Ravenel, Brendie Vega
 Property Owner: Heavner Properties 1997 Limited Partnership, Brightleaf # 2004-II, LLC and Revocable Living Trust of Eleanor Worth Mayo Ross
 Johnston County Parcel ID: 05G02002C, 05G02002D, and 05E99012J

 Site Location



Staff Report Map
November 11, 2025



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



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002

**CONDITIONAL REZONING, TYPE 3 UNLIMITED W/ CONCEPT PLAN
COVER SHEET**

Name of Project: Heavner Mayo Properties Date: 9/19/2025

Applicant Name: Thomas Lowell

The following checklist to be completed by applicant. All materials must be submitted in PDF format to Planning-EngineeringSubmittals@TownofClaytonNc.org.

Pre-Application Meeting on: 8/12/2025

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

Neighborhood Meeting on: 9/4/2025

Note: Neighborhood meeting required to be held no more than 60-days prior to submittal.

- Review Fee
- Completed Application
- Owner's Consent Form
- List of property owners within 300 feet of subject parcel(s)
- Neighborhood Meeting Materials
- Signed & sealed boundary survey
- Applicant-proposed Conditions of Approval
- Concept Plan, meeting requirements of UDO
- Traffic Impact Analysis, as applicable
- Wastewater Allocation Request, as applicable

Reviewed by: _____



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002

Conditional Rezoning, Type 3 Unlimited w/ Concept Plan Application

www.ClaytonNC.org/Fees

Applicable Fees: Conditional Rezoning, Unlimited with Associated Concept Plan Fee

APPLICATION TYPE

New Type 3, Conditional Rezoning

Major Modification, modifying: 25-23-CZM

PROJECT & SITE INFORMATION

Name of Project: HEAVNER MAYO PROPERTY

Acreage of Property: 87.74 Existing Use: VACANT

County Tag #: 05G02002C, 05G02002D, 05E99012J NC Pin #: 165909-05-8421, 165909-15-8400, 165914-24-6755

Address/Location: 12649 Clayton Blvd, and Clayton Blvd west of Fernwood Drive

Existing Zoning District: CZC & RLL Proposed Zoning District: CZC

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

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

Note: Supporting documentation must be submitted with the application.

APPLICANT INFORMATION

Applicant: Thomas Lowell, CASTO Southeast Realty Services/ WithersRavenel

Mailing Address: 215 E Chatham St, Suite 201, Cary, NC 27511

Phone Number: 919-234-6711 (Casto), 919-469-3340 (WithersRavenel)

Contact Person: Tom Lowell - CASTO, Brendie Vega & Jim Clark - WithersRavenel

Email Address: TLowell@castsoinfo.com, bvega@withersravenel.com, jclark@withersravenel.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: See attached

Mailing Address: _____

Phone Number: _____

Email Address: _____

EXPLANATION OF PROJECT

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

An amendment to the Heavner Property rezoning (25-23-CZM) is being requested to add an adjacent parcel to the east consisting of 13 acres. The project is a proposed mixed-use development consistent with the Clayton adopted comprehensive and land use plans. The project will provide for a mix of uses including at least one major anchor, a shopping center housing community serving commercial uses, out parcels for individual business spaces, multifamily residential, and open space consisting of plazas and amenities. The design will be thoughtful to create welcoming and inviting spaces for residents and visitors.

REVIEW CRITERIA

Please provide a response to each Review Criteria listed below. Attach additional sheets if necessary.

- 1. If the application is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts, of the Unified Development Ordinance.

See attached for responses to Review Criteria.

- 2. Whether the proposed Conditional Rezoning advances the public health, safety, or welfare.

- 3. Whether and the extent to which the proposed Conditional Rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest.

5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this ordinance.

CONCEPT PLAN REQUIREMENTS:

At minimum, the Concept Plan associated with a Type 3 Conditional Rezoning application shall include the following elements as required by the UDO. Please confirm inclusion of these items in your submittal.

| Provided | | |
|-------------------------------------|--------------------------|--|
| Yes | No | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | General location of development areas, identified by land use(s) and/or development density or intensity. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | General configuration and relationship of the principal elements of the proposed development, including general building types. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identification of, for the entire district and each development area, the acreage, types, and mix of land uses, number of residential units (by use type), non-residential floor area (by use type), residential density, and non-residential intensity (floor area square footage). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | General location, amount, and type (whether designated for active, passive, or gathering area) of open space set-aside. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The location of environmentally sensitive lands, wildlife habitat, and resource protection lands; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The on-site transportation circulation system, including the general location of all streets, existing or projected transit service, pedestrian, and vehicular circulation features, and how they will connect with existing and planned systems. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The general location of on-site potable water and wastewater facilities, and how they will connect to existing systems. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The general location of all other on-site public facilities serving the development, including but no limited to parks, schools, bus shelters, and facilities for fire protection, police protection, EMS, and solid waste management. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The applicable dimensional standards, including consistency with the conditional zoning district dimensional requirements or any requested deviations. |

APPLICANT AFFIDAVIT

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

Thomas Lowell

Print Name

Signed by:

31194B8413724A2
Signature of Applicant

9/19/2025

Date

Review Criteria Attachment

1. If the application is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts, of the Unified Development Ordinance

The application is consistent with the applicable standards in Section 3.3. Any conflicts within this application, Section 3.3, and other sections of the UDO are not intentional.

2. Whether the proposed Conditional Rezoning advances the public health, safety, or welfare.

The proposed conditional rezoning will make needed improvements to signalization and frontage along Clayton Blvd, provide additional access to Scholar Drive and Town Centre Blvd, thereby creating greater connectivity and safety at this location.

The project will extend public water and sewer to provide for adequate fire flow to provide for the safety of the future residents, tenants, and the public at this development.

The addition of a mixed-use development will allow more residents to stay in Clayton for goods, dining and services, keeping tax dollars in the City and County.

The project will be annexed (contiguous) into the Town of Clayton providing an increased tax base.

3. Whether and the extent to which the proposed Conditional Rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

The Clayton Comprehensive Plan and Future Land Use Map call for High Density Residential (HDR) and Community Center (CC) on the parcels. The project will be consistent with these designations.

The project will meet the goals stated:

- *The project will serve a larger trade area of three-to-six miles and is located adjacent to Clayton Boulevard, a major thoroughfare.*
- *There will be at least one major anchor such as a grocery store or retailer.*
- *The project will incorporate community-serving commercial uses and opportunities for office, civic, and institutional uses.*
- *Multifamily residential will be integrated into the mix of uses.*
- *Multifamily residential will be located in close proximity to shopping and services.*
- *All portions of the development will be accessible by a convenient road and pedestrian network.*
- *Housing is provided near a major transportation corridor and existing commercial.*
- *The project will be served by public water and sewer.*
- *The high density residential provides for a transition between lower density residential and commercial uses.*
- *Open space will consist of tree preservation, plazas, and amenities.*

4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest.

The request for conditional rezoning is reasonable and in the public interest for the following reasons:

- *The conditional rezoning is consistent with the adopted comprehensive and land use plans.*
- *The conditional rezoning request mixes uses to provide a walkable neighborhood for those who reside there*
- *The development of a vacant parcel providing needed goods, dining, and residential uses will allow more residents to stay in the community rather than travel to nearby communities.*
- *Shopping centers provide additional employment opportunities for residents with varied skill and educational levels, providing more opportunities for residents of Clayton to find employment in their community.*
- *Multifamily residential provides housing opportunities for younger residents and those who want to live in a community near goods, dining, and services.*
- *The parcels will be annexed into the Town of Clayton increasing the tax base on a currently vacant parcel.*
- *Transportation improvements will provide for a signalized intersection, improving conditions currently experienced in this area.*

5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this ordinance.

The attached Concept Plan associated with the Conditional Rezoning is consistent with the ordinance and the variations from the ordinance requested in the Conditions of Approval.



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: Clayton - Heavner Property **Address or PIN #:** 165909-05-8421 AND 165909-15-8400

AGENT/APPLICANT INFORMATION:

Amber Mason & Tucker McKenzie - WithersRavenel
 (Name - type, print clearly)

137 South Wilmington Street, Suite 200
 (Address)
Raleigh, NC 27601
 (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, Site Plan, Subdivision, Plats

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:

Cecil B Heavner
 (Name - type, print clearly)

P.O. Box 1266
 (Address)

Cecil B Heavner
 (Owner's Signature)

Smithfield NC 27577
 (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me
 the 13 day of February, 2025.

Marion A. Young, a Notary Public for the above State and County, this
 Notary Public



SEAL

My Commission Expires: 9-6-29



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

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AGENT/APPLICANT INFORMATION:

Amber Mason & Tucker McKenzie - WithersRavenel
 (Name - type, print clearly)

137 South Wilmington Street, Suite 200
 (Address)
Raleigh, NC 27601
 (City, State, Zip)

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OWNER AUTHORIZATION:

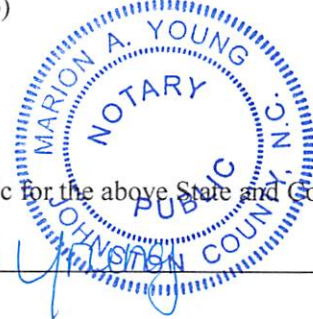
DAN HEAVNER
 (Name - type, print clearly)

PO Box 2346
 (Address)

[Signature]
 (Owner's Signature)

Smithfield NC 27577
 (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston



Sworn and subscribed before me _____, a Notary Public for the above State and County, this the 13 day of February, 2025.

[Signature]
 Notary Public

My Commission Expires: 9-6-29

SEAL



TOWN OF CLAYTON
 Planning Department
 111 E. Second St., P.O. Box 879
 Clayton, NC 27528
 Phone: 919-553-5002
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Project Name: Clayton - Heavner Property **Address or PIN #:** 165909-05-8421 AND 165909-15-8400

AGENT/APPLICANT INFORMATION:

Tom Lowell - Casto Southeast Realty Services, LLC
 (Name - type, print clearly)

215 East Chatham Street, Suite 201
 (Address)
Cary, NC 27511
 (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, Site Plan, Subdivision, Plats

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:

Recil Heavner
 (Name - type, print clearly)

P.O. 1244
 (Address)

Recil B Heavner
 (Owner's Signature)

Smithfield N. C 27577
 (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me _____, a Notary Public for the above State and County, this the 18 day of February, 2025.

SEAL

Marion A Young
 Notary Public



My Commission Expires: 9-6-29



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: Clayton - Heavner Property **Address or PIN #:** 165909-05-8421 AND 165909-15-8400

AGENT/APPLICANT INFORMATION:

Tom Lowell - Casto Southeast Realty Services, LLC
 (Name - type, print clearly)

215 East Chatham Street, Suite 201
 (Address)
Cary, NC 27511
 (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, Site Plan, Subdivision, Plats

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:

DAN HEAVNER
 (Name - type, print clearly)
Dan Heavner
 (Owner's Signature)

PO Box 2346
 (Address)
Smithfield NC 27577
 (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston



Sworn and subscribed before me _____, a Notary Public for the above State and County, this the 13 day of February, 2025.

SEAL

Marina Young
 Notary Public

My Commission Expires: 9-6-29



TOWN OF CLAYTON
 Community Development
 111 E. Second St., P.O. Box 879
 Clayton, NC 27528
 Phone: 919-553-5002

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. This form does not need to be notarized for trade permits however all other application types will require notarization.

Project Name: Heavner Property Amendment **Address or PIN #:** 05E99012J

AGENT/APPLICANT INFORMATION:

Thomas Lowell - Casto 215 E Chatham St, Suite 201
 (Name - type, print clearly) (Address)
Cary, NC 27511
 (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*):

Conditional Rezoning Subdivision
Site Plan/ Construction Plan Early Grading

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. If the property owner is a North Carolina LLC, the individual signing this form must be listed as a company official on the North Carolina Secretary of State's website. Additional verification may be required.

OWNER AUTHORIZATION:

Eleanor M Ross Trust 301 Market St
 (Name - type, print clearly) (Address)
[Signature] Apalachicola FL 32320
 (Owner's Signature) (City, State, Zip)

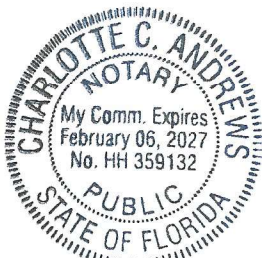
STATE OF Florida
 COUNTY OF Franklin

Notarization is not required for trade permits.

Sworn and subscribed before me Charlotte C. Andrews, a Notary Public for the above State and County, this the 10th day of September, 2025.

[Signature]
 Notary Public

SEAL



My Commission Expires: 2-6-27



TOWN OF CLAYTON
 Community Development
 111 E. Second St., P.O. Box 879
 Clayton, NC 27528
 Phone: 919-553-5002

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. This form does not need to be notarized for trade permits however all other application types will require notarization.

Project Name: Heavner Property Amendment **Address or PIN #:** 05E99012J

AGENT/APPLICANT INFORMATION:

Thomas Lowell - Casto 215 E Chatham St, Suite 201
 (Name - type, print clearly) (Address)
Cary, NC 27511
 (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*):

| | |
|-------------------------------------|----------------------|
| <u>Conditional Rezoning</u> | <u>Subdivision</u> |
| <u>Site Plan/ Construction Plan</u> | <u>Early Grading</u> |

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. If the property owner is a North Carolina LLC, the individual signing this form must be listed as a company official on the North Carolina Secretary of State's website. Additional verification may be required.

OWNER AUTHORIZATION:

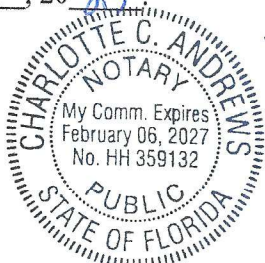
| | |
|------------------------------|----------------------------|
| <u>Thomas Ross</u> | <u>301 market st</u> |
| (Name - type, print clearly) | (Address) |
| <u>[Signature]</u> | <u>Applactola FL 32320</u> |
| (Owner's Signature) | (City, State, Zip) |

STATE OF Florida
COUNTY OF Franklin

Notarization is not required for trade permits.

Sworn and subscribed before me Charlotte C. Andrews, a Notary Public for the above State and County, this the 10th day of September, 2025.

SEAL



Charlotte C. Andrews
 Notary Public
 My Commission Expires: 2-6-27



TOWN OF CLAYTON
 Community Development
 111 E. Second St., P.O. Box 879
 Clayton, NC 27528
 Phone: 919-553-5002

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. This form does not need to be notarized for trade permits however all other application types will require notarization.

Project Name: Heavner Property Amendment **Address or PIN #:** 05E99012J

AGENT/APPLICANT INFORMATION:

WithersRavenel

Brendie Vega, Jim Clark, Tucker McKenzie
 (Name - type, print clearly)

167 E Chatham St, Suite 201
 (Address)

Cary, NC 27511
 (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*):

Conditional Rezoning
Site Plan/ Construction Plan

Subdivision
Early Grading

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. If the property owner is a North Carolina LLC, the individual signing this form must be listed as a company official on the North Carolina Secretary of State's website. Additional verification may be required.

OWNER AUTHORIZATION:

Eleanor M Ross Trust
 (Name - type, print clearly)

301 Market St
 (Address)

[Signature]
 (Owner's Signature)

Apalachicola FL 32320
 (City, State, Zip)

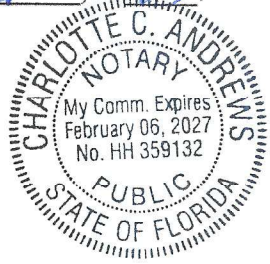
STATE OF Florida
COUNTY OF Franklin

*****Notarization is not required for trade permits.*****

Sworn and subscribed before me Charlotte C Andrews, a Notary Public for the above State and County, this the 10th day of September, 2025.

[Signature]
 Notary Public

SEAL



My Commission Expires: 2-6-27



TOWN OF CLAYTON
 Community Development
 111 E. Second St., P.O. Box 879
 Clayton, NC 27528
 Phone: 919-553-5002

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. This form does not need to be notarized for trade permits however all other application types will require notarization.

Project Name: Heavner Property Amendment

Address or PIN #: 05E99012J

AGENT/APPLICANT INFORMATION:

WithersRavenel

Brendie Vega, Jim Clark, Tucker McKenzie
 (Name - type, print clearly)

167 E Chatham St, Suite 201
 (Address)

Cary, NC 27511
 (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*):

Conditional Rezoning

Subdivision

Site Plan/ Construction Plan

Early Grading

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. If the property owner is a North Carolina LLC, the individual signing this form must be listed as a company official on the North Carolina Secretary of State's website. Additional verification may be required.

OWNER AUTHORIZATION:

Thurman Ross
 (Name - type, print clearly)

301 Market St
 (Address)

[Signature]
 (Owner's Signature)

Apalachicola FL 32320
 (City, State, Zip)

STATE OF Florida
 COUNTY OF Franklin

Notarization is not required for trade permits.

Sworn and subscribed before me Charlotte C. Andrews, a Notary Public for the above State and County, this the 10th day of September, 2025.

Charlotte C. Andrews
 Notary Public

SEAL



My Commission Expires: 8-6-27



TOWN OF CLAYTON
 Community Development
 111 E. Second St., P.O. Box 879
 Clayton, NC 27528
 Phone: 919-553-5002

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. This form does not need to be notarized for trade permits however all other application types will require notarization.

Project Name: Heavner Property Amendment **Address or PIN #:** _____

AGENT/APPLICANT INFORMATION:

Thomas Lowell - Casto 215 E Chatham St, Suite 201
 (Name - type, print clearly) (Address)
Cary, NC 27511
 (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*):

Conditional Rezoning Subdivision
Site Plan/ Construction Plan Early Grading

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.

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OWNER AUTHORIZATION:

Cameron Trent Mayo - POA for Louise Cherille Mayo 2008 Signal Ridge Chase NW
 (Name - type, print clearly) (Address)
Kennesaw, GA 30152
 (City, State, Zip)

Cameron Trent Mayo
 (Owner's Signature)

STATE OF NC
 COUNTY OF Johnston

*****Notarization is not required for trade permits.*****

Sworn and subscribed before me Danielle DeCoursey a Notary Public for the above State and County, this the 11th day of Sept, 2025.

SEAL

DANIELLE DECOURSEY
 NOTARY PUBLIC
 Johnston County, NC
 My Commission Expires 11-19-2025

Danielle DeCoursey
 Notary Public
 My Commission Expires: 11-19-2025



TOWN OF CLAYTON
 Community Development
 111 E. Second St., P.O. Box 879
 Clayton, NC 27528
 Phone: 919-553-5002

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. This form does not need to be notarized for trade permits however all other application types will require notarization.

Project Name: Heavner Property Amendment **Address or PIN #:** _____

AGENT/APPLICANT INFORMATION:

Thomas Lowell - Casto 215 E Chatham St, Suite 201
 (Name - type, print clearly) (Address)
Cary, NC 27511
 (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*):

| | |
|-------------------------------------|----------------------|
| <u>Conditional Rezoning</u> | <u>Subdivision</u> |
| <u>Site Plan/ Construction Plan</u> | <u>Early Grading</u> |

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. If the property owner is a North Carolina LLC, the individual signing this form must be listed as a company official on the North Carolina Secretary of State's website. Additional verification may be required.

OWNER AUTHORIZATION:

John Walter Mayo, III 302 S Fayetteville St
 (Name - type, print clearly) (Address)
Clayton, NC 27520
 (City, State, Zip)

[Signature]
 (Owner's Signature)

STATE OF NC
COUNTY OF Johnston

*****Notarization is not required for trade permits.*****

Sworn and subscribed before me Danielle Decoursey, a Notary Public for the above State and County, this the 11th day of Sept, 2025.

SEAL



[Signature]
 Notary Public

My Commission Expires: 11-19-2025



TOWN OF CLAYTON
 Community Development
 111 E. Second St., P.O. Box 879
 Clayton, NC 27528
 Phone: 919-553-5002

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. This form does not need to be notarized for trade permits however all other application types will require notarization.

Project Name: Heavner Property Amendment **Address or PIN #:** 05E99012J

AGENT/APPLICANT INFORMATION:

Brendie Vega, Jim Clark, Tucker McKenzie 167 E Chatham St, Suite 201
 (Name - type, print clearly) (Address)
Cary, NC 27511
 (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*):

Conditional Rezoning Subdivision
Site Plan/ Construction Plan Early Grading

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. If the property owner is a North Carolina LLC, the individual signing this form must be listed as a company official on the North Carolina Secretary of State's website. Additional verification may be required.

OWNER AUTHORIZATION:

Cameron Trent Mayo - POA for Louise Cherille Mayo 2008 Signal Ridge Chase NW
 (Name - type, print clearly) (Address)
Kennesaw, GA 30152
 (City, State, Zip)

Cameron Trent Mayo
 (Owner's Signature)

STATE OF NC
COUNTY OF Johnston

*****Notarization is not required for trade permits.*****

Sworn and subscribed before me Danielle DeCoursey, a Notary Public for the above State and County, this the 11th day of Sept, 2025.

SEAL

DANIELLE DECOURSEY
 NOTARY PUBLIC
 Johnston County, NC
 My Commission Expires 11-19-2025

Danielle DeCoursey
 Notary Public
My Commission Expires: 11-19-2025



TOWN OF CLAYTON
 Community Development
 111 E. Second St., P.O. Box 879
 Clayton, NC 27528
 Phone: 919-553-5002

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. This form does not need to be notarized for trade permits however all other application types will require notarization.

Project Name: Heavner Property Amendment **Address or PIN #:** 05E99012J

AGENT/APPLICANT INFORMATION:

Brendie Vega, Jim Clark, Tucker McKenzie 167 E Chatham St, Suite 201
 (Name - type, print clearly) (Address)
Cary, NC 27511
 (City, State, Zip)

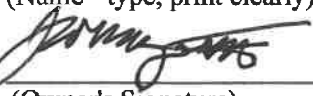
I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Conditional Rezoning Subdivision
Site Plan/ Construction Plan Early Grading

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. If the property owner is a North Carolina LLC, the individual signing this form must be listed as a company official on the North Carolina Secretary of State's website. Additional verification may be required.

OWNER AUTHORIZATION:

John Walter Mayo, III 302 S Fayetteville St
 (Name - type, print clearly) (Address)
 Clayton, NC 27520
 (Owner's Signature) (City, State, Zip)

STATE OF NC
COUNTY OF Johnston

*****Notarization is not required for trade permits.*****

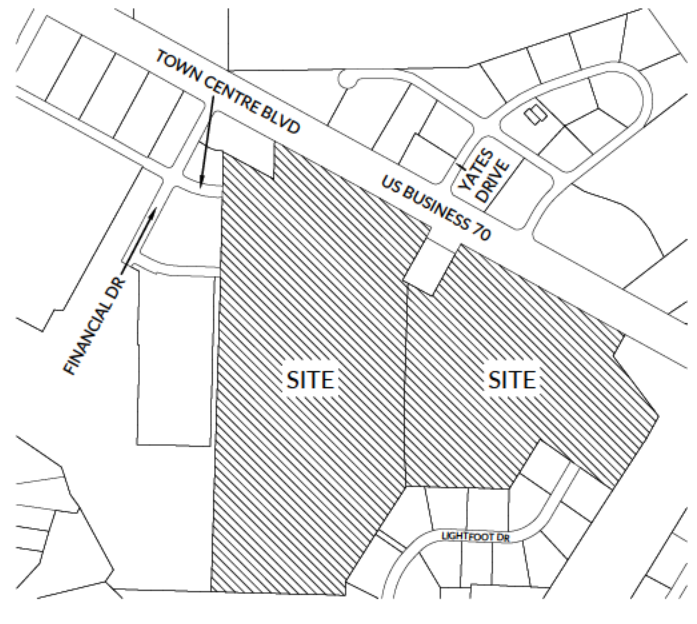
Sworn and subscribed before me Danielle DeCoursey, a Notary Public for the above State and County, this the 11th day of Sept, 2025.

SEAL




 Notary Public

My Commission Expires: 11-19-2025

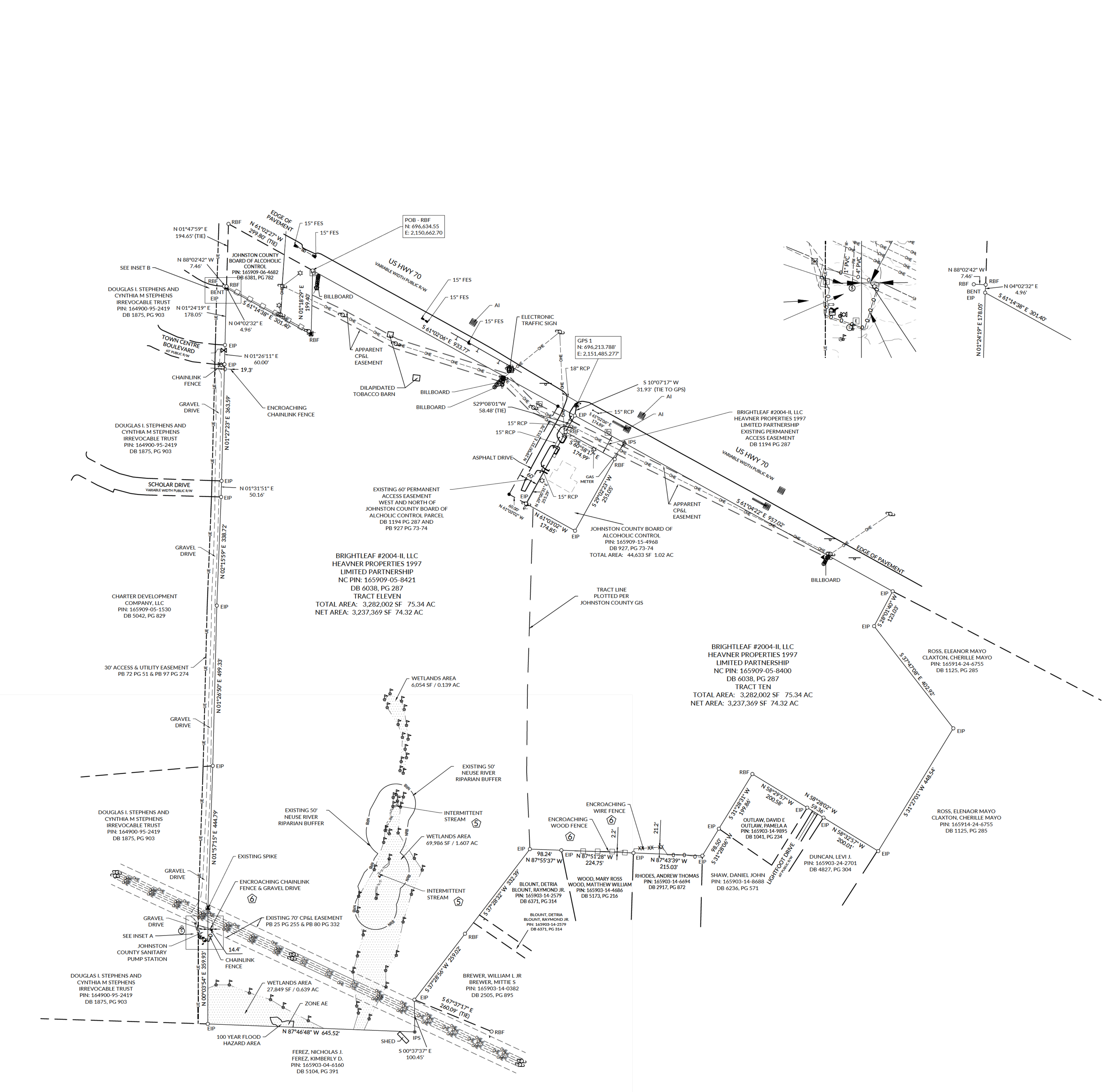


LINETYPE LEGEND (UNLESS OTHERWISE NOTED)

| | |
|-------------------------|-----|
| ADJOINER | --- |
| BACK OF CURB | --- |
| BOUNDARY | --- |
| BUILDING | --- |
| CONCRETE | --- |
| CREEK | --- |
| EASEMENT | --- |
| EDGE OF PAVEMENT | --- |
| FENCE (CHAINLINK) | --- |
| FENCE (WIRE) | --- |
| FENCE (WOOD) | --- |
| FIBER OPTIC | --- |
| FORCE MAIN | --- |
| GAS | --- |
| GRAVEL | --- |
| OVERHEAD ELECTRIC | --- |
| NEUSE RIVER BUFFER | --- |
| STORM DRAINAGE EASEMENT | --- |
| TELEPHONE | --- |
| UNKNOWN | --- |
| UTILITY EASEMENT | --- |
| WATER | --- |
| WETLAND | --- |
| CONTOUR MAJOR | --- |
| CONTOUR MINOR | --- |

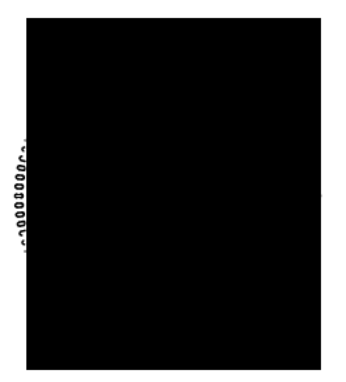
SYMBOL LEGEND (UNLESS OTHERWISE NOTED)

| | |
|------------------------|-----|
| BLOWOFF VALVE | ⊠ |
| CALCULATED POINT | • |
| DROP NILET | ⊠ |
| ELECTRIC METER | ⊠ |
| EXISTING IRON PIPE | ⊠ |
| EXISTING REBAR FOUND | ⊠ |
| FIBER OPTIC BOX | ⊠ |
| FLARED END SECTION | ⊠ |
| GAS METER | ⊠ |
| GUY WIRE | ⊠ |
| IRON PIPE SET | ⊠ |
| LIGHT POLE | ⊠ |
| ACRES | AC |
| END OF INFORMATION | EOI |
| SQUARE FEET | SF |
| POST | ⊠ |
| POWER POLE | ⊠ |
| SIGN | ⊠ |
| SEWER CLEANOUT | ⊠ |
| SANITARY SEWER MANHOLE | ⊠ |
| STORM PIPE | ⊠ |
| TRAFFIC SIGNAL BOX | ⊠ |
| WATER METER | ⊠ |
| WATER VALVE | ⊠ |
| WETLAND FLAG | ⊠ |
| EXCEPTION NUMBER | # |
| ELECTRIC BOX | ⊠ |
| GROUND LIGHT | ⊠ |
| FIBEROPTIC HANDHOLE | ⊠ |
| TELEPHONE PEDESTAL | ⊠ |

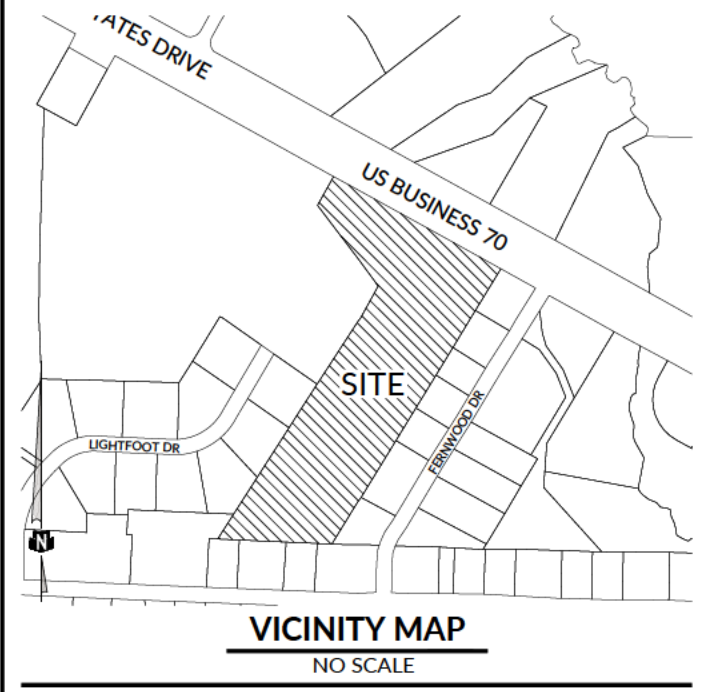


SURVEYOR'S CERTIFICATE

TO CASTO SOUTHEAST REALTY SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; INVESTORS TITLE COMMERCIAL AGENCY; ITS SUCCESSORS AND/OR ASSIGNS
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2, 3.4.6, 7A, 7C, 8.9, 11B, 13, 16, & 17 OF TABLE A THEREOF.
 THE FIELDWORK WAS COMPLETED ON 11-25-2024
 DATE OF PLAT OR MAP: 01-03-2025
 REVISED: 03-04-2025
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER, L-3994



ALTA/NSPS LAND TITLE SURVEY FOR
CASTO SOUTHEAST REALTY SERVICES, LLC.
PROPERTY OF
BRIGHTLEAF #2004-II, LLC AND HEAVNER
PROPERTIES 1997 LIMITED PARTNERSHIP
 12649 US HWY 70 BUSINESS
 CLAYTON TOWNSHIP | JOHNSTON COUNTY | NORTH CAROLINA
 P.I.N. 165909-05-8421 & 165909-15-8400
 ZONING: CRM



LINETYPE LEGEND (UNLESS OTHERWISE NOTED)

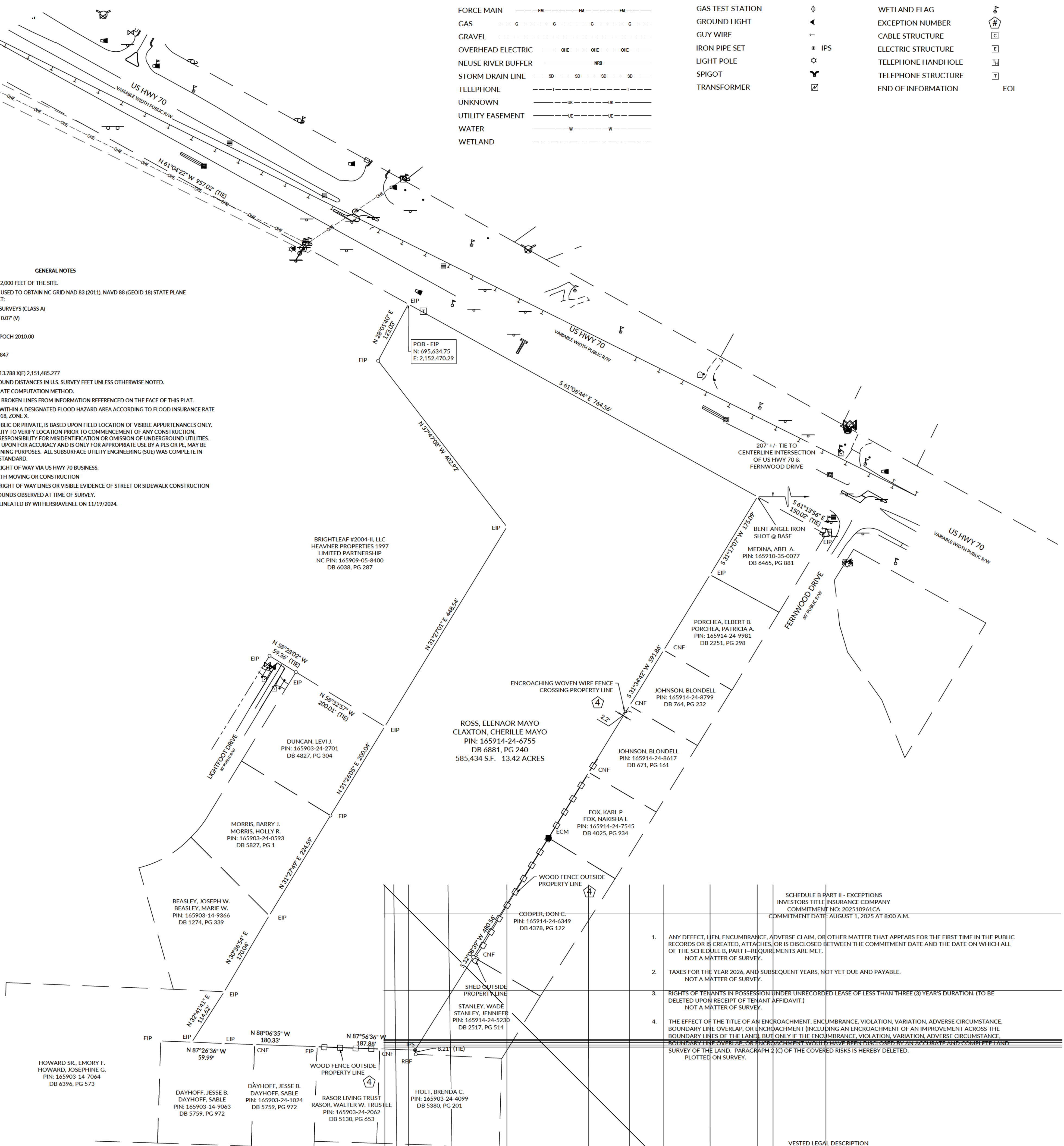
| | |
|--------------------|-----|
| ADJOINER | --- |
| BACK OF CURB | --- |
| BOUNDARY | --- |
| BUILDING | --- |
| CONCRETE | --- |
| CREEK | --- |
| EASEMENT | --- |
| EDGE OF PAVEMENT | --- |
| FENCE (CHAINLINK) | --- |
| FENCE (WIRE) | --- |
| FENCE (WOOD) | --- |
| FIBER OPTIC | --- |
| FORCE MAIN | --- |
| GAS | --- |
| GRAVEL | --- |
| OVERHEAD ELECTRIC | --- |
| NEUSE RIVER BUFFER | --- |
| STORM DRAIN LINE | --- |
| TELEPHONE | --- |
| UNKNOWN | --- |
| UTILITY EASEMENT | --- |
| WATER | --- |
| WETLAND | --- |

SYMBOL LEGEND (UNLESS OTHERWISE NOTED)

| | | | |
|----------------------|-----|--------------------------|-----|
| BLOWOFF VALVE | ☐ | PROPANE TANK | ☐ |
| CALCULATED POINT | • | POST | • |
| CATCH BASIN | ☐ | POWER POLE | ☐ |
| CORNER NOT FOUND | CNF | SIGN | ☐ |
| DROP INLET | ☐ | SEWER CLEANOUT | ☐ |
| ELECTRIC METER | ☐ | SANITARY SEWER MANHOLE | ☐ |
| EXISTING IRON PIPE | EIP | SANITARY SEWER MARKER | ☐ |
| EXISTING REBAR FOUND | RBF | STORM DRAIN MANHOLE | ☐ |
| FIBER OPTIC BOX | ☐ | STORM PIPE | ☐ |
| FIBER OPTIC MARKER | ☐ | TRAFFIC SIGNAL STRUCTURE | ☐ |
| FLARED END SECTION | ☐ | WATER METER | ☐ |
| GAS MARKER | ☐ | WATER VALVE | ☐ |
| GAS TEST STATION | ☐ | WETLAND FLAG | ☐ |
| GROUND LIGHT | ☐ | EXCEPTION NUMBER | ☐ |
| GUY WIRE | ☐ | CABLE STRUCTURE | ☐ |
| IRON PIPE SET | ☐ | ELECTRIC STRUCTURE | ☐ |
| LIGHT POLE | ☐ | TELEPHONE HANDHOLE | ☐ |
| SPIGOT | ☐ | TELEPHONE STRUCTURE | ☐ |
| TRANSFORMER | ☐ | END OF INFORMATION | EOI |

GENERAL NOTES

- NO NCS MONUMENT FOUND WITHIN 2,000 FEET OF THE SITE.
- THE FOLLOWING INFORMATION WAS USED TO OBTAIN NC GRID NAD 83 (2011), NAVD 88 (GEOID 18) STATE PLANE COORDINATES (SPC) FOR THIS PROJECT:
 - CLASS OF SURVEY: URBAN LAND SURVEYS (CLASS A)
 - POSITIONAL ACCURACY: 0.03 (H), 0.07 (V)
 - DATE OF SURVEY: 8-26-2025
 - DATUM/EPOCH: NAD 83 (2011), EPOCH 2010.00
 - GEOID MODEL: GEOID 18
 - COMBINED GRID FACTOR: 0.9998847
 - UNITS: U.S. SURVEY FEET
 - GRID/GROUND POINT: YPN 696,213.788 XED 2,151,485.277
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- ALL AREAS DERIVED BY THE COORDINATE COMPUTATION METHOD.
- LINE NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720165900K DATED JUNE 20, 2018, ZONE X.
- LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD LOCATION OF VISIBLE APPURTENANCES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. WITHERSRAVENEL CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES. LOCATION DATA IS NOT TO BE RELIED UPON FOR ACCURACY AND IS ONLY FOR APPROPRIATE USE BY A PLS OR PE, MAY BE USED BY A PE FOR PRELIMINARY PLANNING PURPOSES. ALL SUBSURFACE UTILITY ENGINEERING (SUE) WAS COMPLETE IN ACCORDANCE WITH THE ASCE 38-22 STANDARD.
- PROPERTY HAS ACCESS TO A PUBLIC RIGHT OF WAY VIA US HWY 70 BUSINESS.
- NO VISIBLE EVIDENCE OF RECENT EARTH MOVING OR CONSTRUCTION
- NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES OR VISIBLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION
- NO VISIBLE EVIDENCE OF BURIAL GROUNDS OBSERVED AT TIME OF SURVEY.
- WETLAND LOCATIONS MAPPED & DELINEATED BY WITHERSRAVENEL ON 11/19/2024.



| | |
|----|--|
| 1. | ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. |
| 2. | TAXES FOR THE YEAR 2026, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. |
| 3. | RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE OF LESS THAN THREE (3) YEAR'S DURATION, (TO BE DELETED UPON RECEIPT OF TENANT AFFIDAVIT). |
| 4. | THE EFFECT OF THE TITLE OF AN ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT IS IDENTIFIED BY THE SURVEYOR, IS HEREBY DELETED. |

VESTED LEGAL DESCRIPTION

13 ACRES LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 70 IN CLAYTON TOWNSHIP, JOHNSTON COUNTY, NORTH CAROLINA, SAID LAND BEING THE SAME PROPERTY REFERRED TO IN ARTICLE II OF THE LAST WILL AND TESTAMENT OF JOHN W. MAYO ON FILE IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF JOHNSTON COUNTY, NORTH CAROLINA AND BEING THE REMAINDER OF THAT CERTAIN 35.2 ACRE TRACT CONVEYED TO JOHN W. MAYO AND WIFE, LOUISE H. MAYO BY DEED DATED MARCH 6, 1956, AND RECORDED IN BOOK 533, PAGE 542, OF THE JOHNSTON COUNTY REGISTRY.

AS-SURVEYED LEGAL DESCRIPTION

BEGINNING AT AN EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF US HWY 70 (VARIABLE WIDTH PUBLIC R/W), SAID PIPE HAVING NC GRID COORDINATES (NAD 83 - 2011) OF N=695,634.75, E=2,152,470.29, THENCE FROM BEGINNING POINT WITH SAID RIGHT OF WAY SOUTH 41°06'44" EAST 764.56 FEET TO AN EXISTING BENT ANGLE IRON, THENCE LEAVING SAID RIGHT OF WAY SOUTH 31°17'07" WEST 175.09 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 54°42" WEST 591.86 FEET TO AN EXISTING CONCRETE MONUMENT, THENCE SOUTH 32°08'39" WEST 480.56 FEET TO A NEW IRON PIPE, THENCE NORTH 87°56'36" WEST 187.88 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 88°06'35" WEST 180.33 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 87°26'36" WEST 59.99 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 32°41'41" EAST 114.62 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 30°36'54" EAST 170.04 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 31°74'49" EAST 224.59 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 31°26'05" EAST 200.04 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 31°27'01" EAST 448.54 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 37°47'08" WEST 402.92 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 28°01'40" EAST 123.03 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 13.42 ACRES (585,434 SQ FT) MORE OR LESS.

SURVEYOR'S CERTIFICATE

TO CASTO SOUTHEAST REALTY SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; INVESTORS TITLE COMMERCIAL AGENCY; ITS SUCCESSORS AND/OR ASSIGNS
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2, 3.6, 6.7, 7.C, 8.9, 11.B, 13, 16, & 17 OF TABLE A THEREOF.
 THE FIELDWORK WAS COMPLETED ON 8-26-2025
 DATE OF PLAT OR MAP: XX-XX-2025



PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER, L-3059

**ALTA/NSPS LAND TITLE SURVEY FOR
 CASTO SOUTHEAST REALTY SERVICES, LLC.
 PROPERTY OF
 ELEANOR MAYO ROSS &
 CHERILLE MAYO CLAXTON**

CLAYTON TOWNSHIP | JOHNSTON COUNTY | NORTH CAROLINA
 P.I.N. 165914-24-6755
 ZONING: RLL

WR Job No: 24-1262A
 DATE: 08/26/2025

SURVEYED BY: AB
 DRAWN BY: TA
 CHECK & CLOSE BY: BURB

SCALE: 1 inch = 100 ft.

SHEET: 1 OF 1

115 MacKenen Drive | Cary, NC 27511
 License #: F-1479 | T: 919.469.3340 | www.withersravenel.com

WithersRavenel



August 21, 2025

Dear Clayton Area Property Owner:

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

Meeting Date: September 4, 2025
Meeting Time: 6:00 p.m.
Meeting Location: Clayton Community Center – Activity Room #111
715 Amelia Church Road
Clayton, NC 27520
Type of Application: Conditional Rezoning – Major Amendment to 2025-23-CZM
Project Name: Clayton – Heavener Property
Property address: 12649 Clayton Blvd
(PINS 165909-05-8421 & 165909-15-8400, 165914-24-6755)


Description of Proposal:
A Major Amendment to a Conditional Rezoning (2025-23-CZM) is being requested to propose the addition of parcel 05E99012J (PIN 165914-24-6755) to an approved Conditional Rezoning. The Major Amendment will include a rezoning from CZC (Conditional Zoning Commercial) and RLL (Residential Large Lot) to CZC (Conditional Zoning Commercial), consistent with the Future Land Use Map Community Overlay.

Upcoming public meetings for this application (Planning Board and Town Council):
The public meetings are yet to be determined; however, it is anticipated that the earliest meeting dates would be Planning Board on November 18, 2025 and Town Council on December 15, 2025.

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

- 1. A copy of the project application.
- 2. A schedule of all upcoming public meetings for the application (subject to change).
- 3. A map showing the location of the project.
- 4. An exhibit showing the requested zoning map amendment.

A map is enclosed with this letter showing the location of the property that is subject to this application for rezoning. If you have any questions prior to or after this meeting, you may contact me at 919.535.5212 or bvega@withersravenel.com. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,


Brendie Vega, AICP, CNU-A
Senior Entitlements Manager

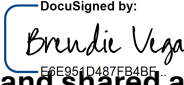


Scale: 1:6000 - 1 in. = 500 feet

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

| Name | Address | Phone (optional) | Email (optional) |
|----------------------------|--|------------------|------------------|
| 1 Bill & Mittie Sue Brewer | 744 Lightfoot Dr. Clayton ²¹⁵²⁰ | | |
| 2 Walter & Jill Razor | 1004 Mulberry Rd, Clayton | | |
| 3 ANDY PLEASANT | 925 MULBERRY RD CLAYTON | | |
| 4 ART & JOY MERCER | 741 LIGHTFOOT DR | | |
| 5 Tom & Ida Mayes | 924 Mulberry Rd Clayton | | |
| 6 Bill Williams | 1014 Mulberry Rd | | |
| 7 Joanna & John Larry | 733 Lightfoot Drive | | |
| 8 Bren Holt | 1000 Mulberry Rd | | |
| 9 Troy DeHaven | 717 Fernwood Dr | | |
| 10 Todd Mitchell | 917 Mulberry Rd | | |
| 11 Kim Mitchell | 917 Mulberry Rd | | |
| 12 Chris Grimes | 215 E Chatnam St. | | |
| 13 Don Cooper | 710 Fernwood Dr | | |
| 14 Shannon Dixon | Casto | | |
| 15 Brendie Vega | Withers Ravenel | | |
| 16 Jim Clark | " | | |
| 17 Lyle Overcash | Kimley-Horn | | |

Heavner-Mayo Rezoning Neighborhood Meeting Summary

Date of Mailing: August 21, 2025
Date and Time of Meeting: September 4, 2025, 6pm to 7pm
Location of Meeting: Clayton Community Center, Room #111, Amelia Church Rd
Printed Name: Brendie Vega Signature: 

The team introduced themselves to those in attendance and shared a PowerPoint Presentation with those in attendance:

Developer - Casto: Shannon Dixon & Chris Grimes. Planner and Engineer - WithersRavenel: Brendie Vega & Jim Clark. Traffic Engineer - Kimley-Horn: Lyle Overcash

Chris Grimes of Casto gave a brief overview of the Company and projects. Brendie Vega covered the rezoning process, where we are in the process for both Heavner and the rezoning amendment for Heavner-Mayo, the zoning and land use, and the concept plan, noting that the southern portion would be limited to only . Lyle Overcash gave an overview of the TIA and potential additional improvements.

Summary of Discussion

Buffer & Landscaping

Residents expressed concerns about whether the proposed 40-foot buffer would be adequate, with requests for a wider buffer and questions on whether it would be cleared or maintained. The development team confirmed the buffer would be preserved as much as possible, with selective clearing only as needed and in-fill plantings of required shrubs and trees. Some neighbors worried the buffer would reduce enjoyment of their backyards, and others questioned whether landscaping would provide a sufficient barrier. The team said they would be providing similar conditions where the evergreen understory and shrubs would increase from the UDO requirement to 100%. When required buffer trees or landscaping dies they are required to be replaced and it is enforced by the Town.

Stormwater

Questions were raised about fencing around the stormwater pond, including what type was required and whether this was a local or state requirement. The team stated fencing would follow the UDO requirements. One neighbor appreciated the pond's natural appearance behind his property compared to buildings or parking, and it was clarified that the pond would not be lit. Concerns about mosquitoes were raised, and the developer confirmed responsibility to treat would be determined between the Town and developer if it became problematic. The developer said they would speak to property management to see how it is handled in other projects. Residents expressed concern about flooding due to tree removal as well as the dangers posed by removing trees. The team noted the pond was necessary for stormwater control and detention, that contractors would follow safety protocols in tree removal, and double silt fencing would be installed for added protection.

Transportation & Traffic

Traffic impacts were a recurring concern. The team explained that traffic counts were conducted while school was in session, and access to Highway 70 would remain as previously shown with three access points. Road improvements, including a continuous turn lane, would be coordinated with NCDOT and the Town. Residents requested construction of the turn lane, even if temporary, be prioritized to reduce congestion during construction. Construction entrance desired to be located away from the neighborhood.

Lighting, Noise, and Safety

Neighbors raised concerns about parking lot lighting, service area noise, and potential for a homeless encampment at the rear of the site. The development team emphasized efforts to minimize impacts. The development team noted that the property is managed and any attempts to utilize the site as an encampment would be monitored by property management. This site will be managed and maintained.

Transparency & Communication

Several neighbors expressed frustration that they had not received enough information about the project. The team explained that certain details, such as inclusion of the Mayo property, could not be disclosed earlier due to contract timing. Residents requested copies of the Traffic Impact Analysis and concept plans before the public hearing. Submittal materials to be shared with residents. The development team noted that the size of the submittal could not be easily shared via email, one resident suggested using Dropbox or another platform, the team will review and find a way to share.

Application Changes/Commitments

- The development team committed to respectful engagement and providing updated plans to neighbors before the public hearing and to improving communications going forward. The communication will be limited to two or three neighbors who will then distribute information to others.
- The team has confirmed that fencing is required around stormwater ponds (SCMs) and has made a request to the Town of Clayton on what type and height is required/ allowed.

REVOCABLE LIVING TRUST OF ELEANOR
WORTH MAYO ROSS
ROSS, ELEANOR WORTH MAYO TRUSTEE
5210 ISLAND DR
STONE MTN, GA 30087-4268

RASOR LIVING TRUST
RASOR, WALTER WHITLEY CO TRUSTEE
1004 MULBERRY RD
CLAYTON, NC 27520-2157

COOPER, DON C
710 FERNWOOD DR
CLAYTON, NC 27520-2108

STANLEY, WADE
STANLEY, JENNIFER
716 FERNWOOD DRIVE
CLAYTON, NC 27520-0000

HOLT, BRENDA C.
1000 MULBERRY RD
CLAYTON, NC 27520-2157

HEAVNER PROPERTIES 1997 LIMITED
PARTNERSHIP
BRIGHTLEAF # 2004-II, LLC
PO BOX 2346
SMITHFIELD, NC 27577-2346

DAYHOFF, JESSE BLAKE
DAYHOFF, SABLE
1008 MULBERRY RD
CLAYTON, NC 27520-2157

HOWARD, EMORY F SR.
HOWARD, JOSEPHINE G.
205 HOLLY CIR
CLAYTON, NC 27527-8877

DAYHOFF, JESSE BLAKE
DAYHOFF, SABLE
1008 MULBERRY RD
CLAYTON, NC 27520-2157

JOHNSON, BLONDELL
706 FERNWOOD DR
CLAYTON, NC 27520-2108

DUNCAN, LEVI J.
721 LIGHTFOOT DR
CLAYTON, NC 27520-2137

JOHNSON, BLONDELL
706 FERNWOOD DR
CLAYTON, NC 27520-2108

FOX, KARL P
FOX, NAKISHA L
708 FERNWOOD DRIVE
CLAYTON, NC 27520

MEDINA, ABEL ALEXANDER
700 FERNWOOD DR
CLAYTON, NC 27520-2108

PORCHEA, ELBERT B
PORCHEA, PATRICIA A
702 FERNWOOD DRIVE
CLAYTON, NC 27520-0000

MORRIS, BARRY J.
MORRIS, HOLLY R.
725 LIGHTFOOT DR
CLAYTON, NC 27520-2137

LARRY, JOHN D.
LARRY, JOANNA L.
733 LIGHTFOOT DR
CLAYTON, NC 27520-2137

BEASLEY, JOSEPH WESLEY
BEASLEY, MARIE W
729 LIGHTFOOT DR
CLAYTON, NC 27520-2137

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

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18 label(s) printed**

HEAVNER PROPERTIES 1997 LIMITED
PARTNERSHIP
BRIGHTLEAF # 2004-II, LLC
PO BOX 2346
SMITHFIELD, NC 27577-2346

MORRIS, BARRY J.
MORRIS, HOLLY R.
725 LIGHTFOOT DR
CLAYTON, NC 27520-2137

LARRY, JOHN D.
LARRY, JOANNA L.
733 LIGHTFOOT DR
CLAYTON, NC 27520-2137

BREWER, WILLIAM L JR
BREWER, MITTIE S
744 LIGHTFOOT RD
CLAYTON, NC 27520-2136

MERCER, ARTHUR C JR
MERCER, JOY L EAKES
741 LIGHTFOOT DRIVE
CLAYTON, NC 27520-2137

BLOUNT, DETRIA
BLOUNT, RAYMOND JR.
740 LIGHTFOOT DR
CLAYTON, NC 27520-2136

DAVIDSON, TANJA LENA
10055 PULPIT ROCK RD
JAMESTOWN, CA 95327-9321

BEASLEY, JOSEPH WESLEY
BEASLEY, MARIE W
729 LIGHTFOOT DR
CLAYTON, NC 27520-2137

JOHNSTON COUNTY BOARD OF
ALCOHOLIC CONTROL
PO BOX 909
SMITHFIELD, NC 27577-0909

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610-1231

ELEGANT EVENTS & PLANNING LLC
121 RED STAR LN
CLAYTON, NC 27520-4419

GROWING CHILD ASSOCIATES LLC
11130 CAPITAL BLVD
WAKE FOREST, NC 27587-4513

HEAVNER PROPERTIES 1997 LIMITED
PARTNERSHIP
BRIGHTLEAF # 2004-II, LLC
PO BOX 2346
SMITHFIELD, NC 27577-2346

BLOUNT, DETRIA
BLOUNT, RAYMOND JR.
740 LIGHTFOOT DR
CLAYTON, NC 27520-2136

WOOD, MARY ROSS
WOOD, MATTHEW WILLIAM
736 LIGHTFOOT DR
CLAYTON, NC 27520-2136

DUNCAN, LEVI J.
721 LIGHTFOOT DR
CLAYTON, NC 27520-2137

REVOCABLE LIVING TRUST OF ELEANOR
WORTH MAYO ROSS
ROSS, ELEANOR WORTH MAYO TRUSTEE
5210 ISLAND DR
STONE MTN, GA 30087-4268

SHAW, DANIEL JOHN
728 LIGHTFOOT DR
CLAYTON, NC 27520-2136

OUTLAW, DAVID E
OUTLAW, PAMELA
724 LIGHTFOOT RD
CLAYTON, NC 27520-2136

RHODES, THOMAS ANDREW
732 LIGHTFOOT DR
CLAYTON, NC 27520-2136

PERRY, GLENDA PEEDIN
31 HASTINGS CIR
GREENSBORO, NC 27406-9323

OMKRISHNA LLC
248 MADISON AVE
DECATUR, GA 30030-3542

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22 label(s) printed**

HEAVNER PROPERTIES 1997 LIMITED
PARTNERSHIP
BRIGHTLEAF # 2004-II, LLC
PO BOX 2346
SMITHFIELD, NC 27577-2346

O'DONOVAN, ALBERT R
O'DONOVAN, JACQUELINE B
2017 HUNTERS PT
CLAYTON, NC 27520-9663

WILLIAMS, WILLIAM D JR
1014 MULBERRY ROAD
P O BOX 633
CLAYTON, NC 27528-0000

BLINSON, MICHAEL D
2012 HUNTERS PT
CLAYTON, NC 27520-9663

FEREZ, NICHOLAS J.
FEREZ, KIMBERLY D.
780 LIGHTFOOT DR
CLAYTON, NC 27520-2136

BREWER, WILLIAM L JR
BREWER, MITTIE S
744 LIGHTFOOT RD
CLAYTON, NC 27520-2136

MERCER, ARTHUR C JR
MERCER, JOY L EAKES
741 LIGHTFOOT DRIVE
CLAYTON, NC 27520-2137

BRASWELL, OTIS E
BRASWELL, SHARON
745 LIGHTFOOT DR
CLAYTON, NC 27520-0000

BLOUNT, DETRIA
BLOUNT, RAYMOND JR.
740 LIGHTFOOT DR
CLAYTON, NC 27520-2136

JOHNSTON COUNTY BOARD OF ALCOHOLIC
CONTROL
PO BOX 909
SMITHFIELD, NC 27577-0909

FULL HOUSE STORAGE - CLAYTON, LLC
1122 OBERLIN RD
SUITE 218
RALEIGH, NC 27605-1137

CFM CLAYTON, LLC
EWG CLAYTON, LLC
804 GREEN VALLEY RD STE 202
GREENSBORO, NC 27408-7044

ABERNATHY PROPERTY MANAGEMENT
402 LAKE ROYALE
LOUISBURG, NC 27549-0000

STORE MASTER FUNDING XVII, LLC
10340 US HIGHWAY 17
WILMINGTON, NC 28411-6878

STEPHEN DOUGLAS I IRREVOCABLE TRUST
CYNTHIA M STEPHENS IRREVOCABLE TRUST
319 CHAPANOKE RD STE 102
RALEIGH, NC 27603-0000

JOHNSTON COUNTY BOARD OF
ALCOHOLIC CONTROL
PO BOX 909
SMITHFIELD, NC 27577-0909

WINDHAM SOUTH LLC
501 GATEWAY DR STE 103
CLAYTON, NC 27520-0000

CHARTER DEVELOPMENT COMPANY, L.L.C
3850 BROADMOOR AVE SE STE 201
GRAND RAPIDS, MI 49512-3975

ELEGANT EVENTS & PLANNING LLC
121 RED STAR LN
CLAYTON, NC 27520-4419

GROWING CHILD ASSOCIATES LLC
11130 CAPITAL BLVD
WAKE FOREST, NC 27587-4513

STEPHEN DOUGLAS I IRREVOCABLE TRUST
CYNTHIA M STEPHENS IRREVOCABLE TRUST
319 CHAPANOKE RD STE 102
RALEIGH, NC 27603-0000

STEPHEN DOUGLAS I IRREVOCABLE TRUST
CYNTHIA M STEPHENS IRREVOCABLE TRUST
319 CHAPANOKE RD STE 102
RALEIGH, NC 27603-0000

HEAVNER PROPERTIES 1997 LIMITED
PARTNERSHIP
BRIGHTLEAF # 2004-II, LLC
PO BOX 2346
SMITHFIELD, NC 27577-2346

BLOUNT, DETRIA
BLOUNT, RAYMOND JR.
740 LIGHTFOOT DR
CLAYTON, NC 27520-2136

WOOD, MARY ROSS
WOOD, MATTHEW WILLIAM
736 LIGHTFOOT DR
CLAYTON, NC 27520-2136

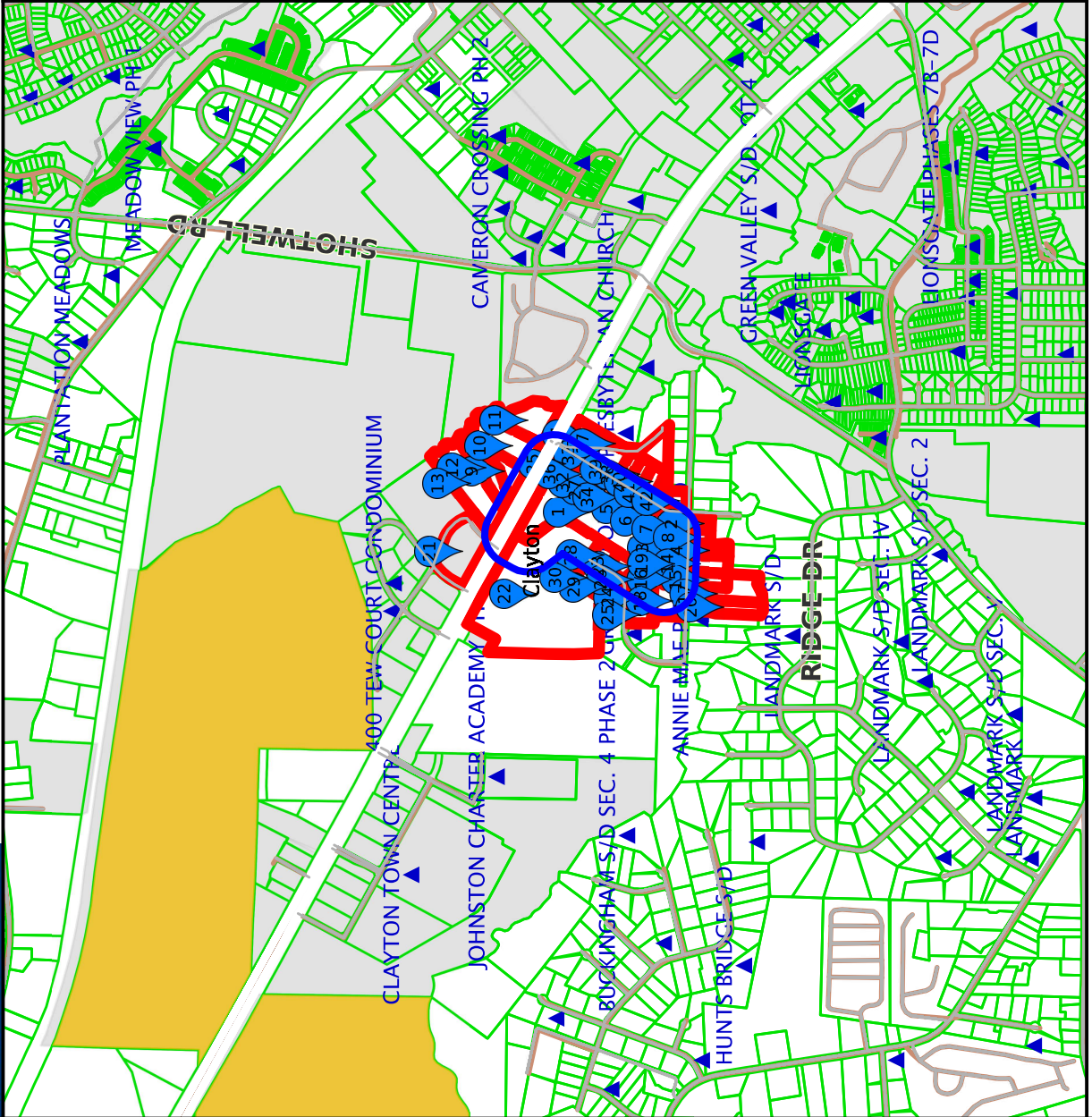
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25 label(s) printed**



*** DISCLAIMER ***

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



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id: 05E99012J
 Tag: 05E99012J
Owner Name 1: REVOCABLE LIVING TRUST OF ELEANOR WORTH MAYO ROSS
Owner Name 2: ROSS, ELEANOR WORTH MAYO TRUSTEE
Mail Address 1: 5210 ISLAND DR
Mail Address 2: STONE MTN, GA 30087-4268
Mail Address 3: STONE MTN, GA 30087-4268
 Book: 06881
 Page: 0240

Result 0

id: 05G02192Y
 Tag: 05G02192Y
Owner Name 1: HILLIARD, CHRISTOPHER M.
Owner Name 2: HILLIARD, ELISABETH R.
Mail Address 1: 1001 MULBERRY RD
Mail Address 2: CLAYTON, NC 27520-2131
 Book: 05051
 Page: 0554

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



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id: 05G02200Z
Tag: 05G02200Z
Owner Name 1: RASOR LIVING TRUST
Owner Name 2: RASOR, WALTER WHITLEY CO TRUSTEE
Mail Address 1: 1004 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2157
Book: 05130
Page: 0653

Result 0

id: 05G02193N
Tag: 05G02193N
Owner Name 1: HOBSON, TIMOTHY
Owner Name 2: HOBSON, CHRYSTAL
Mail Address 1: 1005 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 06178
Page: 0434

Result 0

id: 05G02194C
Tag: 05G02194C
Owner Name 1: COOPER, DON C
Owner Name 2:
Mail Address 1: 710 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2108
Book: 04378
Page: 0122

Result 0

id: 05G02199A
Tag: 05G02199A
Owner Name 1: STANLEY, WADE
Owner Name 2: STANLEY, JENNIFER
Mail Address 1: 716 FERNWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02517
Page: 0514

Result 0

id: 05G02200Y
Tag: 05G02200Y
Owner Name 1: HOLT, BRENDA C.
Owner Name 2:
Mail Address 1: 1000 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2157
Book: 05380
Page: 0201

Result 0

id: 05G02200C
Tag: 05G02200C
Owner Name 1: DOMINGUEZ, PATRICK
Owner Name 2: DOMINGUEZ, SUSAN
Mail Address 1: 1003 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2131
Book: 06163
Page: 0882

Result 0

id: 05G01199E
Tag: 05G01199E
Owner Name 1: JOHNSON, KIRBY ROY
Owner Name 2: JOHNSON, LORI HARDEE
Mail Address 1: 12232 US 70 HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2165
Book: 05156
Page: 0913

Result 0

id: 05G01199H
Tag: 05G01199H
Owner Name 1: HOUSE, J MICHAEL
Owner Name 2:
Mail Address 1: 12180 CLAYTON BLVD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2149
Book: 03671
Page: 0063



*** DISCLAIMER ***

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

Result 0

id: 05G01050Z
Tag: 05G01050Z
Owner Name 1: BRACK, JASON BENJAMIN
JOINT TENANTS (WROS)
Owner Name 2: BRACK, ANITA M. JOINT
TENANTS (WROS)
Mail Address 1: 12182 US 70 BUSINESS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2149
Book: 06595
Page: 0986

Result 0

id: 05G01200D
Tag: 05G01200D
Owner Name 1: OMKRISHNA LLC
Owner Name 2:
Mail Address 1: 248 MADISON AVE
Mail Address 2:
Mail Address 3: DECATUR, GA 30030-3542
Book: 02017
Page: 0790

Result 0

id: 05G02193C
Tag: 05G02193C
Owner Name 1: PHILLIPS, CYNTHIA HOCUTT
Owner Name 2: PHILLIPS, ERNEST LUTRELL
Mail Address 1: 1009 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2131
Book: 06094
Page: 0001

Result 0

id: 05G02196N
Tag: 05G02196N
Owner Name 1: FISHER, GARRY A.
Owner Name 2:
Mail Address 1: 1009A MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2131
Book: 05077
Page: 0330

Result 0

id: 05G01200E
Tag: 05G01200E
Owner Name 1: PERRY, GLENDA PEEDIN
Owner Name 2:
Mail Address 1: 31 HASTINGS CIR
Mail Address 2:
Mail Address 3: GREENSBORO, NC 27406-9323
Book: 00911
Page: 0027

Result 0

id: 05G02026M
Tag: 05G02026M
Owner Name 1: SMITH, FREDERICK G
Owner Name 2: SMITH, ANN B
Mail Address 1: 1007 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02491
Page: 0188

Result 0

id: 05G02194I
Tag: 05G02194I
Owner Name 1: DAYHOFF, JESSE BLAKE
Owner Name 2: DAYHOFF, SABLE
Mail Address 1: 1008 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2157
Book: 05759
Page: 0972

Result 0

id: 05G02200A
Tag: 05G02200A
Owner Name 1: HOWARD, EMORY F SR.
Owner Name 2: HOWARD, JOSEPHINE G.
Mail Address 1: 205 HOLLY CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8877
Book: 06396
Page: 0573

Result 0

id: 05G02194
Tag: 05G02194
Owner Name 1: DAYHOFF, JESSE BLAKE
Owner Name 2: DAYHOFF, SABLE
Mail Address 1: 1008 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2157
Book: 05759
Page: 0972

Result 0

id: 05G02198T
Tag: 05G02198T
Owner Name 1: COATES, EVERETT LACY
Owner Name 2: COATES, DEBORAH PHILLIPS
Mail Address 1: 1011 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01062
Page: 0662

Result 0

id: 05G02002W
Tag: 05G02002W
Owner Name 1: WAKEMED PROPERTY SERVICES
Owner Name 2:
Mail Address 1: 3000 NEW BERN AVE
Mail Address 2:
Mail Address 3: RALEIGH, NC 27610-1231
Book: 01814
Page: 0733

Result 0

id: 05G02002D
Tag: 05G02002D
Owner Name 1: HEAVNER PROPERTIES 1997 LIMITED PARTNERSHIP
Owner Name 2: BRIGHTLEAF # 2004-II, LLC
Mail Address 1:
Mail Address 2: PO BOX 2346
Mail Address 3: SMITHFIELD, NC 27577-2346
Book: 06038
Page: 0287

Result 0

id: 05E99025
Tag: 05E99025
Owner Name 1: MORRIS, BARRY J.
Owner Name 2: MORRIS, HOLLY R.
Mail Address 1: 725 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 05827
Page: 0001

Result 0

id: 05E99197B
Tag: 05E99197B
Owner Name 1: LARRY, JOHN D.
Owner Name 2: LARRY, JOANNA L.
Mail Address 1: 733 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 06710
Page: 0147

Result 0

id: 05G021920
Tag: 05G021920
Owner Name 1: DAVIDSON, TANJA LENA
Owner Name 2:
Mail Address 1: 10055 PULPIT ROCK RD
Mail Address 2:
Mail Address 3: JAMESTOWN, CA 95327-9321
Book: 02121
Page: 0867

Result 0

id: 05G02193X
Tag: 05G02193X
Owner Name 1: BEASLEY, JOSEPH WESLEY
Owner Name 2: BEASLEY, MARIE W
Mail Address 1: 729 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 01274
Page: 0339

Result 0

id: 05G02193U
Tag: 05G02193U
Owner Name 1: JOHNSON, BLONDELL
Owner Name 2:
Mail Address 1: 706 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2108
Book: 00671
Page: 0161

Result 0

id: 05G02193Y
Tag: 05G02193Y
Owner Name 1: DUNCAN, LEVI J.
Owner Name 2:
Mail Address 1: 721 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 04827
Page: 0304

Result 0

id: 05G02002K
Tag: 05G02002K
Owner Name 1: SHAW, DANIEL JOHN
Owner Name 2:
Mail Address 1: 728 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06236
Page: 0571

Result 0

id: 05G02002H
Tag: 05G02002H
Owner Name 1: OUTLAW, DAVID E
Owner Name 2: OUTLAW, PAMELA
Mail Address 1: 724 LIGHTFOOT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 01041
Page: 0234

Result 0

id: 05G02026B
Tag: 05G02026B
Owner Name 1: PRICE KORNEGAY LLC
Owner Name 2:
Mail Address 1: 13401 CLAYTON BLVD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2139
Book: 06394
Page: 0857

Result 0

id: 05G02026P
Tag: 05G02026P
Owner Name 1: JOHNSON, BLONDELL
Owner Name 2:
Mail Address 1: 706 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2108
Book: 00764
Page: 0232

Result 0

id: 05G02068T
Tag: 05G02068T
Owner Name 1: KELTON, GRIFFIN
Owner Name 2: KELTON, SARAH
Mail Address 1: 703 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2107
Book: 06541
Page: 0648

Result 0

id: 05G02193T
Tag: 05G02193T
Owner Name 1: FOX, KARL P
Owner Name 2: FOX, NAKISHA L
Mail Address 1: 708 FERNWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04025
Page: 0934

Result 0

id: 05G02193Z
Tag: 05G02193Z
Owner Name 1: MEDINA, ABEL ALEXANDER
Owner Name 2:
Mail Address 1: 700 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2108
Book: 06465
Page: 0881

Result 0

id: 05G02194P
Tag: 05G02194P
Owner Name 1: PORCHEA, ELBERT B
Owner Name 2: PORCHEA, PATRICIA A
Mail Address 1: 702 FERNWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02251
Page: 0298

Result 0

id: 05G02061Z
Tag: 05G02061Z
Owner Name 1: BARNES, ERIN
Owner Name 2: BARNES, CLAUDINE
Mail Address 1: DOGWOOD FOREST LANE
Mail Address 2:
Mail Address 3:
Book: 06359
Page: 0478

Result 0

id: 05G02194A
Tag: 05G02194A
Owner Name 1: WILBURN, JENNIFER ANN
Owner Name 2: WILBURN, JAMIE FRANKLIN
Mail Address 1: 711 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2107
Book: 05153
Page: 0657

Result 0

id: 05G02194B
Tag: 05G02194B
Owner Name 1: BOLT, CHERIE L. JOINT
 TENANTS (WROS)
Owner Name 2: BOLT, CATHERINE ELAINE
 JOINT TENANTS (WROS)
Mail Address 1: 709 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2107
Book: 06012
Page: 0451

Result 0

id: 05G02194O
Tag: 05G02194O
Owner Name 1: WOZNICHAK, GREGG A
Owner Name 2: WOZNICHAK, MICHELLE M
Mail Address 1: 713 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02019
Page: 0764

Result 0

id: 05G02193W
Tag: 05G02193W
Owner Name 1: HAMILTON, COLIN C
Owner Name 2: HAMILTON, LOIS R
Mail Address 1: 313 PARKRIDGE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 00812
Page: 0710

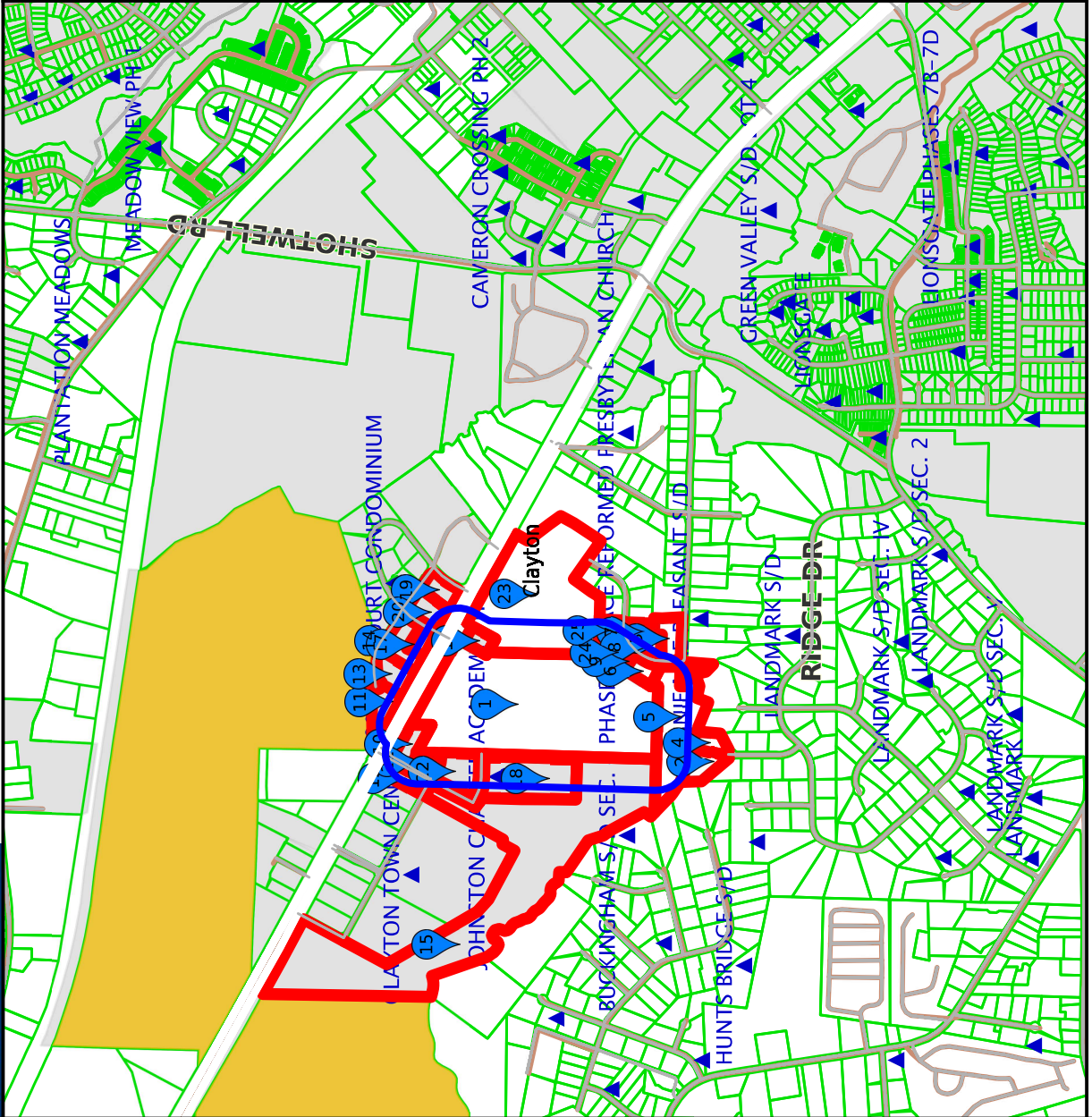
Result 0

id: 05G02199Z
Tag: 05G02199Z
Owner Name 1: DEHAVEN, TROY
Owner Name 2:
Mail Address 1: 717 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2107
Book: 06035
Page: 0473



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Result 0

id: 05G02002C

Tag: 05G02002C

Owner Name 1: HEAVNER PROPERTIES 1997 LIMITED PARTNERSHIP

Owner Name 2: BRIGHTLEAF # 2004-II, LLC

Mail Address 1: PO BOX 2346

Mail Address 2: SMITHFIELD, NC 27577-2346

Book: 06038

Page: 0287

Result 0

id: 05G02196X

Tag: 05G02196X

Owner Name 1: O'DONOVAN, ALBERT R

Owner Name 2: O'DONOVAN, JACQUELINE B

Mail Address 1: 2017 HUNTERS PT

Mail Address 2: CLAYTON, NC 27520-9663

Mail Address 3: CLAYTON, NC 27520-9663

Book: 01770

Page: 0280

Scale: 1:19773 - 1 in. = 1647.75 feet

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



Result 0

id: 05G02198J
Tag: 05G02198J
Owner Name 1: WILLIAMS, WILLIAM D JR
Owner Name 2:
Mail Address 1: 1014 MULBERRY ROAD
Mail Address 2: P O BOX 633
Mail Address 3: CLAYTON, NC 27528-0000
Book: 00802
Page: 0692

Result 0

id: 05G02192N
Tag: 05G02192N
Owner Name 1: BLINSON, MICHAEL D
Owner Name 2:
Mail Address 1: 2012 HUNTERS PT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9663
Book: 01754
Page: 0461

Result 0

id: 05G02198W
Tag: 05G02198W
Owner Name 1: FERREZ, NICHOLAS J.
Owner Name 2: FERREZ, KIMBERLY D.
Mail Address 1: 780 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 05104
Page: 0391

Result 0

id: 05G02002I
Tag: 05G02002I
Owner Name 1: BREWER, WILLIAM L JR
Owner Name 2: BREWER, MITTIE S
Mail Address 1: 744 LIGHTFOOT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 02505
Page: 0895

Result 0

id: 05G02002E
Tag: 05G02002E
Owner Name 1: MERCER, ARTHUR C JR
Owner Name 2: MERCER, JOY L EAKES
Mail Address 1: 741 LIGHTFOOT DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 01104
Page: 0507

Result 0

id: 05G02002J
Tag: 05G02002J
Owner Name 1: BRASWELL, OTIS E
Owner Name 2: BRASWELL, SHARON
Mail Address 1: 745 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01783
Page: 0054

Result 0

id: 05G02005Z
Tag: 05G02005Z
Owner Name 1: BLOUNT, DETRIA
Owner Name 2: BLOUNT, RAYMOND JR.
Mail Address 1: 740 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06396
Page: 0350

Result 0

id: 05E99009I
Tag: 05E99009I
Owner Name 1: JOHNSTON COUNTY BOARD OF ALCOHOLIC CONTROL
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 909
Mail Address 3: SMITHFIELD, NC 27577-0909
Book: 06381
Page: 0782

Result 0

id: 05G02002X
Tag: 05G02002X
Owner Name 1: FULL HOUSE STORAGE -
CLAYTON, LLC
Owner Name 2:
Mail Address 1: 1122 OBERLIN RD
Mail Address 2: SUITE 218
Mail Address 3: RALEIGH, NC 27605-1137
Book: 06687
Page: 0082

Result 0

id: 05G02001K
Tag: 05G02001K
Owner Name 1: CFM CLAYTON, LLC
Owner Name 2: EWG CLAYTON, LLC
Mail Address 1: 804 GREEN VALLEY RD STE
202
Mail Address 2:
Mail Address 3: GREENSBORO, NC 27408-7044
Book: 06229
Page: 0991

Result 0

id: 05G02002Y
Tag: 05G02002Y
Owner Name 1: ABERNATHY PROPERTY
MANAGEMENT
Owner Name 2:
Mail Address 1: 402 LAKE ROYALE
Mail Address 2:
Mail Address 3: LOUISBURG, NC 27549-0000
Book: 02858
Page: 0893

Result 0

id: 05G02002Z
Tag: 05G02002Z
Owner Name 1: STORE MASTER FUNDING
XVII, LLC
Owner Name 2:
Mail Address 1: 10340 US HIGHWAY 17
Mail Address 2:
Mail Address 3: WILMINGTON, NC 28411-6878
Book: 06824
Page: 0267

Result 0

id: 05G02001A
Tag: 05G02001A
Owner Name 1: STEPHEN DOUGLAS I
IRREVOCABLE TRUST
Owner Name 2: CYNTHIA M STEPHENS
IRREVOCABLE TRUST
Mail Address 1: 319 CHAPANOKE RD STE 102
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Book: 01875
Page: 0903

Result 0

id: 05G02002T
Tag: 05G02002T
Owner Name 1: JOHNSTON COUNTY BOARD
OF
Owner Name 2: ALCOHOLIC CONTROL
Mail Address 1:
Mail Address 2: PO BOX 909
Mail Address 3: SMITHFIELD, NC 27577-0909
Book: 00927
Page: 0073

Result 0

id: 05G02006E
Tag: 05G02006E
Owner Name 1: WINDHAM SOUTH LLC
Owner Name 2:
Mail Address 1: 501 GATEWAY DR STE 103
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02791
Page: 0616

Result 0

id: 05G02001N
Tag: 05G02001N
Owner Name 1: CHARTER DEVELOPMENT COMPANY, L.L.C
Owner Name 2:
Mail Address 1: 3850 BROADMOOR AVE SE STE 201
Mail Address 2:
Mail Address 3: GRAND RAPIDS, MI 49512-3975
Book: 05042
Page: 0829

Result 0

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

Result 0

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

Result 0

id: 05G02001L
Tag: 05G02001L
Owner Name 1: STEPHEN DOUGLAS I IRREVOCABLE TRUST
Owner Name 2: CYNTHIA M STEPHENS IRREVOCABLE TRUST
Mail Address 1: 319 CHAPANOKE RD STE 102
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Book: 01875
Page: 0903

Result 0

id: 05G02001M
Tag: 05G02001M
Owner Name 1: STEPHEN DOUGLAS I IRREVOCABLE TRUST
Owner Name 2: CYNTHIA M STEPHENS IRREVOCABLE TRUST
Mail Address 1: 319 CHAPANOKE RD STE 102
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Book: 01875
Page: 0903

Result 0

id: 05G02002D
Tag: 05G02002D
Owner Name 1: HEAVNER PROPERTIES 1997
LIMITED PARTNERSHIP
Owner Name 2: BRIGHTLEAF # 2004-II, LLC
Mail Address 1:
Mail Address 2: PO BOX 2346
Mail Address 3: SMITHFIELD, NC 27577-2346
Book: 06038
Page: 0287

Result 0

id: 05G021980
Tag: 05G021980
Owner Name 1: WOOD, MARY ROSS
Owner Name 2: WOOD, MATTHEW WILLIAM
Mail Address 1: 736 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 05173
Page: 0216

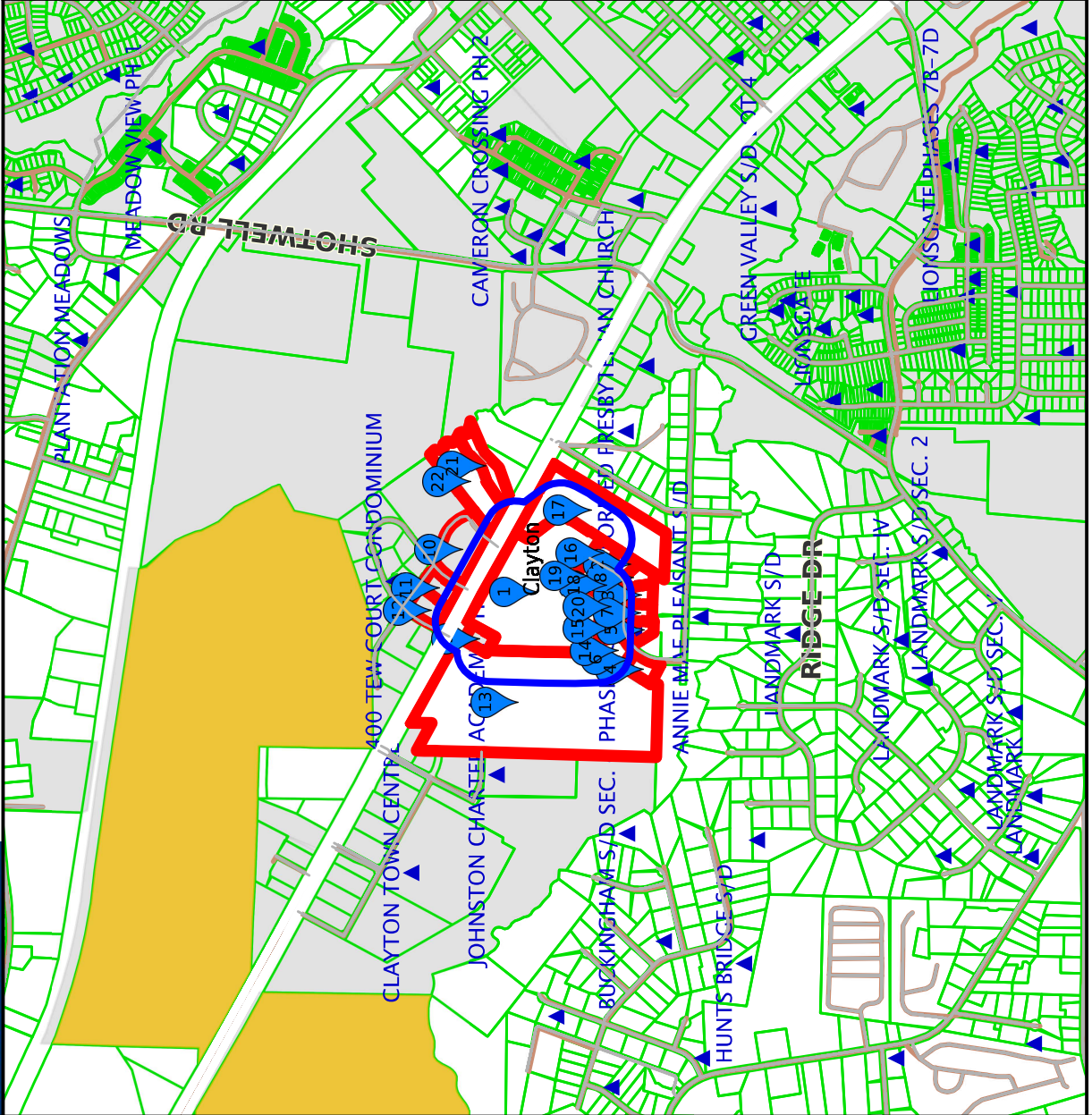
Result 0

id: 05G02002L
Tag: 05G02002L
Owner Name 1: BLOUNT, DETRIA
Owner Name 2: BLOUNT, RAYMOND JR.
Mail Address 1: 740 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06371
Page: 0314



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Result 0

id: 05G02002D

Tag: 05G02002D

Owner Name 1: HEAVNER PROPERTIES 1997 LIMITED PARTNERSHIP

Owner Name 2: BRIGHTLEAF # 2004-II, LLC

Mail Address 1: PO BOX 2346

Mail Address 2: SMITHFIELD, NC 27577-2346

Book: 06038

Page: 0287

Result 0

id: 05E99025

Tag: 05E99025

Owner Name 1: MORRIS, BARRY J.

Owner Name 2: MORRIS, HOLLY R.

Mail Address 1: 725 LIGHTFOOT DR

Mail Address 2: CLAYTON, NC 27520-2137

Book: 05827

Page: 0001

Scale: 1:19773 - 1 in. = 1647.75 feet

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



Johnston County GIS
September 12, 2025

Result 0

id: 05E99197B
Tag: 05E99197B
Owner Name 1: LARRY, JOHN D.
Owner Name 2: LARRY, JOANNA L.
Mail Address 1: 733 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 06710
Page: 0147

Result 0

id: 05G02002I
Tag: 05G02002I
Owner Name 1: BREWER, WILLIAM L JR
Owner Name 2: BREWER, MITTIE S
Mail Address 1: 744 LIGHTFOOT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 02505
Page: 0895

Result 0

id: 05G02002E
Tag: 05G02002E
Owner Name 1: MERCER, ARTHUR C JR
Owner Name 2: MERCER, JOY L EAKES
Mail Address 1: 741 LIGHTFOOT DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 01104
Page: 0507

Result 0

id: 05G02005Z
Tag: 05G02005Z
Owner Name 1: BLOUNT, DETRIA
Owner Name 2: BLOUNT, RAYMOND JR.
Mail Address 1: 740 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06396
Page: 0350

Result 0

id: 05G021920
Tag: 05G021920
Owner Name 1: DAVIDSON, TANJA LENA
Owner Name 2:
Mail Address 1: 10055 PULPIT ROCK RD
Mail Address 2:
Mail Address 3: JAMESTOWN, CA 95327-9321
Book: 02121
Page: 0867

Result 0

id: 05G02193X
Tag: 05G02193X
Owner Name 1: BEASLEY, JOSEPH WESLEY
Owner Name 2: BEASLEY, MARIE W
Mail Address 1: 729 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 01274
Page: 0339

Result 0

id: 05G02002T
Tag: 05G02002T
Owner Name 1: JOHNSTON COUNTY BOARD
OF
Owner Name 2: ALCOHOLIC CONTROL
Mail Address 1:
Mail Address 2: PO BOX 909
Mail Address 3: SMITHFIELD, NC 27577-0909
Book: 00927
Page: 0073

Result 0

id: 05G02002W
Tag: 05G02002W
Owner Name 1: WAKEMED PROPERTY
SERVICES
Owner Name 2:
Mail Address 1: 3000 NEW BERN AVE
Mail Address 2:
Mail Address 3: RALEIGH, NC 27610-1231
Book: 01814
Page: 0733



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Result 0

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

Result 0

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

Result 0

id: 05G02002C
Tag: 05G02002C
Owner Name 1: HEAVNER PROPERTIES 1997 LIMITED PARTNERSHIP
Owner Name 2: BRIGHTLEAF # 2004-II, LLC
Mail Address 1:
Mail Address 2: PO BOX 2346
Mail Address 3: SMITHFIELD, NC 27577-2346
Book: 06038
Page: 0287

Result 0

id: 05G02002L
Tag: 05G02002L
Owner Name 1: BLOUNT, DETRIA
Owner Name 2: BLOUNT, RAYMOND JR.
Mail Address 1: 740 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06371
Page: 0314

Result 0

id: 05G021980
Tag: 05G021980
Owner Name 1: WOOD, MARY ROSS
Owner Name 2: WOOD, MATTHEW WILLIAM
Mail Address 1: 736 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 05173
Page: 0216

Result 0

id: 05G02193Y
Tag: 05G02193Y
Owner Name 1: DUNCAN, LEVI J.
Owner Name 2:
Mail Address 1: 721 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 04827
Page: 0304

Result 0

id: 05E99012J
Tag: 05E99012J
Owner Name 1: REVOCABLE LIVING TRUST OF ELEANOR WORTH MAYO ROSS
Owner Name 2: ROSS, ELEANOR WORTH MAYO TRUSTEE
Mail Address 1: 5210 ISLAND DR
Mail Address 2:
Mail Address 3: STONE MTN, GA 30087-4268
Book: 06881
Page: 0240

Result 0

id: 05G02002K
Tag: 05G02002K
Owner Name 1: SHAW, DANIEL JOHN
Owner Name 2:
Mail Address 1: 728 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06236
Page: 0571

Result 0

id: 05G02002H
Tag: 05G02002H
Owner Name 1: OUTLAW, DAVID E
Owner Name 2: OUTLAW, PAMELA
Mail Address 1: 724 LIGHTFOOT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 01041
Page: 0234

Result 0

id: 05G02002G
Tag: 05G02002G
Owner Name 1: RHODES, THOMAS ANDREW
Owner Name 2:
Mail Address 1: 732 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 02917
Page: 0872

Result 0

id: 05G01200E
Tag: 05G01200E
Owner Name 1: PERRY, GLENDA PEEDIN
Owner Name 2:
Mail Address 1: 31 HASTINGS CIR
Mail Address 2:
Mail Address 3: GREENSBORO, NC 27406-9323
Book: 00911
Page: 0027

Result 0

id: 05G01200D
Tag: 05G01200D
Owner Name 1: OMKRISHNA LLC
Owner Name 2:
Mail Address 1: 248 MADISON AVE
Mail Address 2:
Mail Address 3: DECATUR, GA 30030-3542
Book: 02017
Page: 0790



TOWN OF CLAYTON
PLANNING DEPARTMENT
 111 E Second Street
 Clayton, NC 27520
 919-553-5002

PUBLIC NOTICE

Scan **QR Code** for more information:



January 23, 2026

«Name1»
 «Name2»
 «Address1»
 «Address2»
 «CityStateZip»

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID «ParcelID». This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on February 2, 2026, at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

| | |
|-------------------|---|
| Project: | 2025-94-CZM, Heavner-Mayo Properties, Conditional Rezoning - Type III (Major Modification) |
| Location: | Southerly side of Clayton Blvd, south of Gateway Drive, Yates Drive, and Medical Park Place |
| PIN #(s): | 165909-05-8421, 165909-15-8400, 165914-24-6755 |
| Applicant: | Tom Lowell - CASTO, Brendie Vega & Jim Clark - WithersRavenel |
| Request: | Request to propose a major modification of an approved Type III Conditional Rezoning. The request would rezone three parcels, approximately 87.7 acres, from Conditional Commercial (CZC) and Residential Large Lot (RLL). This request is accompanied by a Concept Plan and numerous conditions of approval. The applicant is proposing a mix of uses and multi-family residential development of no more than 12 unit/acre. |

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5503 or at rtate@townofclaytonnc.org.

Sincerely,

Robert Tate | Senior Planner

VISION | A welcoming & engaged community that cherishes its charming local character & promotes economic vitality, environmental stewardship, safety, & opportunities for all.

MISSION | Dedicated & responsive public servants who provide essential services that bring people together & promote quality of life in the Clayton community.

VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT

www.TownofClaytonNC.org



AVISO PÚBLICO

Escanee el código QR para más información:



2 de febrero de 2026

«Name1»
 «Name2»
 «Address1»
 «Address2»
 «CityStateZip»

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID «ParcelID». Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

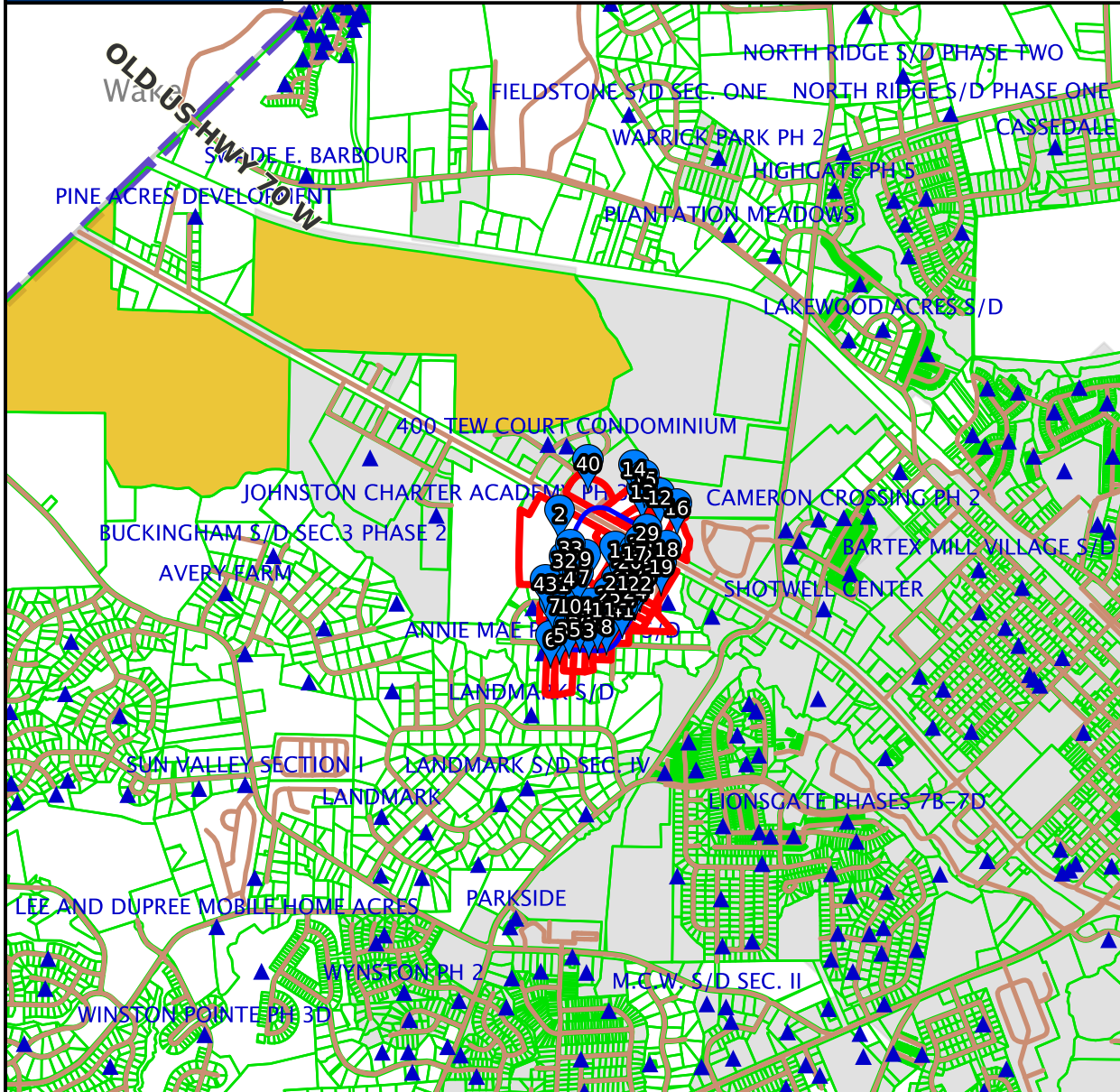
Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de febrero de 2026 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

| | |
|---------------------|---|
| Proyecto: | 2025-94-CZM, Propiedades Heavner-Mayo, Rezonificación Condicional - Tipo III (Modificación Importante) |
| Ubicación: | Lado sur de Clayton Blvd, al sur de Gateway Drive, Yates Drive y Medical Park Place |
| PIN #(s): | 165909-05-8421, 165909-15-8400, 165914-24-6755 |
| Solicitante: | Tom Lowell - CASTO, Brendie Vega y Jim Clark - WithersRavenel |
| Pedido: | Solicitud para proponer una modificación importante de una Rezonificación Condicional Tipo III aprobada. La solicitud rezonificaría tres parcelas, de aproximadamente 87.7 acres, de Comercial Condicional (CZC) y Gran Lote Residencial (RLL). Esta solicitud se acompaña de un Plan Conceptual y numerosas condiciones de aprobación. El solicitante propone un desarrollo residencial multifamiliar con usos mixtos de no más de 12 unidades por acre. |

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5503 o en rtate@townofclaytonnc.org.

Atentamente,

Robert Tate | Planificador Senior



Result 1

id: 05E99012J
Tag: 05E99012J
NCPin: 165914-24-6755
Mapsheet No: 165914
Owner Name 1: REVOCABLE LIVING TRUST OF ELEANOR WORTH MAYO ROSS
Owner Name 2: ROSS, ELEANOR WORTH MAYO TRUSTEE
Mail Address 1: 5210 ISLAND DR
Mail Address 2:
Mail Address 3: STONE MTN, GA 30087-4268
Site Address 1:
Site Address 2:
Book: 06881
Page: 0240
Market Value: 278990
Assessed Acreage: 11.000
Calc. Acreage: 13.571
Sales Price: 0
Sale Date: 2025-05-13



Scale: 1:29555 - 1 in. = 2462.92 feet

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

Result 2

id: 05G02002D
Tag: 05G02002D
Owner Name 1: HEAVNER PROPERTIES 1997 LIMITED PARTNERSHIP
Owner Name 2: BRIGHTLEAF # 2004-II, LLC
Mail Address 1:
Mail Address 2: PO BOX 2346
Mail Address 3: SMITHFIELD, NC 27577-2346
Book: 06038
Page: 0287

Result 3

id: 05G02193N
Tag: 05G02193N
Owner Name 1: HOBSON, TIMOTHY
Owner Name 2: HOBSON, CHRYSTAL
Mail Address 1: 1005 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 06178
Page: 0434

Result 4

id: 05G02193X
Tag: 05G02193X
Owner Name 1: BEASLEY, JOSEPH WESLEY
Owner Name 2: BEASLEY, MARIE W
Mail Address 1: 729 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 01274
Page: 0339

Result 5

id: 05G02196N
Tag: 05G02196N
Owner Name 1: FISHER, GARRY A.
Owner Name 2:
Mail Address 1: 1009A MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2131
Book: 05077
Page: 0330

Result 6

id: 05G02198T
Tag: 05G02198T
Owner Name 1: COATES, EVERETT LACY
Owner Name 2: COATES, DEBORAH PHILLIPS
Mail Address 1: 1011 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01062
Page: 0662

Result 7

id: 05G02200A
Tag: 05G02200A
Owner Name 1: HOWARD, EMORY F SR.
Owner Name 2: HOWARD, JOSEPHINE G.
Mail Address 1: 205 HOLLY CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8877
Book: 06396
Page: 0573

Result 8

id: 05G02192Y
Tag: 05G02192Y
Owner Name 1: HILLIARD, CHRISTOPHER M.
Owner Name 2: HILLIARD, ELISABETH R.
Mail Address 1: 1001 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2131
Book: 05051
Page: 0554

Result 9

id: 05G02193Y
Tag: 05G02193Y
Owner Name 1: DUNCAN, LEVI J.
Owner Name 2:
Mail Address 1: 721 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 04827
Page: 0304

Result 10

id: 05G02194I
Tag: 05G02194I
Owner Name 1: DAYHOFF, JESSE BLAKE
Owner Name 2: DAYHOFF, SABLE
Mail Address 1: 1008 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2157
Book: 05759
Page: 0972

Result 11

id: 05G02200Y
Tag: 05G02200Y
Owner Name 1: HOLT, BRENDA C.
Owner Name 2:
Mail Address 1: 1000 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2157
Book: 05380
Page: 0201

Result 12

id: 05G01199H
Tag: 05G01199H
Owner Name 1: HOUSE, J MICHAEL
Owner Name 2:
Mail Address 1: 12180 CLAYTON BLVD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2149
Book: 03671
Page: 0063

Result 13

id: 05G01199E
Tag: 05G01199E
Owner Name 1: JOHNSON, KIRBY ROY
Owner Name 2: JOHNSON, LORI HARDEE
Mail Address 1: 12232 US 70 HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2165
Book: 05156
Page: 0913

Result 14

id: 05G01200D
Tag: 05G01200D
Owner Name 1: OMKRISHNA LLC
Owner Name 2:
Mail Address 1: 248 MADISON AVE
Mail Address 2:
Mail Address 3: DECATUR, GA 30030-3542
Book: 02017
Page: 0790

Result 15

id: 05G01200E
Tag: 05G01200E
Owner Name 1: PERRY, GLENDA PEEDIN
Owner Name 2:
Mail Address 1: 31 HASTINGS CIR
Mail Address 2:
Mail Address 3: GREENSBORO, NC 27406-9323
Book: 00911
Page: 0027

Result 16

id: 05G01050Z
Tag: 05G01050Z
Owner Name 1: BRACK, JASON BENJAMIN
JOINT TENANTS (WROS)
Owner Name 2: BRACK, ANITA M. JOINT
TENANTS (WROS)
Mail Address 1: 12182 US 70 BUSINESS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2149
Book: 06595
Page: 0986

Result 17

id: 05G02026P
Tag: 05G02026P
Owner Name 1: JOHNSON, BLONDELL
Owner Name 2:
Mail Address 1: 706 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2108
Book: 00764
Page: 0232

Result 18

id: 05G02026B
Tag: 05G02026B
Owner Name 1: PRICE KORNEGAY LLC
Owner Name 2:
Mail Address 1: 13401 CLAYTON BLVD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2139
Book: 06394
Page: 0857

Result 19

id: 05G02061Z
Tag: 05G02061Z
Owner Name 1: BARNES, ERIN
Owner Name 2: BARNES, CLAUDINE
Mail Address 1: DOGWOOD FOREST LANE
Mail Address 2:
Mail Address 3:
Book: 06359
Page: 0478

Result 20

id: 05G02193U
Tag: 05G02193U
Owner Name 1: JOHNSON, BLONDELL
Owner Name 2:
Mail Address 1: 706 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2108
Book: 00671
Page: 0161

Result 21

id: 05G02194C
Tag: 05G02194C
Owner Name 1: COOPER, DON C
Owner Name 2:
Mail Address 1: 710 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2108
Book: 04378
Page: 0122

Result 22

id: 05G02194A
Tag: 05G02194A
Owner Name 1: WILBURN, JENNIFER ANN
Owner Name 2: WILBURN, JAMIE FRANKLIN
Mail Address 1: 711 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2107
Book: 05153
Page: 0657

Result 23

id: 05G02194B
Tag: 05G02194B
Owner Name 1: BOLT, CHERIE L. JOINT
TENANTS (WROS)
Owner Name 2: BOLT, CATHERINE ELAINE
JOINT TENANTS (WROS)
Mail Address 1: 709 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2107
Book: 06012
Page: 0451

Result 24

id: 05G02194O
Tag: 05G02194O
Owner Name 1: WOZNICHAK, GREGG A
Owner Name 2: WOZNICHAK, MICHELLE M
Mail Address 1: 713 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02019
Page: 0764

Result 25

id: 05G02199A
Tag: 05G02199A
Owner Name 1: STANLEY, WADE
Owner Name 2: STANLEY, JENNIFER
Mail Address 1: 716 FERNWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02517
Page: 0514

Result 26

id: 05G02068T
Tag: 05G02068T
Owner Name 1: KELTON, GRIFFIN
Owner Name 2: KELTON, SARAH
Mail Address 1: 703 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2107
Book: 06541
Page: 0648

Result 27

id: 05G02193W
Tag: 05G02193W
Owner Name 1: HAMILTON, COLIN C
Owner Name 2: HAMILTON, LOIS R
Mail Address 1: 313 PARKRIDGE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 00812
Page: 0710

Result 28

id: 05G02193T
Tag: 05G02193T
Owner Name 1: FOX, KARL P
Owner Name 2: FOX, NAKISHA L
Mail Address 1: 708 FERNWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04025
Page: 0934

Result 29

id: 05G02193Z
Tag: 05G02193Z
Owner Name 1: MEDINA, ABEL ALEXANDER
Owner Name 2:
Mail Address 1: 700 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2108
Book: 06465
Page: 0881

Result 30

id: 05G02194P
Tag: 05G02194P
Owner Name 1: PORCHEA, ELBERT B
Owner Name 2: PORCHEA, PATRICIA A
Mail Address 1: 702 FERNWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02251
Page: 0298

Result 31

id: 05E99197B
Tag: 05E99197B
Owner Name 1: LARRY, JOHN D.
Owner Name 2: LARRY, JOANNA L.
Mail Address 1: 733 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 06710
Page: 0147

Result 32

id: 05G02002K
Tag: 05G02002K
Owner Name 1: SHAW, DANIEL JOHN
Owner Name 2:
Mail Address 1: 728 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06236
Page: 0571

Result 33

id: 05G02002H
Tag: 05G02002H
Owner Name 1: OUTLAW, DAVID E
Owner Name 2: OUTLAW, PAMELA
Mail Address 1: 724 LIGHTFOOT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 01041
Page: 0234

Result 34

id: 05G02194
Tag: 05G02194
Owner Name 1: DAYHOFF, JESSE BLAKE
Owner Name 2: DAYHOFF, SABLE
Mail Address 1: 1008 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2157
Book: 05759
Page: 0972

Result 35

id: 05G02193C
Tag: 05G02193C
Owner Name 1: PHILLIPS, CYNTHIA HOCUTT
Owner Name 2: PHILLIPS, ERNEST LUTRELL
Mail Address 1: 1009 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2131
Book: 06094
Page: 0001

Result 36

id: 05G02200Z
Tag: 05G02200Z
Owner Name 1: RASOR LIVING TRUST
Owner Name 2: RASOR, WALTER WHITLEY CO
TRUSTEE
Mail Address 1: 1004 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2157
Book: 05130
Page: 0653

Result 37

id: 05E99025
Tag: 05E99025
Owner Name 1: MORRIS, BARRY J.
Owner Name 2: MORRIS, HOLLY R.
Mail Address 1: 725 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 05827
Page: 0001

Result 38

id: 05G02200C
Tag: 05G02200C
Owner Name 1: DOMINGUEZ, PATRICK
Owner Name 2: DOMINGUEZ, SUSAN
Mail Address 1: 1003 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2131
Book: 06163
Page: 0882

Result 39

id: 05G02026M
Tag: 05G02026M
Owner Name 1: SMITH, FREDERICK G
Owner Name 2: SMITH, ANN B
Mail Address 1: 1007 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02491
Page: 0188

Result 40

id: 05G02002W
Tag: 05G02002W
Owner Name 1: WAKEMED PROPERTY
SERVICES
Owner Name 2:
Mail Address 1: 3000 NEW BERN AVE
Mail Address 2:
Mail Address 3: RALEIGH, NC 27610-1231
Book: 01814
Page: 0733

Result 41

id: 05G02199Z
Tag: 05G02199Z
Owner Name 1: DEHAVEN, TROY
Owner Name 2:
Mail Address 1: 717 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2107
Book: 06035
Page: 0473

Result 42

id: 05G021920

Tag: 05G021920

Owner Name 1: DAVIDSON, TANJA LENA

Owner Name 2:

Mail Address 1: 10055 PULPIT ROCK RD

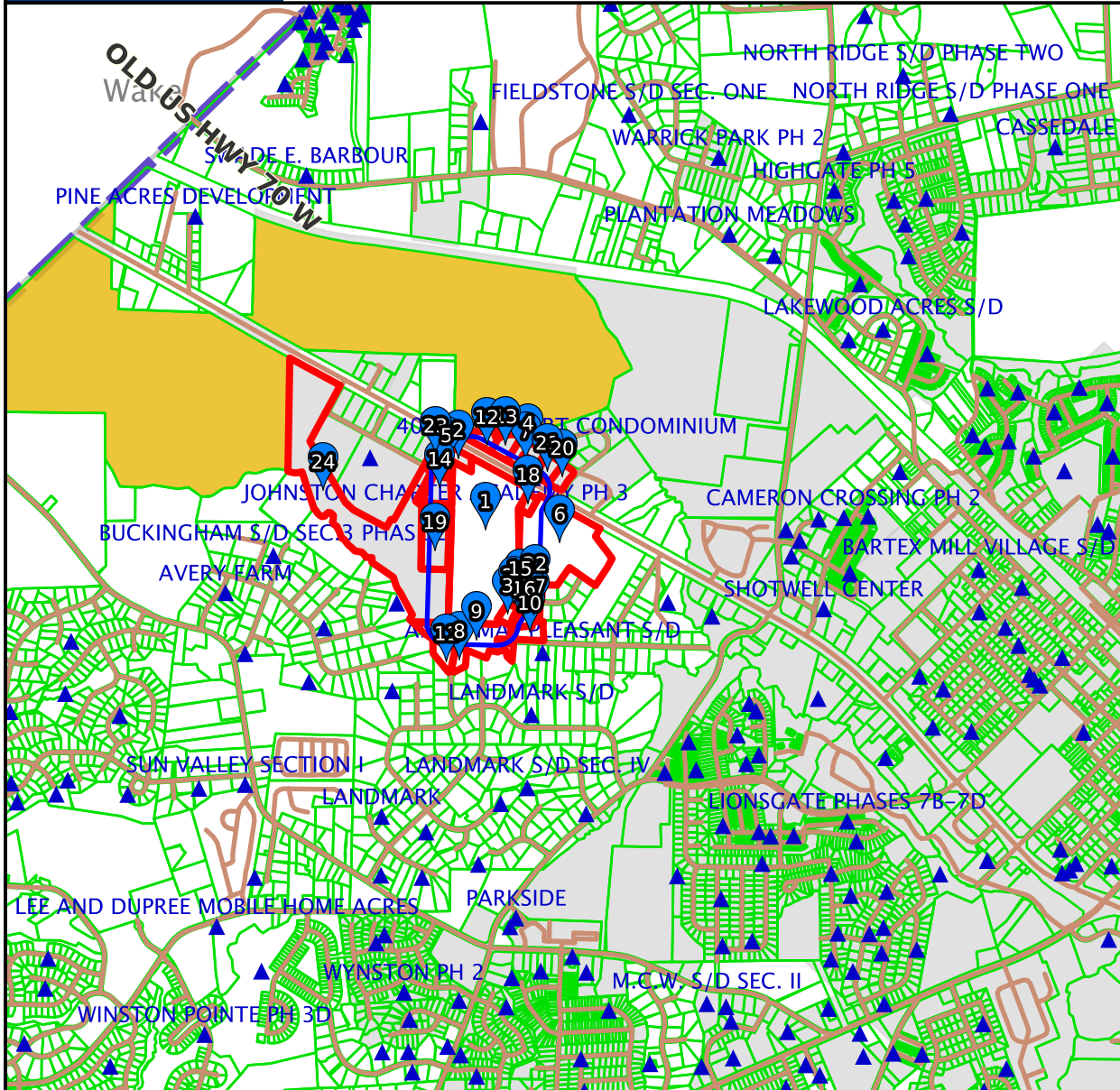
Mail Address 2:

Mail Address 3: JAMESTOWN, CA 95327-9321

Book: 02121

Page: 0867

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



Result 1

id: 05G02002C
Tag: 05G02002C
NCPin: 165909-05-8421
Mapsheet No: 165909
Owner Name 1: HEAVNER PROPERTIES 1997 LIMITED PARTNERSHIP
Owner Name 2: BRIGHTLEAF # 2004-II, LLC
Mail Address 1:
Mail Address 2: PO BOX 2346
Mail Address 3: SMITHFIELD, NC 27577-2346
Site Address 1: 12649 CLAYTON BLVD
Site Address 2: CLAYTON, NC 27520-
Book: 06038
Page: 0287
Market Value: 3998920
Assessed Acreage: 51.900
Calc. Acreage: 47.490
Sales Price: 0
Sale Date: 2021-09-02



Scale: 1:29555 - 1 in. = 2462.92 feet

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

Result 2

id: 05E99009I
Tag: 05E99009I
Owner Name 1: JOHNSTON COUNTY BOARD
OF ALCOHOLIC CONTROL
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 909
Mail Address 3: SMITHFIELD, NC 27577-0909
Book: 06381
Page: 0782

Result 3

id: 05G02002I
Tag: 05G02002I
Owner Name 1: BREWER, WILLIAM L JR
Owner Name 2: BREWER, MITTIE S
Mail Address 1: 744 LIGHTFOOT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 02505
Page: 0895

Result 4

id: 05G02002Z
Tag: 05G02002Z
Owner Name 1: STORE MASTER FUNDING
XVII, LLC
Owner Name 2:
Mail Address 1: 10340 US HIGHWAY 17
Mail Address 2:
Mail Address 3: WILMINGTON, NC 28411-6878
Book: 06824
Page: 0267

Result 5

id: 05G02001L
Tag: 05G02001L
Owner Name 1: STEPHEN DOUGLAS I
IRREVOCABLE TRUST
Owner Name 2: CYNTHIA M STEPHENS
IRREVOCABLE TRUST
Mail Address 1: 319 CHAPANOKE RD STE 102
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Book: 01875
Page: 0903

Result 6

id: 05G02002D
Tag: 05G02002D
Owner Name 1: HEAVNER PROPERTIES 1997
LIMITED PARTNERSHIP
Owner Name 2: BRIGHTLEAF # 2004-II, LLC
Mail Address 1:
Mail Address 2: PO BOX 2346
Mail Address 3: SMITHFIELD, NC 27577-2346
Book: 06038
Page: 0287

Result 7

id: 05G02006E
Tag: 05G02006E
Owner Name 1: WINDHAM SOUTH LLC
Owner Name 2:
Mail Address 1: 501 GATEWAY DR STE 103
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02791
Page: 0616

Result 8

id: 05G02192N
Tag: 05G02192N
Owner Name 1: BLINSON, MICHAEL D
Owner Name 2:
Mail Address 1: 2012 HUNTERS PT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9663
Book: 01754
Page: 0461

Result 9

id: 05G02198W
Tag: 05G02198W
Owner Name 1: FERREZ, NICHOLAS J.
Owner Name 2: FERREZ, KIMBERLY D.
Mail Address 1: 780 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 05104
Page: 0391

Result 10

id: 05G02198J
Tag: 05G02198J
Owner Name 1: WILLIAMS, WILLIAM D JR
Owner Name 2:
Mail Address 1: 1014 MULBERRY ROAD
Mail Address 2: P O BOX 633
Mail Address 3: CLAYTON, NC 27528-0000
Book: 00802
Page: 0692

Result 11

id: 05G02196X
Tag: 05G02196X
Owner Name 1: O'DONOVAN, ALBERT R
Owner Name 2: O'DONOVAN, JACQUELINE B
Mail Address 1: 2017 HUNTERS PT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9663
Book: 01770
Page: 0280

Result 12

id: 05G02002X
Tag: 05G02002X
Owner Name 1: FULL HOUSE STORAGE -
CLAYTON, LLC
Owner Name 2:
Mail Address 1: 1122 OBERLIN RD
Mail Address 2: SUITE 218
Mail Address 3: RALEIGH, NC 27605-1137
Book: 06687
Page: 0082

Result 13

id: 05G02002Y
Tag: 05G02002Y
Owner Name 1: ABERNATHY PROPERTY
MANAGEMENT
Owner Name 2:
Mail Address 1: 402 LAKE ROYALE
Mail Address 2:
Mail Address 3: LOUISBURG, NC 27549-0000
Book: 02858
Page: 0893

Result 14

id: 05G02001M
Tag: 05G02001M
Owner Name 1: STEPHEN DOUGLAS I
IRREVOCABLE TRUST
Owner Name 2: CYNTHIA M STEPHENS
IRREVOCABLE TRUST
Mail Address 1: 319 CHAPANOKE RD STE 102
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Book: 01875
Page: 0903

Result 15

id: 05G02002L
Tag: 05G02002L
Owner Name 1: BLOUNT, DETRIA
Owner Name 2: BLOUNT, RAYMOND JR.
Mail Address 1: 740 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06371
Page: 0314

Result 16

id: 05G02002J
Tag: 05G02002J
Owner Name 1: BRASWELL, OTIS E
Owner Name 2: BRASWELL, SHARON
Mail Address 1: 745 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01783
Page: 0054

Result 17

id: 05G02002E
Tag: 05G02002E
Owner Name 1: MERCER, ARTHUR C JR
Owner Name 2: MERCER, JOY L EAKES
Mail Address 1: 741 LIGHTFOOT DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 01104
Page: 0507

Result 18

id: 05G02002T
Tag: 05G02002T
Owner Name 1: JOHNSTON COUNTY BOARD
OF
Owner Name 2: ALCOHOLIC CONTROL
Mail Address 1:
Mail Address 2: PO BOX 909
Mail Address 3: SMITHFIELD, NC 27577-0909
Book: 00927
Page: 0073

Result 19

id: 05G02001N
Tag: 05G02001N
Owner Name 1: CHARTER DEVELOPMENT
COMPANY, L.L.C
Owner Name 2:
Mail Address 1: 3850 BROADMOOR AVE SE STE
201
Mail Address 2:
Mail Address 3: GRAND RAPIDS, MI 49512-3975
Book: 05042
Page: 0829

Result 20

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

Result 21

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

Result 22

id: 05G02198O
Tag: 05G02198O
Owner Name 1: WOOD, MARY ROSS
Owner Name 2: WOOD, MATTHEW WILLIAM
Mail Address 1: 736 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 05173
Page: 0216

Result 23

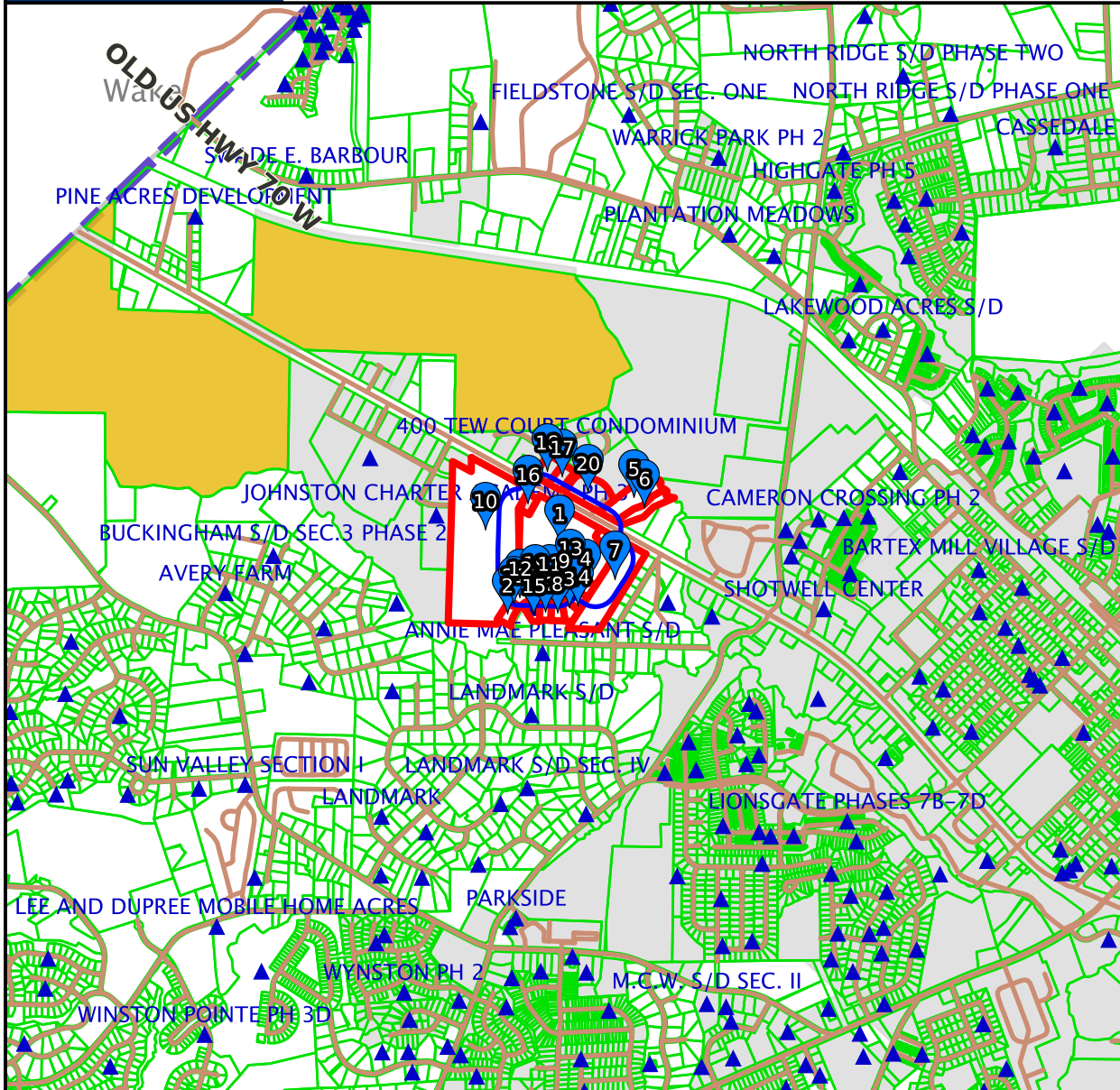
id: 05G02001K
Tag: 05G02001K
Owner Name 1: CFM CLAYTON, LLC
Owner Name 2: EWG CLAYTON, LLC
Mail Address 1: 804 GREEN VALLEY RD STE
202
Mail Address 2:
Mail Address 3: GREENSBORO, NC 27408-7044
Book: 06229
Page: 0991

Result 24

id: 05G02001A
Tag: 05G02001A
Owner Name 1: STEPHEN DOUGLAS I
IRREVOCABLE TRUST
Owner Name 2: CYNTHIA M STEPHENS
IRREVOCABLE TRUST
Mail Address 1: 319 CHAPANOKE RD STE 102
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Book: 01875
Page: 0903

Result 25

id: 05G02005Z
Tag: 05G02005Z
Owner Name 1: BLOUNT, DETRIA
Owner Name 2: BLOUNT, RAYMOND JR.
Mail Address 1: 740 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06396
Page: 0350



Result 1

id: 05G02002D
Tag: 05G02002D
NCPin: 165909-15-8400
Mapsheet No: 165909
Owner Name 1: HEAVNER PROPERTIES 1997 LIMITED PARTNERSHIP
Owner Name 2: BRIGHTLEAF # 2004-II, LLC
Mail Address 1:
Mail Address 2: PO BOX 2346
Mail Address 3: SMITHFIELD, NC 27577-2346
Site Address 1:
Site Address 2:

Book: 06038
Page: 0287
Market Value: 2762320
Assessed Acreage: 25.910
Calc. Acreage: 26.870
Sales Price: 0
Sale Date: 2021-09-02



Scale: 1:29555 - 1 in. = 2462.92 feet

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

Result 2

id: 05G02002I
Tag: 05G02002I
Owner Name 1: BREWER, WILLIAM L JR
Owner Name 2: BREWER, MITTIE S
Mail Address 1: 744 LIGHTFOOT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 02505
Page: 0895

Result 3

id: 05G02193X
Tag: 05G02193X
Owner Name 1: BEASLEY, JOSEPH WESLEY
Owner Name 2: BEASLEY, MARIE W
Mail Address 1: 729 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 01274
Page: 0339

Result 4

id: 05G02193Y
Tag: 05G02193Y
Owner Name 1: DUNCAN, LEVI J.
Owner Name 2:
Mail Address 1: 721 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 04827
Page: 0304

Result 5

id: 05G01200D
Tag: 05G01200D
Owner Name 1: OMKRISHNA LLC
Owner Name 2:
Mail Address 1: 248 MADISON AVE
Mail Address 2:
Mail Address 3: DECATUR, GA 30030-3542
Book: 02017
Page: 0790

Result 6

id: 05G01200E
Tag: 05G01200E
Owner Name 1: PERRY, GLENDA PEEDIN
Owner Name 2:
Mail Address 1: 31 HASTINGS CIR
Mail Address 2:
Mail Address 3: GREENSBORO, NC 27406-9323
Book: 00911
Page: 0027

Result 7

id: 05E99012J
Tag: 05E99012J
Owner Name 1: REVOCABLE LIVING TRUST
OF ELEANOR WORTH MAYO
ROSS
Owner Name 2: ROSS, ELEANOR WORTH
MAYO TRUSTEE
Mail Address 1: 5210 ISLAND DR
Mail Address 2:
Mail Address 3: STONE MTN, GA 30087-4268
Book: 06881
Page: 0240

Result 8

id: 05E99197B
Tag: 05E99197B
Owner Name 1: LARRY, JOHN D.
Owner Name 2: LARRY, JOANNA L.
Mail Address 1: 733 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 06710
Page: 0147

Result 9

id: 05G02002K
Tag: 05G02002K
Owner Name 1: SHAW, DANIEL JOHN
Owner Name 2:
Mail Address 1: 728 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06236
Page: 0571

Result 10

id: 05G02002C
Tag: 05G02002C
Owner Name 1: HEAVNER PROPERTIES 1997
LIMITED PARTNERSHIP
Owner Name 2: BRIGHTLEAF # 2004-II, LLC
Mail Address 1:
Mail Address 2: PO BOX 2346
Mail Address 3: SMITHFIELD, NC 27577-2346
Book: 06038
Page: 0287

Result 11

id: 05G02002G
Tag: 05G02002G
Owner Name 1: RHODES, THOMAS ANDREW
Owner Name 2:
Mail Address 1: 732 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 02917
Page: 0872

Result 12

id: 05G02002L
Tag: 05G02002L
Owner Name 1: BLOUNT, DETRIA
Owner Name 2: BLOUNT, RAYMOND JR.
Mail Address 1: 740 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06371
Page: 0314

Result 13

id: 05G02002H
Tag: 05G02002H
Owner Name 1: OUTLAW, DAVID E
Owner Name 2: OUTLAW, PAMELA
Mail Address 1: 724 LIGHTFOOT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 01041
Page: 0234

Result 14

id: 05E99025
Tag: 05E99025
Owner Name 1: MORRIS, BARRY J.
Owner Name 2: MORRIS, HOLLY R.
Mail Address 1: 725 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 05827
Page: 0001

Result 15

id: 05G02002E
Tag: 05G02002E
Owner Name 1: MERCER, ARTHUR C JR
Owner Name 2: MERCER, JOY L EAKES
Mail Address 1: 741 LIGHTFOOT DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2137
Book: 01104
Page: 0507

Result 16

id: 05G02002T
Tag: 05G02002T
Owner Name 1: JOHNSTON COUNTY BOARD
OF
Owner Name 2: ALCOHOLIC CONTROL
Mail Address 1:
Mail Address 2: PO BOX 909
Mail Address 3: SMITHFIELD, NC 27577-0909
Book: 00927
Page: 0073

Result 17

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

Result 18

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

Result 19

id: 05G021980
Tag: 05G021980
Owner Name 1: WOOD, MARY ROSS
Owner Name 2: WOOD, MATTHEW WILLIAM
Mail Address 1: 736 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 05173
Page: 0216

Result 20

id: 05G02002W
Tag: 05G02002W
Owner Name 1: WAKEMED PROPERTY
SERVICES
Owner Name 2:
Mail Address 1: 3000 NEW BERN AVE
Mail Address 2:
Mail Address 3: RALEIGH, NC 27610-1231
Book: 01814
Page: 0733

Result 21

id: 05G02005Z
Tag: 05G02005Z
Owner Name 1: BLOUNT, DETRIA
Owner Name 2: BLOUNT, RAYMOND JR.
Mail Address 1: 740 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Book: 06396
Page: 0350

Result 22

id: 05G021920
Tag: 05G021920
Owner Name 1: DAVIDSON, TANJA LENA
Owner Name 2:
Mail Address 1: 10055 PULPIT ROCK RD
Mail Address 2:
Mail Address 3: JAMESTOWN, CA 95327-9321
Book: 02121
Page: 0867

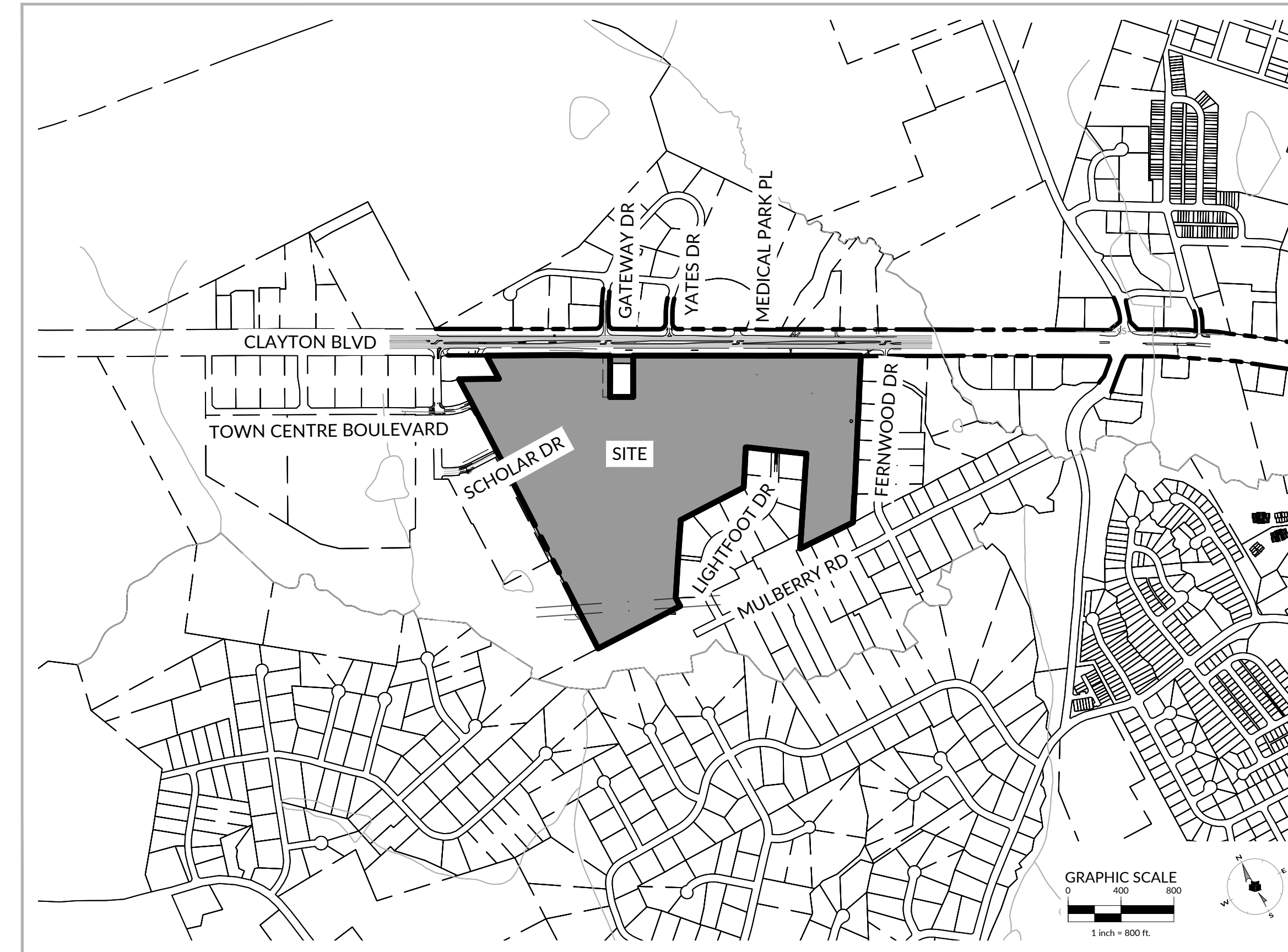
CLAYTON

HEAVNER/MAYO PROPERTIES

12649 CLAYTON BLVD | CLAYTON, NC 27520 | JOHNSON COUNTY

1ST SUBMITTAL: SEPTEMBER 19, 2025
2ND SUBMITTAL: OCTOBER 24, 2025
3RD SUBMITTAL: NOVEMBER 18, 2025

| SITE DATA | | | |
|--|---------------------------------|--|---|
| FUTURE LAND USE | EXISTING | HIGH DENSITY RESIDENTIAL AND COMMUNITY CENTER OVERLAY | |
| | PROPOSED | TBD | |
| ZONING | EXISTING | RLL and CZC | |
| | PROPOSED | Conditional Zoning Commercial | |
| AREA OF TRACTS | PINS | 165909-05-8421, 165909-15-8400 & 165914-24-6755 | |
| | TOTAL ACREAGE | 87.74 Acres | |
| REQUESTED SEWER CAPACITY | 263,350 GPD | | |
| DIMENSIONAL STANDARDS FOR OVERALL SITE AND NONRESIDENTIAL AREAS | | | |
| MAX. RESIDENTIAL DENSITY | 12.0 DU/AC [a] 475 UNITS MAX | MIN. STREET SETBACK | 5 FT |
| MIN. LOT WIDTH | 0 FT | MIN. SIDE SETBACK | 5 FT |
| MAX LOT COVERAGE | 75% OF LOT AREA [b] | MIN. INTERNAL SIDE SETBACK (where building walls are shared) | 0 FT |
| MIN. OPEN SPACE | 5% OF LOT AREA [c] | MIN. SPACING BETWEEN BUILDINGS [d] | PER ZONING CONDITION OR NC BUILDING CODE, WHICHEVER IS GREATER |
| MAX BUILDING HEIGHT | 60 FT | MIN. PERIMETER SETBACK FOR MULTI-BUILDING AND UNIFIED DEVELOPMENTS | 5 FT |
| MAX. BUILDING HEIGHT FOR HOTELS AND OFFICE BUILDINGS | 75 FT | | |
| <p>a. Max. Residential Density will be applied across the entire project area and not on a per lot basis.</p> <p>b. Max. Lot Coverage will be applied across the entire project area and not on a per lot basis.</p> <p>c. Min. Open Space Set-Aside will apply to the entire project area and not on a per lot basis, except for the multifamily which will meet its own Open Space and not be used towards the non-residential Open Space. SCM #1 as shown on the concept plan may be used towards the nonresidential Open Space.</p> <p>d. Building to building setbacks shall be in accordance with dimensional requirements outlined in this Conditional Zoning, or in accordance with NC Building Code requirements, whichever is greater.</p> | | | |
| DIMENSIONAL STANDARDS FOR MULTIFAMILY RESIDENTIAL AREAS | | | |
| Min. Lot Area (sf) | 20,000 | Min. Rear Setback | 5 FT |
| Max. Building Height (ft) | 60 | Min. Spacing Between Buildings (ft) | Per zoning conditions or NC Building Code, whichever is greater |
| Min. Street Setback (ft) | 5 | Min. Perimeter Setback | 5 FT |
| Min. Side Setback (ft) | 5 | | |



Sheet List Table

| Sheet Number | Sheet Title |
|--------------|----------------|
| 1.00 | COVER |
| 2.00 | CONCEPT PLAN |
| 3.00 | BUFFER DETAILS |

CONTACT LIST:

Jim Clark, PE
Brendie Vega, AICP
WithersRavenel
167 E. Chatham St., Suite 210
Cary, NC 27511
919-238-0330



PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

PREPARED BY:

DEVELOPER:
**CASTO SOUTHEAST
REALTY SERVICES**
215 EAST CHATHAM ST., SUITE 201
CARY, NC 27511

LEGEND

- PROPERTY BOUNDARY
- UTILITY EASEMENT
- STREAM
- EXISTING WATER
- EXISTING FORCEMAIN
- PROPOSED SEWER
- PROPOSED SEWER
- PRIMARY CIRCULATION
- CROSS ACCESS
- COMMERCIAL
- MULTIFAMILY RESIDENTIAL
- NEUSE RIVER BUFFER
- OPEN SPACE
- WETLANDS
- PERIMETER BUFFER
- SITE ACCESS A RIGHT-IN/RIGHT-OUT
- SITE ACCESS B THRU-CUT, ALL INTERSECTION MOVEMENTS PERMITTED EXCEPT NORTHBOUND AND SOUTHBOUND THROUGH
- SITE ACCESS C LEFT-IN/RIGHT-IN/RIGHT-OUT
- SECONDARY ENTRANCE

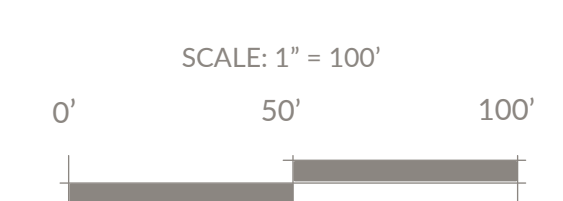
* NOTES: WETLANDS, STREAMS AND NEUSE BUFFERS ARE SHOWN APPROXIMATELY, BASED UPON FIELD OBSERVATIONS. FINAL ALIGNMENT OF THESE FEATURES IS SUBJECT TO THE RESULTS OF FIELD SURVEY AND MAY VARY SLIGHTLY FROM THAT SHOWN HEREON.
 1. PHASING WILL BE DETERMINED AT TIME OF SITE PLAN AND/OR MAJOR SUBDIVISION PLAN
 2. MULTI-USE PATH WILL BE PROVIDED ALONG US HWY 70. LOCATION AND DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN AND/OR MAJOR SUBDIVISION.



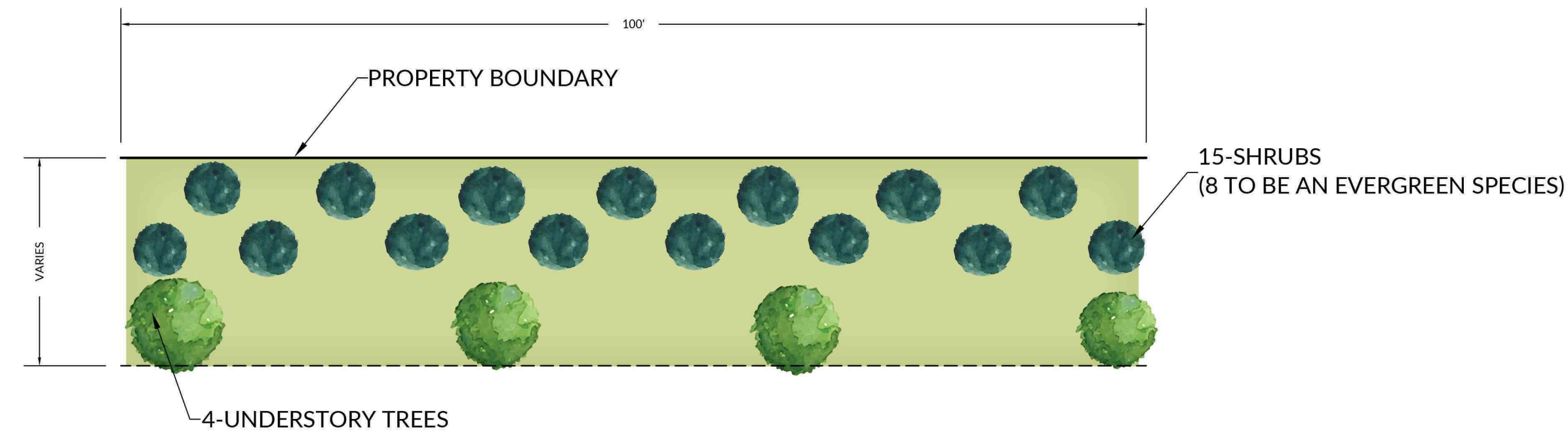
CLAYTON - HEAVNER/MAYO PROPERTIES - REZONING # 2025-94-CZM

EXHIBIT A - NOVEMBER 18, 2025

CONCEPT PLAN

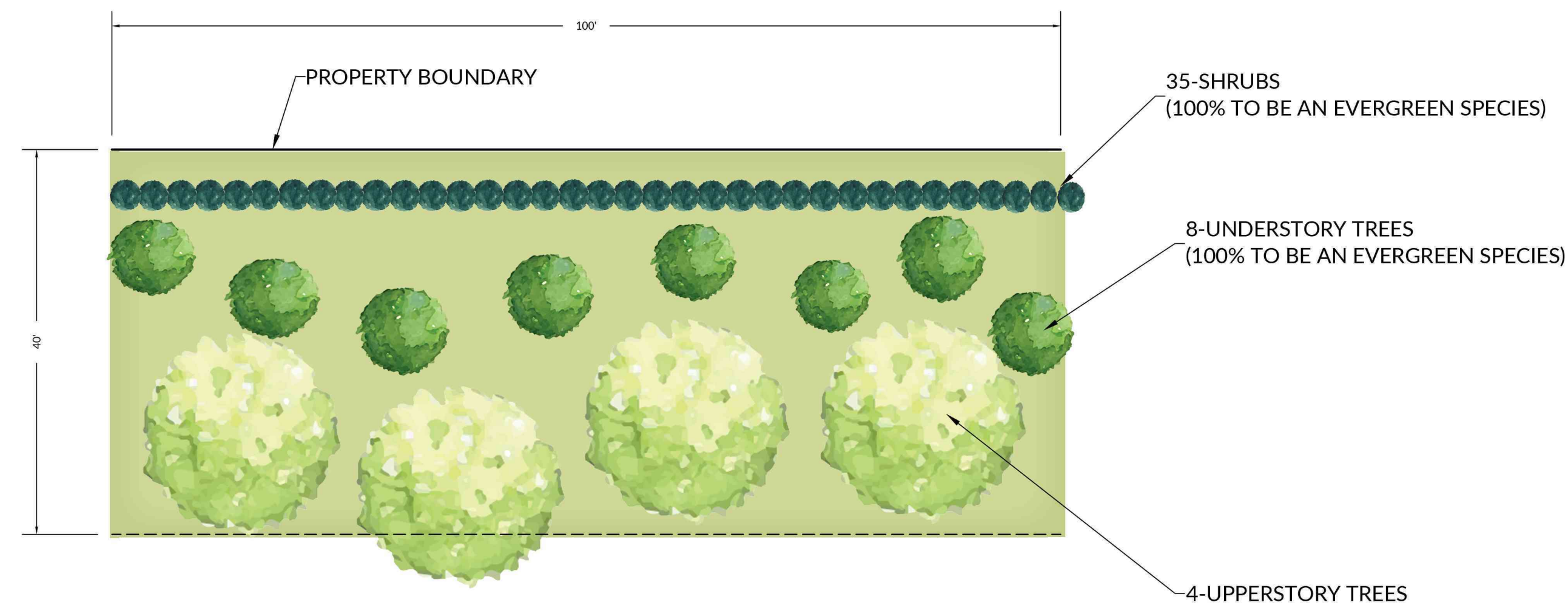


THIS CONCEPT PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. ALL DEPICTIONS OF SITE LAYOUT, LAND USES, DENSITIES, BUILDING PLACEMENTS, UTILITIES, ROADWAY IMPROVEMENTS, AND OTHER FEATURES ARE CONCEPTUAL IN NATURE AND SUBJECT TO REFINEMENT DURING THE DEVELOPMENT PROCESS BUT IN KEEPING WITHIN THE MAXIMUM DENSITY, DIMENSIONAL STANDARDS, AND GENERALLY IN THE AREAS DEPICTED. IN THE EVENT OF ANY CONFLICT BETWEEN THIS CONCEPT PLAN AND THE WRITTEN CONDITIONS OF APPROVAL, THE WRITTEN CONDITIONS SHALL GOVERN.



TYPE 'A' BUFFER - TYPICAL 100' SECTION
 MINIMUM WIDTH 10'

PLANTING REQUIREMENTS:
 (ALL PLANTINGS WILL MEET THE MINIMUM SIZE REQUIREMENTS OUTLINES IN THE UDO
 WITH FINAL SPECIFICATIONS TO BE PROVIDED AT SITE PLAN)
 4 UNDERSTORY TREE PER 100 LF
 15 SHRUBS PER 100 LF (50% MINIMUM PERCENTAGE OF EVERGREEN SHRUBS)



TYPE 'D' BUFFER - TYPICAL 100' SECTION
 MINIMUM WIDTH 40'

PLANTING REQUIREMENTS:
 (ALL PLANTINGS WILL MEET THE MINIMUM SIZE REQUIREMENTS OUTLINES IN THE UDO
 WITH FINAL SPECIFICATIONS TO BE PROVIDED AT SITE PLAN)
 4 UPPERSTORY TREE PER 100 LF (25' O.C.)
 8 UNDERSTORY TREE PER 100 LF (15' O.C., 100% MINIMUM PERCENTAGE OF EVERGREEN SPECIES)
 35 SHRUBS PER 100 LF (3' O.C., 100% MINIMUM PERCENTAGE OF EVERGREEN SPECIES)

Conditions of Approval
2025-94-CZM Heavner-Mayo Properties

1. Following Town Council approval, an electronic copy of the Concept Plan, **Exhibit A (dated November 18, 2025)** , including the Conditions of Approval shall be submitted to the Planning Department.
2. The Project shall meet all applicable adopted Town of Clayton Unified Development Ordinance (UDO) requirements, Town of Clayton Manual of Specifications, Standards, and Design (MSSD), and the North Carolina Fire Code and NFPA Fire standards, as amended, except where specifically modified by the approved Concept Plan and Conditions of Approval.
3. The Project shall be constructed in substantial conformance with the Concept Plan as approved by the Clayton Town Council and the Town's Engineering Department. Any proposed modifications to the Concept Plan shall be reviewed in accordance with the standards outlined in the UDO.
4. The associated Concept Plan and Conditions of Approval for this project shall allow for any changes in Town Development regulations, either through text or the official Zoning Map, that are considered as upzoning, downzoning, or establishment of any nonconformity.
5. The Project and associated development applications shall adhere to Town adopted policies and ordinances that are in effect at the time of their submittal and acceptance for review.
6. To the extent of any conflict between the Concept Plan and these Conditions of Approval, these Conditions shall control.
7. In the event the development contemplated in a Conditional Rezoning application is not substantially commenced within three (3) years from the date of the approval, the Town Council may initiate a rezoning application to return the land to its prior or to some other appropriate zoning district designation.
8. The property owner shall submit, and the Town Council shall approve a request for a voluntary annexation petition for all parcels of land subject to 2025-94-CZM prior to approving any Construction Drawing for any phase in 2025-94-CZM.
9. The Subdivision of the project property shall occur via the Alternative Sequence process included in the Construction Drawing process section of the UDO and the recording of the subdivision shall be allowed to occur prior to installation of UDO required improvements or improvements required with in other conditions in this Ordinance.
10. A Temporary Certificate of Occupancy may be issued, at the discretion of the Inspections Director, prior to the completion of As-Built Plans being finalized with substantial compliance with approved Site Plan and Performance Guarantee for any outstanding Site Plan requirements or infrastructure improvements.
11. A Performance Guarantee shall be provided for public infrastructure improvements, (including but not limited to water and sewer system extensions, off site roadway improvements, erosion control measures, and storm water control systems). Performance Guarantee for offsite NCDOT

improvements, including traffic control signals, shall only be provided to NCDOT, with a copy of the Performance Guarantee provided to the Town of Clayton.

12. The southern portion of the Mayo property (Tag# 05E99012J; Deed Book 6881 Page 240), located south of the Johnston County properties identified by Tag #s 05G02193Y and 05G02194C and recorded in Deed Book 4827 Page 304 and Deed Book 4378 Page 122, as shown on the Concept Plan, shall be limited to the following. Principal or Secondary Uses shall not encroach into this area of the site as depicted on the Concept Plan:

- Type D Perimeter Buffer
- Stormwater Control Measures (SCM)
- Open Space

13. Principal uses shall comply with the uses listed in the CRM or CZC columns of the Listing of Common Principal Uses in UDO Table 4.2.5, as amended, with the exception of the following principal uses which shall be prohibited:

Agricultural Use Classification

- Animal Husbandry
- Equestrian Facility
- Farm Equipment Sales and Service
- Horticulture

Commercial Use Classification

- Animal Boarding Indoor & Outdoor
- Bed & Breakfast
- Bulky Item Sales, *as defined by the Town of Clayton UDO, shall not be permitted within the development, except as a secondary use within a Unified Development.*
- Flea Market
- Pawn Shop
- Tobacco, CBD, and Vapor Shop
- Parking Vehicle Towing or Storage

Industrial Use Classification

- Contractor Services Office/ Yard
- Electrical, HVAC, or Plumbing Fabrication
- Freight Terminal
- Major Utility
- Warehouse, Distribution, or Storage

Institutional Use Classification

- Arboretum or Formal Garden
- Athletic Field or Court
- Auditorium, Coliseum, Convention Center
- Bus Station
- College or University

- Community Center
- Community Garden
- Cemetery or Mausoleum
- Fire/ EMS/ Police Station
- Fraternal Club or Lodge
- Golf Course (public or private)
- Governmental Training Facility
- Outdoor Recreation, Public
- Park and Ride Facility
- Park or Playground (public or private)
- Rail Related
- Religious Institution
- Residential Treatment Facility
- School, Elementary or Middle
- School, High
- School, Vocational

Residential Use Classification

- Triplex or Quadplex Dwelling

14. Secondary uses shall comply with the uses listed in the CRM or CZC columns of the Listing of Common Secondary Uses in UDO Table 4.5.4, as amended, with the exception of the following Secondary uses which shall be prohibited:

- Amateur Ham Radio
- Family Health Care Structure
- Helistop

15. Animal Boarding, Indoor Only (4.3.7), Grooming, Animal (4.3.60), and Veterinary Services, Small Animal (4.3.142) shall not have any exterior boarding. Soundproofing shall be provided per accepted industry standards.

16. Corridor Commercial District (CRM) Dimensional Standards (UDO 3.2.1.C), as modified per UDO Section 3.3.2.B

Dimensional Standards for Overall Site and Nonresidential areas:

| | | | |
|---|--------------------------------------|---|---|
| Max. Residential Density - units [a] | 12.0 d/u per acre - 475 unit maximum | Min. Street Setback (ft) | 5 |
| Min. Lot Area (sf) | 8,000 | Min. Side Setback (ft) | 5 |
| Min. Lot Width (ft) | 0 | Min. Internal Side Setback (ft) | 0 |
| Max. Lot Coverage (% of lot area) [b] | 75% | Min. Rear Setback (ft) | 0 |
| Min. Open Space Set-Aside (% of lot area) [c] | 5 | Min. Spacing Between Buildings (ft)[d] | Per zoning conditions or NC Building Code, whichever is greater |
| Max. Building Height (ft) | 60 | Min. Perimeter Setback for Multi-Building and Unified Developments (ft) | 5 ft |
| Max. Building Height (ft) for Hotels and Office Buildings | 75 | | |

- a. Max. Residential Density
 - i. The maximum residential density shall be applied across the entire project area and not on a per lot basis. There shall be no more than 475 dwelling units. An increase to the number of dwelling units shall require a major modification to the Conditional Zoning as outlined in the UDO.
- b. Max. Lot Coverage
 - i. The maximum lot coverage shall be applied across the entire project area and not on a per lot basis.
- c. Min. Open Space Set-Aside.
 - i. The minimum open space set aside shall apply to the entire project area and not on a per lot basis, except for multifamily which shall meet its own Open Space and not be used towards the nonresidential Open Space. SCM #1 as shown on the Concept Plan may be used toward the nonresidential Open Space, subject to the requirements of Section 6.7.1.E.1.b.ii of the Unified Development Ordinance.
- d. Building to building setbacks shall be in accordance with dimensional requirements outlined in this Conditional Zoning, or in accordance with NC Building Code requirements, whichever is greater.

Dimensional Standards for Multifamily Residential areas:

| | |
|-------------------------------------|---|
| Min. Lot Area (sf) | 20,000 |
| Max. Building Height (ft) | 60 |
| Min. Street Setback (ft) | 5 |
| Min. Side Setback (ft) | 5 |
| Min. Rear Setback (ft) | 5 |
| Min. Spacing Between Buildings (ft) | Per zoning conditions or NC Building Code, whichever is greater |
| Min. Perimeter Setback | 5 ft |

17. Outdoor Display/ Sales Outdoor sales shall be allowed in locations as identified and approved on the site plan. This shall include temporary outdoor sales. Location of outdoor display/sales shall not encroach into vehicular use areas, minimum setback yards, or required buffers.

18. The duration and location of common temporary uses is modified as follows:
 - a. Outdoor Seasonal Sales: Outdoor Seasonal Sales allowed at any time during the calendar year when an area is identified and approved for outdoor seasonal sales on a Site Plan for a maximum of 60 days per occurrence, a maximum of five occurrences per year, with a total maximum of 270 days per year.
 - b. Portable Storage Containers: Portable Storage Containers may be permitted at time of Site Plan when an area is identified for Portable Storage containers on a Site Plan. No portable storage containers can be used in perpetuity and will be subject to time limited duration, subject to approval by the Planning Director. Portable storage containers must be located at the rear of a building and shall be screened from the line of sight from public and private roads.
 - c. Other Special Events: Each retailer and/or tenant, individual businesses located on an outparcel, and any other business located within the unified shopping center may have a *Grand Opening Sale* including banners, signs and other allowable signs per the UDO are allowed up to 45 consecutive days per calendar year.

19. *Perimeter Buffers* shall be in compliance with perimeter buffers shown on the attached Concept Plan and as described below. The streetscape buffer shall be in accordance with UDO Section 6.6.17 *Streetscape Buffers*.
 - a. East, adjacent to existing residential along Lightfoot Drive, Mulberry Road, and Fernwood Drive: 40' Type D
 - i. A retaining wall may be introduced into the buffer to preserve existing vegetation, with final design to be determined at site plan.
 - b. South, adjacent to existing residential (PID 05G02198W): 40' minimum undisturbed buffer.
 - c. West, south of Scholar Dr (PID 05G02001A): 10' Type A
 - d. West, north of Scholar Dr (PIDs 05G02001M, 05G02001L): 5' Type A
 - i. This buffer may be eliminated if the parcels indicated are developed as part of a Unified Development with the Heavner Property.

20. Grading may occur within the required buffers and replanted to the standards in the UDO by buffer type. Where grading does not occur within the buffer, existing vegetation may be counted towards required plantings and supplemented to meet the requirements of the UDO. Existing vegetation to

count towards required plantings shall be identified on the Site Plan and is subject to a report prepared by a certified arborist or landscape architect noting the health and size of the existing vegetation to be used for credit.

21. The perimeter buffers shown on the Concept Plan for the overall development shall meet all planting quantity and size requirements for the Type of buffer shown with the following exception:
 - The 40' Type D buffer where adjacent to existing residential shall increase the percentage of understory trees and shrubs to 100% evergreen.
 - No buffer is required where it is prohibited on utility easements by the easement owner.
 - Additional buffers, walls, and/or fences for individual uses internal to the site shall not be required.

22. Mass Grading restrictions or limitations shall not apply to this development. The buffers shall be in compliance with the perimeter buffers shown on the attached Concept Plan and not doubled or increased from the width and Type shown on the concept plan as a result of mass grading.

23. Denuded areas adjacent to riparian buffers and/or wetlands located on the subject property shall have double silt fencing installed during construction.

24. Where off-street parking lots of 100 or more spaces are shown on site plans, they shall include at least one landscaping strip for every six rows of parking spaces overall with a maximum spacing of 10 rows between landscaping strips, with location to be determined at site plan.

25. 90 degree parking spaces, with the exception of ADA compliant spaces, shall be a minimum of 9 feet in width and 18 feet in depth.
 - Where the parking space includes a wheel stop, the length of the space shall be increased by 1.5 feet.
 - Where a parking space abuts a wall or fence, the minimum distance between the back of curb and the wall or fence shall be at least two (2) feet for the entire length of the wall or fence.

26. Multi-family buildings shall follow the design standards in UDO Section 6.2.4 *Multi-Family Design Standards: Building Facades* with the following modifications:
 - a. A covered balcony shall also be acceptable as an allowed architectural element as one of the three required features outlined in the UDO.

27. Multi-Family buildings shall follow the design standards in UDO Section 6.2.4 *Multi Family Design Standards: Building Façade Variation* with the following modifications:
 - a. One of more of the principal buildings has a footprint that differs in square footage by 20% or more than the average principal buildings footprints of the other principal buildings.
 - b. The use of Fiber Cement material in its various styles may be used to meet the primary exterior requirements as a different material. Examples include lap siding, vs. panel siding, vs shingles. These materials shall be counted as different materials.
 - c. A primary material shall be understood to mean the highest percentage of material on the wall.


- d. One or more of the principal buildings is configured so that 25% of the windows incorporate a canopy, awning, overhang, or other covering.
28. Non-residential buildings shall follow the design standards in UDO Section 6.2.5 *Non-Residential Design Standards* with the following modifications:
 - a. All commercial buildings shall have a minimum of one distinguished Primary Building Wall.
 - b. Multi-tenant buildings shall not be required to have a primary entrance for each tenant.
 - c. Customer Entrances shall be allowed to have a canopy, awning, portico, archway, arcade, or other covering that extends outwards from the building wall by at least 4 feet.
 - d. Non-Residential Building Articulation shall allow a recess or projections of 1.5 feet for multi-tenant buildings and 2 feet for single-use buildings. Entry canopies or projections shall be included in the calculation of modulation.
 29. Prefabricated metals and corrugated sheet metal may be used as an allowed building material with an additional articulation element.
 30. The project shall be allowed to have two Ground Signs for the project on the US 70 frontage. There shall not be a Ground Sign on the Financial Drive side of the project.
 31. Ground signs for the out parcels shall be prohibited.
 32. Single-tenant Commercial buildings and spaces exceeding 24,000 square feet may have Wall Signs that shall not exceed a total allowance of 500 square feet, at a rate of 1.5 sf per linear foot of building façade. When applied to a building, there shall be a maximum of four signs per façade.
 33. The project shall complete all off-site improvements in accordance with the Traffic Impact Assessment (TIA) reviewed by the Town of Clayton and the North Carolina Department of Transportation (NCDOT), subject to the issuance of applicable permits by NCDOT and the Town of Clayton, as appropriate. The following improvements shall be completed prior to the issuance of the first Certificate of Occupancy:
 - Clayton Blvd (US 70)
 - Construct an additional eastbound lane on US 70 from Financial Drive to Site Access C, striped as an exclusive right-turn lane at each site access
 - Clayton Blvd (US 70) at Site Access A
 - Construct a Right in/ Right out driveway with one ingress lane and one egress lane
 - Construct 150' internal protected stem
 - Clayton Blvd (US 70) at Gateway Drive/Site Access B:
 - Reconfigure intersection to a thru-cut configuration, permitting all intersection movements except of the northbound and southbound through movements.
 - Install traffic signal
 - Install an additional 300' westbound left-turn lane on Clayton Blvd
 - Extend storage of existing westbound left-turn lane to 300' on Clayton Blvd
 - Construct two ingress and four egress lanes (dual northbound left-turn lanes and dual right-turn lanes) on Site Access B
 - Construct a 200' Internal Protected Stem on Site Access B

- Provide separate 50' left- and right-turn lanes on the southbound approach of Gateway Drive
 - Clayton Blvd (US 70) at Medical Park Place/Site Access C
 - Shift the existing median break serving Site Access C approximately 140 feet to the east along Clayton Boulevard
 - Install an additional 300' westbound left-turn lane on Clayton Boulevard
 - Extend storage of existing Clayton Blvd westbound left-turn lane to 300'
 - Construct Site Access C as a left-in/right-in/right-out access with two ingress lanes and two egress lanes
 - Construct 200' Internal Protected Stem
 - Install a traffic signal for the US 70 Eastbound/Site Access C intersection
 - Build Site Access C driveway on Clayton Blvd with the following lanes:
 - Two inbound lanes
 - Two outbound right turn lanes
 - Signalize for left turns into the Site Access C
 - Financial Drive at Town Center Boulevard/Site Access
 - Construct the Site Access aligning with Town Center Boulevard with one ingress lane and one egress lane
 - Restripe the southbound approach of Financial Drive to provide a shared through/right lane and a southbound left-turn lane with 50 feet of storage and appropriate tapers
34. A two lane roadway, with naming to be determined at time of site plan review, shall be extended east from the Financial Drive and Town Center Boulevard intersection to the western property boundary per Clayton standard 2C in the Comprehensive Transportation Plan Cross Section Standards.
35. A connection to the undeveloped parcel at the northwest corner of site (PIN 165909-06-4682) shall be provided from Site Access Driveway A as outlined below:
- If the adjacent site is developed prior to the development of the Heavner Property and a connection with a cross access easement is provided within 10 feet of the property line the Developer shall make the connection to the existing driveway stub; or
 - If adjacent site remains undeveloped at the time of development of the Heavner Property, the Developer shall provide a driveway stub to the adjacent property and easement allowing the future connection of the cross access driveway.
36. The trip generation used in the TIA is based on the land use assumptions and associated trip generation table included with the approved TIA. Modifications to the land use mix, including changes in the number of dwelling units or gross floor area, may be permitted as a Minor Modification to the concept plan, provided that documentation is submitted by a licensed Traffic Engineer demonstrating that the overall trip generation does not exceed the total approved in the TIA. The TIA approval shall expire in accordance with the Concept Plan, Site Plan, subdivision plat, or other approval it is associated with per the UDO.

- 37. Cross-access from the Heavner Property to the stub of Lightfoot Drive shall be made for emergency vehicle access only, as indicated on the Concept Plan. The final design of this restricted access shall be determined at time of site plan in coordination with the Town of Clayton Fire Department. This connection shall be constructed in conjunction with the phase in which it is located. No construction traffic shall use the Lightfoot Dr. connection through the Dogwood neighborhood.
- 38. Where multiple landscape strips are required in one off-street parking lot, only one of those per parking lots will be required to have a sidewalk. All others may be landscaped with vegetation. Additionally, subject to approval by the Planning Director, multiple landscape strips may be combined, provided the total width of the combined strip equals the total width of all required landscape strips.
- 39. In a Unified Development, landscape islands may be reduced to one per 16 spaces, so long as each parking space remains within 60 ft radius of a canopy tree trunk per UDO Section 6.6.12.C, Shade Trees.
- 40. Plantings for Streetscape Buffers may be placed at an alternate location within the same required Streetscape Buffer or adjacent to the required Streetscape Buffer with approval by the Planning Director in cases where retaining walls, underground utilities, drainage easements, topography, or other obstructions make placement of streetscape buffer vegetation in accordance with the standards in the UDO impracticable.
- 41. Placement of plant material within landscape islands shall allow for a two-foot vehicle overhang from the face of the curb or wheel stop.
- 42. Parking lot lighting fixtures within 100 feet of existing residential along Lightfoot Drive, Mulberry Road, and Fernwood Drive shall be a maximum of 25 feet in height. Fixtures closest to the edge of parking areas adjacent to existing residential shall be fitted with cut-off shields. When further than 100 feet from existing residential, light pole fixture height may be increased to a maximum of 38 feet in height within a parking lot or vehicular use area.
- 43. UDO references are for the UDO with an effective date of July 21, 2025, unless specifically noted as amended.

PROPERTY OWNER AFFIDAVIT

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

| | | |
|---|---|---|
| <p>Thomas Lowell</p> <p><i>Print Name</i></p> | <p>Signed by:</p>  <p>31194B8413724A2...</p> <hr/> <p><i>Signature of Property Owner</i></p> | <p>1/21/2026</p> <hr/> <p><i>Date</i></p> |
|---|---|---|

Signature affirms compliance with Unified Development Ordinance Section 2.3.7.D.1.a and North Carolina General Statutes § 160D-703 (b).

Justification of UDO Modifications

Type III Conditional Zoning 2025-94-CZM. A Major Modification of 2025-23-CZM

Summary

This document provides project information and desired outcomes that will allow the Heavner and Mayo Property to develop as a site with various uses under the Conditional Zoning Commercial District. The Heavner and Mayo Property is envisioned to be a mix of uses housed in a range of building types. The nonresidential area encompasses the northern side of the site, and its buildings may include “big box” buildings, multi-tenant buildings, stand-alone buildings, and outparcels. The residential area is anticipated to be multistory multifamily buildings located at the south end of the site. To the south east an area for an SCM and open space is envisioned.

Modifications Requested

We respectfully submit the following justification in support of the requested modifications to specific standards in the Town of Clayton Unified Development Ordinance (UDO), particularly related to buffers, setbacks, open space, impervious surface area, non-residential and multi-family building design, and mass grading.

This proposed project includes a large-format commercial center (“big box” retail) with supporting multi-tenant retail spaces, several outparcel lots, restaurant pads, and multifamily residential units. The goal is to deliver a walkable, integrated mixed-use environment that accommodates contemporary commercial and residential needs while maintaining a cohesive development character across the entire site.

1. Open Space Calculation and Distribution

Current UDO standards require that each lot provide 5% of its area as open space. While this requirement promotes open space generally, in a mixed-use commercial development consisting of multiple subdivided parcels (e.g., for restaurants, inline tenants, or anchor users), this fragmented approach leads to a collection of small, non-functional open space areas that fail to create meaningful or usable green space.

Instead, we propose that open space be evaluated at the master development level, rather than on a per-lot basis. This approach allows for the consolidation of open space into larger, more usable, and better-designed common areas such as amenity areas, pocket parks, and pedestrian plazas that can serve both the commercial and residential components of the site. This request aligns with the intent of UDO Section 1.7, which encourages development flexibility and innovation in site design where traditional zoning standards may otherwise inhibit quality urban form.

The developer will be responsible for providing data and tracking mechanisms to staff to ensure the total is met throughout the development.

2. Setbacks and Lot Dimensional Standards

The nature of modern shopping centers and mixed-use developments frequently necessitates design flexibility that does not conform to traditional lot and setback standards. This site will include multiple

nonresidential lots that will not meet certain UDO requirements for frontage or setbacks. This is consistent with many existing shopping centers and mixed-use developments throughout the region, which often utilize private roads or shared access drives to structure internal circulation, rather than public street networks.

- Within the project area, only select parcels will have public road frontage—specifically along Clayton Boulevard—while the majority of parcels will be served by shared access easements along internal drives.
- Interior lots may not meet typical UDO dimensional standards, especially where individual tenants require ownership of the building and/or parcel while continuing to share access, utilities, parking, and stormwater systems with surrounding uses.
- Interior lot line setbacks would create artificial separation of buildings and possibly uses that inhibit the natural development of the property.

As such, we are requesting flexibility in both minimum lot dimensions and setbacks for internal parcels and parcel lines. This flexibility is essential to accommodate modern commercial operating structures and promote a cohesive, interconnected site layout that supports pedestrian access and shared amenities.

This request aligns with UDO Section 1.7(C)(3), which supports modifications that foster “more efficient use of land” and innovative approaches to urban form.

3. Impervious Surface Area

As with open space, we propose calculating impervious surface limits at the master development level. This approach enables flexibility in clustering development and concentrating impervious areas in appropriate locations, such as large commercial parking fields, while preserving open space and green buffers around multifamily or low-impact zones. This results in a more environmentally responsible and visually coherent site plan than would be achieved under strict per-lot application.

4. Non-Residential and Multifamily Building Design and Architecture

The UDO contains prescriptive architectural and façade design standards for non-residential and multifamily buildings. While these standards serve to promote design consistency and quality, they are often not well-aligned with the architectural needs of national retailers and big box users. These tenants typically utilize prototype designs developed for operational efficiency and brand consistency, and strict compliance with UDO design elements (such as façade articulation, roofline modulation, or fenestration minimums) may not be feasible without compromising tenant viability.

We are requesting flexibility in the application of architectural standards to accommodate national tenant prototypes, while still ensuring that the overall development maintains a cohesive and high-quality visual appearance. Architectural variation, enhanced landscaping, and shared pedestrian amenities will be used to unify the site and elevate its aesthetic character, even where individual buildings deviate from certain architectural prescriptive requirements.

This approach is fully aligned with the flexibility envisioned in UDO Section 1.7, which encourages innovative site design and acknowledges that some projects—particularly mixed-use centers of this scale—may not be compatible with rigid one-size-fits-all architectural prescriptions.

5. Mass Grading Requirements

We respectfully request relief from the requirement to choose sustainability standards for mass grading due to the unknown nature of the tenants and their willingness to adopt the sustainability features. Unlike low-density residential subdivisions, commercial and multifamily developments require mass grading to create level, buildable pads that support larger buildings, shared infrastructure, and safe, ADA-compliant access routes.

In the context of this proposed development, mass grading is not an optional or avoidable design choice—it is a fundamental engineering requirement driven by:

- The size and structural needs of large retail and multi-tenant commercial buildings.
- The need for consistent, coordinated grading across internal roadways, stormwater infrastructure, utility systems, and shared access.
- Site balancing considerations that reduce the duration of material hauling, costs, and off-site impacts.

This request aligns directly with UDO Section 1.7, which allows for flexibility where strict application of the standards would “inhibit creative site design, preclude efficient land use, or conflict with the goals of high-quality development.” In this case, we will do what we can to achieve sustainability standards, however, with multiple tenants it is difficult to commit to those at this time.

6. Performance Guarantees and timing of subdivisions

The project will need to run subdivision plans and site plan concurrently which will allow the developer and tenants to close on the purchase of the property at the same time. The subdivision of the parcels will allow tenants to own their parcels, but they will continue to be subject to the requirements in the Zoning Conditions. The developer will ensure coordination of off-site improvements and internal improvements, and the initial subdivision will be largely for the creation of multiple owners of the project. Due to the nature of nonresidential and multifamily development, a request to vary from the UDOs performance guarantee and platting process has been requested. This will ensure that life safety is in place when needed, and buildings can start construction while other improvements are underway. Additionally, the developer will post a performance guarantee with NCDOT as is required by the agency, and not with the Town of Clayton. However, proof or posting the guarantee can be provided to the Town of Clayton. It would be financially unfeasible to provide a performance guarantee for improvements on Clayton Blvd to both NCDOT and the Town of Clayton.

7. Signs

There are two slight modifications being requested to the UDO, one would be to place two monument signs on Clayton Blvd to capture the key tenants on the site. Although permitted, there would be no sign

at the entrance on Financial Drive. The second modification would be to allow Single-Tenant buildings over 24,000 square feet to have wall signs that exceed a total of 200 square feet but not exceed 500 square feet while following the ratio in the UDO of 1.5 square feet per linear foot of building façade.

7. Lighting

The request to increase light fixtures to 38 feet rather than the 25 feet maximum set by the UDO for parking lot lighting is limited to areas beyond 100 feet from existing residential areas. There are several reasons for the request to increase the height of the poles. Taller poles allow light to travel further from the source and will cover a much wider area, significantly reducing the number of poles and light fixtures required to meet lighting levels. Shorter poles can cast long, sharp shadows behind vehicles behind vehicles and landscaping, which can hide obstacles. Raising the light source to 38 feet creates more “overhead” lighting that shortens and softens these shadows keeping more of the lot visible. Higher mounting heights move the intense light source further above the direct line of sight for drivers and pedestrians, reducing harsh glare. Security cameras benefit from the uniform lighting provided by taller poles which helps eliminate hot spots and dark corners. At 38 feet in height, the lighting levels are more consistent, creating high-visibility lighting that is a proven deterrent for criminal activities like theft and vandalism.

8. Permitted Uses

The developer acknowledges that some uses permitted by right in CZC are not desirable in this location, therefore a list of uses that will not be permitted has been added to the Zoning Conditions.

Conclusion

The proposed modifications are not intended to circumvent the intent of the UDO, but rather to allow for a more integrated, cohesive, and functional development that aligns with the Town of Clayton’s long-range vision. As noted in UDO Section 1.7, the Town recognizes that flexibility in the application of development standards is necessary to achieve superior design outcomes and better land use integration. The adjustments requested herein are consistent with that objective and reflect both the unique character of the proposed development and the practical realities of modern mixed-use site planning.



TOWN OF CLAYTON

ENGINEERING
111 E. Second St.
Clayton, NC 27520
Phone: 919-553-5002
www.TownofClaytonNC.org

November 17, 2025

CASTO Southeast Realty Services, LLC
Attn: Tom Lowell
215 East Chatham Street, Suite 201
Cary, NC 27511
919-234-6711
tlowell@castoinfo.com

**RE: HEAVENER + MAYO PROPERTIES
PROJECT # 2025-094-CZM
TRAFFIC IMPACT ANALYSIS ACCEPTANCE**

Dear Mr. Lowell,

The Town of Clayton has reviewed the Traffic Impact Analysis (TIA) entitled "Heavner + Mayo Properties, Clayton, NC, Prepared for: CASTO Southeast Realty Services" prepared by Kimley-Horn and Associates, Inc. and sealed by Kevin S. Dean (NC PE #043146) on 09/17/2025. The TIA has been deemed to be acceptable to the Town of Clayton in accordance with section 2.3.29.1 of the Town's 07/21/2025 Unified Development Ordinance (UDO), subject to the following conditions.

1. Once obtained, provide the signed scoping document from NCDOT/MOU or correspondence confirming that the scoping document in the appendix has been reviewed and approved by NCDOT.
2. Address the Town's recommendation to show the 95th percentile queue lengths in the MOE portion of the report, not just in Appendix.
3. Address any revisions required per the 10/21/2025 NCDOT final review (attached for reference) for which Kimley-Horn and Associates, Inc. was provided a copy by NCDOT.

Once the above items are addressed/resolved, please provide me with confirmation thereof. Should you have any questions or require any additional information, please do not hesitate to contact me at kholton@townofclaytonnc.org or 919-553-5002.

Sincerely,

Kinsey Holton, PE, CFM
Assistant Engineering Director

Encl.: 10/21/2025 NCDOT Highway Division 4 Final Review of Heavner + Mayo Properties TIA

cc: Jonathan Ham, PE, Town Director of Engineering *(via email)*
Robert Tate, AICP, MURP, Town Senior Planner *(via email)*
Kevin S. Dean, PE, Kimley-Horn and Associates, Inc. *(via email)*
Jennifer K. Collins, NCDOT District Engineer *(via email)*
File Copy



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

DELIVERY VIA EMAIL

October 21, 2025

Kinsey Holton
Assistant Engineering Director
Town of Clayton
111 East Second Street
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **NCDOT Final Review of Heavner + Mayo Properties TIA**

Dear Mr. Holton,

Highway Division Four (4) has reviewed the Traffic Impact Analysis (TIA) for the subject development and offers the following comments. All requirements or recommendations included herein are based on current Department policies. **This review should not be mistaken for approval of the driveway permit, design/construction plans, or final plat. A driveway permit must be obtained prior to construction.** All design aspects of any submitted plans shall comply with the current NCDOT Standard Specifications for Roads and Structures and Policy on Street and Driveway Access to North Carolina Highways.

GENERAL COMMENTS

- Any roadway improvements and right-of-way dedication necessary to accommodate the road construction shall be the responsibility of the owner/developers. All required ROW shall be dedicated as public ROW in the final plat. Installation of right turn lanes will typically require at least 15' of dedication.
- Lane Closures for required improvement construction will only be permitted under restricted hours due to heavy traffic volumes in the vicinity of the proposed development. These restrictions will be determined during the driveway permitting application and approval.
- These conditions are based on current traffic volumes and projected growth for the study area. If the proposed build-out year for this development, as stated in the TIA, varies more than one year an addendum or revised TIA may be required.
- Improvements being identified by a TIA for an adjacent development does not dismiss or release this development from installation and/or participation of these improvements. It is recommended that the Developers coordinate this installation with other committed developments. The Department will not participate in determining the value of each individual contribution to this roadway improvement.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIV. 4 DIST. 3
67 JR RD SUITE 700
SELMA, NC 27576

Telephone: (919) 739-5300
Fax: (919) 731-2017
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
67 JR RD SUITE 700
SELMA, NC 27576

- Any additional improvements that are constructed after the completion of this TIA must be maintained while constructing the improvements required by this letter.

INTERSECTIONS / SITE ACCESSES AND ASSOCIATED IMPROVEMENTS

US 70:

- Construct an additional eastbound lane on US 70 from Financial Drive to Site Access C, striped as an exclusive right-turn lane at each site access.

US 70 at Site Access A:

- Site Access A
 - Right-in/Right-out only access with one ingress lane and one egress lane
 - 150' Internal Protected Stem

US 70 at Gateway Drive/Site Access B:

- Reconfigure intersection to a thru-cut configuration, permitting all intersection movements except for the northbound and southbound through movements.
- US 70
 - Construct an additional 300' WB Left-Turn Lane
 - Extend storage of existing WB Left-Turn to 300'
- Site Access B
 - Construct with two ingress lanes and four egress lanes
 - Dual northbound left-turn lanes and dual northbound right-turn lanes on Site Access B
 - 200' Internal Protected Stem
 - Provide separate 50' left- and right- turn lanes on the southbound approach of Gateway Drive
- Install traffic signal

US 70 at Medical Park Place/Site Access C:

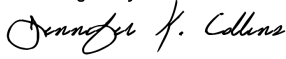
- US 70
 - Extend storage of existing US70 WB Left-Turn Lane to 450'
- Site Access C
 - Left-in/Right-in/Right-out access with one ingress lane and two egress lanes
 - Construct dual northbound 300' right-turn lanes
 - 200' Internal Protected Stem
- Install traffic signal for the US 70 EB/Site Access C Intersection.

US 70 at Shotwell Road:

- No improvements required at the US70/Shotwell Road intersection.

Please note additional development may require additional improvements in the future. Feel free to contact me if you have any additional questions or concerns.

Sincerely,

DocuSigned by:

F47E03DD04B84F2...

Jennifer K. Collins
District Engineer

cc: Matt Clarke, PE – Division Engineer
Paul Marak, PE - Division Traffic Engineer
Doumit Y. Ishak, Congestion Mgmt. Regional Engineer
Charles Sorrell – Congestion Management Project Design Engineer
Kevin Dean – Kimley-Horn
Driveway Permit File



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

October 6, 2025

Heavner + Mayo Properties
Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2025-049R2
Division: 4
County: Johnston



Clarence B. Bunting, P.E. Regional Engineer
Charles V. Sorrell, Project Engineer

Heavner + Mayo Properties

SC-2025-049R2

Clayton

Johnston County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

| | | | |
|--------------------------------|----------|--------------------|----------|
| Date Initially Received by CMS | 09/19/25 | Date of Site Plan | 09/08/25 |
| Date of Complete Information | 09/19/25 | Date of Sealed TIA | 09/17/25 |

Proposed Development

The TIA assumes the development is completed by 2030 and consists of the following:

| Land Use | Land Use Code | Size |
|--------------------------------|---------------|----------------|
| Multifamily Housing (Low-Rise) | 220 | 330 d.u. |
| Shopping Center (>150k) | 820 | 550,000 sq.ft. |

Trip Generation - Unadjusted Volumes During a Typical Weekday

| | IN | OUT | TOTAL |
|--------------|-------|-------|--------|
| AM Peak Hour | 314 | 269 | 583 |
| PM Peak Hour | 1,026 | 1,062 | 2,088 |
| Daily Trips | | | 22,416 |

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

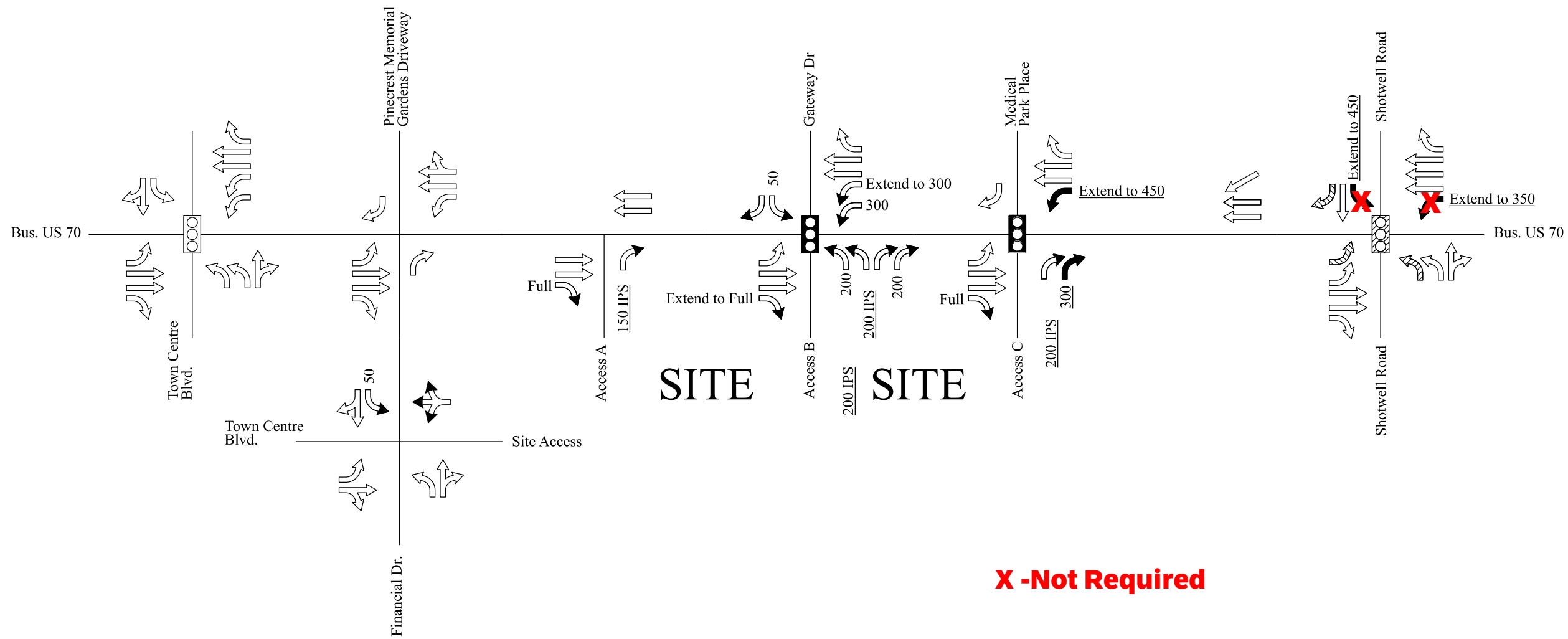
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site developer should provide these improvements or analysis demonstrating mitigation is not necessary.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.



X - Not Required

**Heavner Property
Thru-Cut
SC-2025-049R2**

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Monitor for Signal
- Developer Proposed Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

DELIVERY VIA EMAIL

October 21, 2025

Kinsey Holton
Assistant Engineering Director
Town of Clayton
111 East Second Street
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **NCDOT Final Review of Heavner + Mayo Properties TIA**

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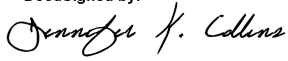
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DocuSigned by:

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Jennifer K. Collins
District Engineer

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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

October 6, 2025

Heavner + Mayo Properties
Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2025-049R2
Division: 4
County: Johnston



Clarence B. Bunting, P.E. Regional Engineer
Charles V. Sorrell, Project Engineer

Heavner + Mayo Properties

SC-2025-049R2

Clayton

Johnston County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

| | | | |
|--------------------------------|----------|--------------------|----------|
| Date Initially Received by CMS | 09/19/25 | Date of Site Plan | 09/08/25 |
| Date of Complete Information | 09/19/25 | Date of Sealed TIA | 09/17/25 |

Proposed Development

The TIA assumes the development is completed by 2030 and consists of the following:

| Land Use | Land Use Code | Size |
|--------------------------------|---------------|----------------|
| Multifamily Housing (Low-Rise) | 220 | 330 d.u. |
| Shopping Center (>150k) | 820 | 550,000 sq.ft. |

Trip Generation - Unadjusted Volumes During a Typical Weekday

| | IN | OUT | TOTAL |
|--------------|-------|-------|--------|
| AM Peak Hour | 314 | 269 | 583 |
| PM Peak Hour | 1,026 | 1,062 | 2,088 |
| Daily Trips | | | 22,416 |

General Reference

For reference to various documents applicable to this review please reference the following link: <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx>

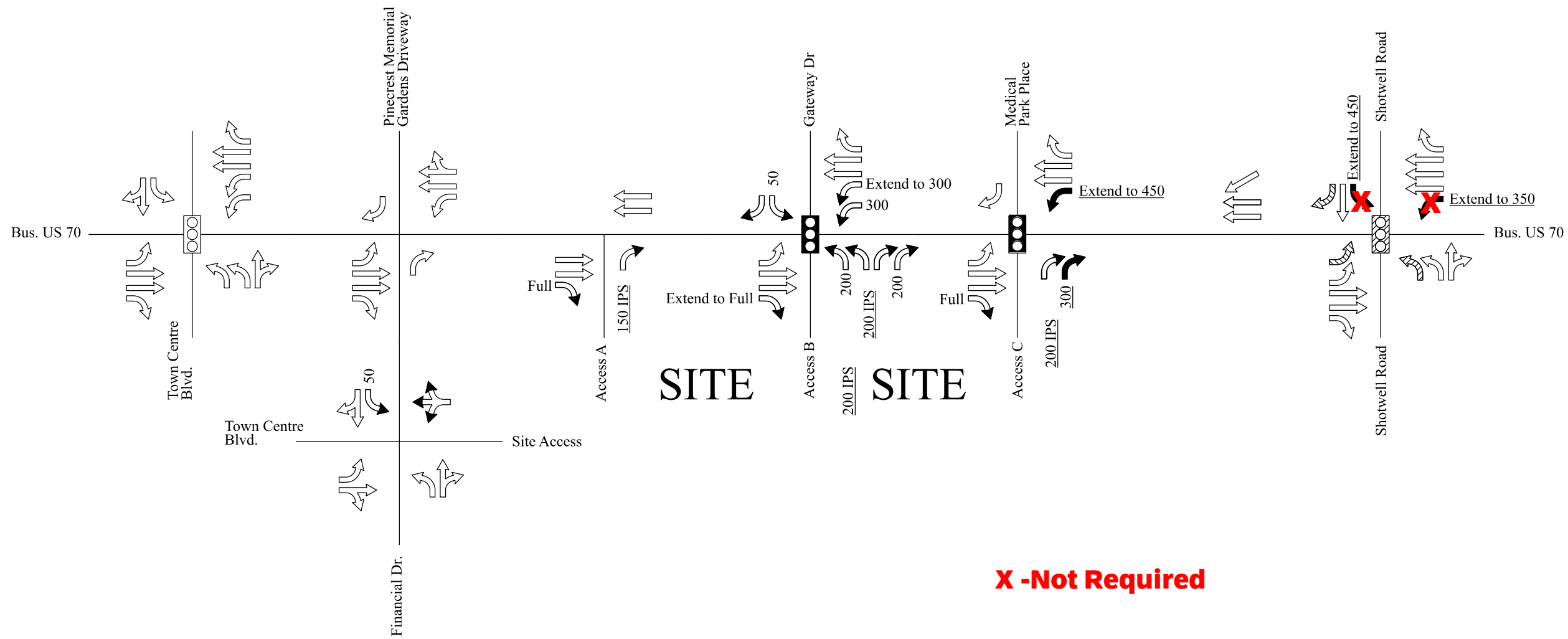
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site developer should provide these improvements or analysis demonstrating mitigation is not necessary.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.



X -Not Required

**Heavner Property
Thru-Cut
SC-2025-049R2**

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Monitor for Signal
- Developer Proposed Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale



Heavner-Mayo Properties Conditional Rezoning | 2025-94-CZM

Motions for Consistency Statements

The Town Council 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 approve of the Heavner-Mayo Properties Conditional Rezoning, the associated Concept Plan, and Conditions of Approval, based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- The properties are designated in the Future Land Use Map as High Density Residential and Low Density Residential with a Community Center Overlay.
- Goal LU1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.
- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

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

- 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 approve of the Heavner-Mayo Properties Conditional Rezoning, the associated Concept Plan, and Conditions of Approval. While the request is generally consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.
- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

The request is specifically inconsistent, in that:

- The properties are designated in the Future Land Use Map as High Density Residential and Low Density Residential with a Community Center Overlay.

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

- 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 deny this rezoning request. While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

The properties are designated as High Density Residential and Low Density Residential with a Community Center Overlay.

Goal LU1: Preserves Clayton’s Character while allowing for growth and development in appropriate areas.

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

Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

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 deny this rezoning request. While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU1: Preserves Clayton’s Character while allowing for growth and development in appropriate areas.
- Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.
- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

The request is specifically inconsistent, in that:

- The properties are designated as High Density Residential and Low Density Residential with a Community Center Overlay.

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

- The current zoning designation is preferable for the area.

NEIGHBORHOOD UPDATE MEETING SUMMARY

Date: 11/18/2025

Project: Heavner Mayo Properties Rezoning

- Attendees:**
- | | | |
|---|---|---------------------------------------|
| <input type="checkbox"/> Chris Grimes, CASTO | <input type="checkbox"/> Nicholas Ferez | <input type="checkbox"/> Joanna Larry |
| <input type="checkbox"/> Tom Lowell, CASTO | <input type="checkbox"/> Kim Ferez | <input type="checkbox"/> B Holt |
| <input type="checkbox"/> Jim Clark, WithersRavenel | <input type="checkbox"/> Bill Brewer | <input type="checkbox"/> Caller 3 |
| <input type="checkbox"/> Brendie Vega, WithersRavenel | <input type="checkbox"/> Troy DeHaven | <input type="checkbox"/> Caller4 |

Clayton Project Number: 2025-094-CZM

Discussion Items

- ▶ Presented updates to schedule and anticipated Planning Board and Council meeting dates
 - Planning Board – Tuesday, December 16, 2025
 - Town Council – Monday, January 19
- ▶ Shared changes since last meeting
 - Turn lane extended along Mayo parcel all the way to Fernwood Rd
 - TIA approved by Town and NCDOT
- ▶ Questions about movements at Gateway
 - The movements were explained with this being a full-movement intersection except that thru movements across Clayton Blvd would not be allowed. You could not go straight from Gateway into this development or from this development into Gateway.
- ▶ Stormwater ponds
 - Questions on the final locations. It was explained that yes, the locations of the stormwater ponds had been finalized and would not be moving from what was shown on the concept plan.
 - Concern about mosquitos due to stagnant water and pool. Rain events move the water, if mosquitos become a problem things can be done with fish and other treatments.
- ▶ Question if the buffer along the Ferez property would remain undisturbed and not be a planted buffer like shown in other areas.
 - The concept plan was shown where a note mentions the undisturbed buffer and there are no plans to add any plants.
- ▶ Would there be any parking under the electric easement?
 - That is not known at this time, but it was explained that the partner who is preparing the layout for the apartments has not shared the latest plan and we don't know if there is any parking in that easement yet.

- ▶ Connection to Lightfoot Drive
 - Connection to Lightfoot Drive discussed, using paving other than asphalt to hide the connection as long as it is approved by the Fire Department and the Town
 - An email from Fire Marshal brought up would be provided to development team
- ▶ Request to share TIA and CDs
 - Team suggested that it would be best to get the documents through the Town Clerk given multiple parties submitting, multiple submittals in different stages
- ▶ Right turn lane
 - Appreciate the right turn lane will extend to Fernwood, would like it to extend to Shotwell, understand there are many constraints
- ▶ Stormwater
 - SCM 1 draining to southern wetland to keep it wet is appreciated
 - SCM 2 draining west keeps water off adjacent homeowners, which is good
- ▶ Development team offered to take any further discussion or concerns via phone or email, as in the past.



October 30, 2025

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 rezoning amendment involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. A Virtual Neighborhood Meeting will be held to provide an update to area residents about rezoning **2025-94-CZM Heavner Mayo Properties**. Representatives of CASTO and WithersRavenel will be present to explain the application, answer questions, and solicit comments.

Virtual Meeting Date: November 18, 2025
Virtual Meeting Time: 6:00 p.m. - 7:00 p.m
Virtual Meeting Location: <http://bit.ly/47xIJqT>
Or join by phone at: +1 469-998-7414 (Phone conference ID: 201 768 371#)

Type of Application: Conditional Rezoning – Major Amendment to 2025-23-CZM
Project Name: 2025-94-CZM Heavner Mayo Properties
Property address: 12649 Clayton Blvd
(PINS 165909-05-8421 & 165909-15-8400, 165914-24-6755)

Description of Proposal:
Rezoning 2025-94-CZM, a Major Amendment to a Conditional Rezoning (2025-23-CZM) is being requested to propose the addition of parcel 05E99012J (PIN 165914-24-6755) to an approved Conditional Rezoning. The Major Amendment will include a rezoning from CZC (Conditional Zoning Commercial) and RLL (Residential Large Lot) to CZC (Conditional Zoning Commercial), consistent with the Future Land Use Map Community Overlay.

Upcoming public meetings for this application (Planning Board and Town Council):
The public meetings are yet to be determined; however, it is anticipated that the earliest meeting dates would be Planning Board on December 16, 2025 and Town Council on January 20, 2026.

A map is enclosed with this letter showing the location of the properties that are subject to this application for rezoning. If you have any questions prior to or after this meeting, you may contact me at 919.535.5212 or bvega@withersravenel.com. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Brendie Vega, AICP
Senior Entitlements Manager

167 East Chatham Street, Suite 210 | Cary, NC 27511
t: 919.469.3340 | f: 919.467.6008 | www.withersravenel.com | License No. F-1479
Asheville | Cary | Charlotte | Greensboro | Pittsboro | Powells Point | Raleigh | Southern Pines | Wilmington

*** DISCLAIMER ***

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



Scale: 1:6000 - 1 in. = 500 feet

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

Johnston County GIS
February 13, 2025

HEAVNER PROPERTIES 1997 LIMITED
PARTNERSHIP
BRIGHTLEAF # 2004-II, LLC
PO BOX 2346
SMITHFIELD, NC 27577-2346

MORRIS, BARRY J.
MORRIS, HOLLY R.
725 LIGHTFOOT DR
CLAYTON, NC 27520-2137

LARRY, JOHN D.
LARRY, JOANNA L.
733 LIGHTFOOT DR
CLAYTON, NC 27520-2137

BREWER, WILLIAM L JR
BREWER, MITTIE S
744 LIGHTFOOT RD
CLAYTON, NC 27520-2136

MERCER, ARTHUR C JR
MERCER, JOY L EAKES
741 LIGHTFOOT DRIVE
CLAYTON, NC 27520-2137

BLOUNT, DETRIA
BLOUNT, RAYMOND JR.
740 LIGHTFOOT DR
CLAYTON, NC 27520-2136

DAVIDSON, TANJA LENA
10055 PULPIT ROCK RD
JAMESTOWN, CA 95327-9321

BEASLEY, JOSEPH WESLEY
BEASLEY, MARIE W
729 LIGHTFOOT DR
CLAYTON, NC 27520-2137

JOHNSTON COUNTY BOARD OF
ALCOHOLIC CONTROL
PO BOX 909
SMITHFIELD, NC 27577-0909

WAKEMED PROPERTY SERVICES
3000 NEW BERN AVE
RALEIGH, NC 27610-1231

ELEGANT EVENTS & PLANNING LLC
121 RED STAR LN
CLAYTON, NC 27520-4419

GROWING CHILD ASSOCIATES LLC
11130 CAPITAL BLVD
WAKE FOREST, NC 27587-4513

HEAVNER PROPERTIES 1997 LIMITED
PARTNERSHIP
BRIGHTLEAF # 2004-II, LLC
PO BOX 2346
SMITHFIELD, NC 27577-2346

BLOUNT, DETRIA
BLOUNT, RAYMOND JR.
740 LIGHTFOOT DR
CLAYTON, NC 27520-2136

WOOD, MARY ROSS
WOOD, MATTHEW WILLIAM
736 LIGHTFOOT DR
CLAYTON, NC 27520-2136

DUNCAN, LEVI J.
721 LIGHTFOOT DR
CLAYTON, NC 27520-2137

REVOCABLE LIVING TRUST OF ELEANOR
WORTH MAYO ROSS
ROSS, ELEANOR WORTH MAYO TRUSTEE
5210 ISLAND DR
STONE MTN, GA 30087-4268

SHAW, DANIEL JOHN
728 LIGHTFOOT DR
CLAYTON, NC 27520-2136

OUTLAW, DAVID E
OUTLAW, PAMELA
724 LIGHTFOOT RD
CLAYTON, NC 27520-2136

RHODES, THOMAS ANDREW
732 LIGHTFOOT DR
CLAYTON, NC 27520-2136

PERRY, GLENDA PEEDIN
31 HASTINGS CIR
GREENSBORO, NC 27406-9323

OMKRISHNA LLC
248 MADISON AVE
DECATUR, GA 30030-3542

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

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REVOCABLE LIVING TRUST OF ELEANOR
WORTH MAYO ROSS
ROSS, ELEANOR WORTH MAYO TRUSTEE
5210 ISLAND DR
STONE MTN, GA 30087-4268

RASOR LIVING TRUST
RASOR, WALTER WHITLEY CO TRUSTEE
1004 MULBERRY RD
CLAYTON, NC 27520-2157

COOPER, DON C
710 FERNWOOD DR
CLAYTON, NC 27520-2108

STANLEY, WADE
STANLEY, JENNIFER
716 FERNWOOD DRIVE
CLAYTON, NC 27520-0000

HOLT, BRENDA C.
1000 MULBERRY RD
CLAYTON, NC 27520-2157

HEAVNER PROPERTIES 1997 LIMITED
PARTNERSHIP
BRIGHTLEAF # 2004-II, LLC
PO BOX 2346
SMITHFIELD, NC 27577-2346

DAYHOFF, JESSE BLAKE
DAYHOFF, SABLE
1008 MULBERRY RD
CLAYTON, NC 27520-2157

HOWARD, EMORY F SR.
HOWARD, JOSEPHINE G.
205 HOLLY CIR
CLAYTON, NC 27527-8877

DAYHOFF, JESSE BLAKE
DAYHOFF, SABLE
1008 MULBERRY RD
CLAYTON, NC 27520-2157

JOHNSON, BLONDELL
706 FERNWOOD DR
CLAYTON, NC 27520-2108

DUNCAN, LEVI J.
721 LIGHTFOOT DR
CLAYTON, NC 27520-2137

JOHNSON, BLONDELL
706 FERNWOOD DR
CLAYTON, NC 27520-2108

FOX, KARL P
FOX, NAKISHA L
708 FERNWOOD DRIVE
CLAYTON, NC 27520

MEDINA, ABEL ALEXANDER
700 FERNWOOD DR
CLAYTON, NC 27520-2108

PORCHEA, ELBERT B
PORCHEA, PATRICIA A
702 FERNWOOD DRIVE
CLAYTON, NC 27520-0000

MORRIS, BARRY J.
MORRIS, HOLLY R.
725 LIGHTFOOT DR
CLAYTON, NC 27520-2137

LARRY, JOHN D.
LARRY, JOANNA L.
733 LIGHTFOOT DR
CLAYTON, NC 27520-2137

BEASLEY, JOSEPH WESLEY
BEASLEY, MARIE W
729 LIGHTFOOT DR
CLAYTON, NC 27520-2137

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

**Label Type: AV5160
18 label(s) printed**

HEAVNER PROPERTIES 1997 LIMITED
PARTNERSHIP
BRIGHTLEAF # 2004-II, LLC
PO BOX 2346
SMITHFIELD, NC 27577-2346

O'DONOVAN, ALBERT R
O'DONOVAN, JACQUELINE B
2017 HUNTERS PT
CLAYTON, NC 27520-9663

WILLIAMS, WILLIAM D JR
1014 MULBERRY ROAD
P O BOX 633
CLAYTON, NC 27528-0000

BLINSON, MICHAEL D
2012 HUNTERS PT
CLAYTON, NC 27520-9663

FEREZ, NICHOLAS J.
FEREZ, KIMBERLY D.
780 LIGHTFOOT DR
CLAYTON, NC 27520-2136

BREWER, WILLIAM L JR
BREWER, MITTIE S
744 LIGHTFOOT RD
CLAYTON, NC 27520-2136

MERCER, ARTHUR C JR
MERCER, JOY L EAKES
741 LIGHTFOOT DRIVE
CLAYTON, NC 27520-2137

BRASWELL, OTIS E
BRASWELL, SHARON
745 LIGHTFOOT DR
CLAYTON, NC 27520-0000

BLOUNT, DETRIA
BLOUNT, RAYMOND JR.
740 LIGHTFOOT DR
CLAYTON, NC 27520-2136

JOHNSTON COUNTY BOARD OF ALCOHOLIC
CONTROL
PO BOX 909
SMITHFIELD, NC 27577-0909

FULL HOUSE STORAGE - CLAYTON, LLC
1122 OBERLIN RD
SUITE 218
RALEIGH, NC 27605-1137

CFM CLAYTON, LLC
EWG CLAYTON, LLC
804 GREEN VALLEY RD STE 202
GREENSBORO, NC 27408-7044

ABERNATHY PROPERTY MANAGEMENT
402 LAKE ROYALE
LOUISBURG, NC 27549-0000

STORE MASTER FUNDING XVII, LLC
10340 US HIGHWAY 17
WILMINGTON, NC 28411-6878

STEPHEN DOUGLAS I IRREVOCABLE TRUST
CYNTHIA M STEPHENS IRREVOCABLE TRUST
319 CHAPANOKE RD STE 102
RALEIGH, NC 27603-0000

JOHNSTON COUNTY BOARD OF
ALCOHOLIC CONTROL
PO BOX 909
SMITHFIELD, NC 27577-0909

WINDHAM SOUTH LLC
501 GATEWAY DR STE 103
CLAYTON, NC 27520-0000

CHARTER DEVELOPMENT COMPANY, L.L.C
3850 BROADMOOR AVE SE STE 201
GRAND RAPIDS, MI 49512-3975

ELEGANT EVENTS & PLANNING LLC
121 RED STAR LN
CLAYTON, NC 27520-4419

GROWING CHILD ASSOCIATES LLC
11130 CAPITAL BLVD
WAKE FOREST, NC 27587-4513

STEPHEN DOUGLAS I IRREVOCABLE TRUST
CYNTHIA M STEPHENS IRREVOCABLE TRUST
319 CHAPANOKE RD STE 102
RALEIGH, NC 27603-0000

STEPHEN DOUGLAS I IRREVOCABLE TRUST
CYNTHIA M STEPHENS IRREVOCABLE TRUST
319 CHAPANOKE RD STE 102
RALEIGH, NC 27603-0000

HEAVNER PROPERTIES 1997 LIMITED
PARTNERSHIP
BRIGHTLEAF # 2004-II, LLC
PO BOX 2346
SMITHFIELD, NC 27577-2346

BLOUNT, DETRIA
BLOUNT, RAYMOND JR.
740 LIGHTFOOT DR
CLAYTON, NC 27520-2136

WOOD, MARY ROSS
WOOD, MATTHEW WILLIAM
736 LIGHTFOOT DR
CLAYTON, NC 27520-2136

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

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PUBLIC NOTICE CERTIFICATION

This certifies that the project and the associated application have been publicly noticed according to NCGS, Town UDO, and Planning Department policy:

Project: 2025-94- CZM Heavner-Mayo Properties Type 3 Conditional Rezoning, Major Modification
 Town Board: Town Council
 Date of Meeting: February 16, 2026

| Public Notice Checklist | | | |
|-------------------------|---|-------|------------------|
| Type | Action | Staff | Date Complete |
| 1. Letters Mailed | Letters mailed to property owners within 300' of subject property | RT | 2/6/26 |
| 2. Property Posted | Sign Posted on Property | RT | 2/6/2026 |
| 3. Website Updated | Project Information added to the Website | AB | 2/4/26 |
| 4. Newspaper Publish | Newspaper Ad published | RT | 2/4/26 & 2/11/26 |

Certified by:

Conrad Olmedo, AICP, CZO
 Planning Director

2/9/26

Date



TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION

Heavner-Mayo Properties 2025-94-CZM
Conditional Rezoning

On December 16, 2025 the Planning Board heard the above-referenced request and passed the following motion with a simple majority vote of the Board:

Recommendation to the Town Council:

- Motion 1: Recommend Approval - Consistent with the 2045 Comprehensive Growth Plan.
- Motion 2: Recommend Approval - Inconsistent with the 2045 Comprehensive Growth Plan.
- Motion 3: Recommend Denial - Consistent with the 2045 Comprehensive Growth Plan.
- Motion 4: Recommend Denial - Inconsistent with the 2045 Comprehensive Growth Plan.

Additional or other Action by the Planning Board:

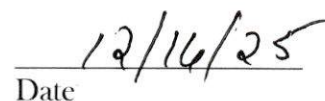
- The Motion was made with the following considerations for the Town Council:

The planning board requests town council
address possible fountains in storm ponds to
help residents concern with mosquitos

- Send the application back to the Town Technical Review Committee (TRC) for review and to bring back the request to the Planning Board.

Recommendation(s) made this during the Planning Board meeting held on December 16, 2025.


Jodie Dupree, Planning Board Chair


Date

TOWN OF CLAYTON
AN ORDINANCE TO AMEND THE ZONING MAP OF THE
TOWN OF CLAYTON, NORTH CAROLINA
2025-94-CZM Heavner-Mayo Properties

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton by rezoning property from Residential Large Lot (RLL) and Conditional Commercial (CZC) zoning districts to the Conditional Commercial (CZC) zoning district. The subject property is approximately 87.7 acres and is located along the southernly side of Clayton Boulevard east of the intersection of Financial Drive, west of the intersection of Fernwood Drive, and south of the intersection of Gateway Drive. The parcels are identified as Johnston County Tax IDs: 05G02002C, 05G02002D, 05E99012J; and

WHEREAS said properties are owned by Heavner Properties 1997 Limited Partnership, Brightleaf # 2004-II, LLC, and Revocable Living Trust of Eleanor Worth Mayo Ross; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed rezoning request at their December 16, 2025 meeting and made a recommendation thereupon; and

WHEREAS notice of a Public Hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by the Town of Clayton Unified Development Ordinance and by North Carolina General Statutes §160D-602; and

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

WHEREAS notice of a public hearing to consider the proposed zoning change was posted on the property as required by the Town of Clayton Unified Development Ordinance and by North Carolina General Statutes §160D-602 of the; and

WHEREAS the said public hearing was conducted at the Town Council meeting held at 6:00 p.m. on February 16, 2026, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON, NORTH CAROLINA, THAT:

SECTION 1. The Official Zoning Map of the Town of Clayton is hereby amended to designate the following described property as part of the Conditional Commercial (CZC) zoning district:

General Description:

Request to rezone approximately 87.7 acres of land from Residential Large Lot (RLL) and Conditional Commercial (CZC) to a unified Conditional Commercial (CZC) zoning district. This is a Type 3 Conditional Rezoning, Major Modification with a Concept Plan. The Plan includes a mixture of uses, with commercial and multi-family development proposed. This application has been submitted to add approximately 13 acres of land, zoned RLL, to the previously approved Conditional Zoning Concept Plan, Project # 2025-23-CZM.

SECTION 2. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Ordinance.

SECTION 3. The applicant is requesting to require these conditions of approval:

Conditions of Approval 2025-94-CZM Heavner-Mayo Properties Type 3 Conditional Rezoning, Major Modification

1. Following Town Council approval, an electronic copy of the Concept Plan, **Exhibit A (dated November 18, 2025)**, including the Conditions of Approval shall be submitted to the Planning Department.
2. The Project shall meet all applicable adopted Town of Clayton Unified Development Ordinance (UDO) requirements, Town of Clayton Manual of Specifications, Standards, and Design (MSSD), and the North Carolina Fire Code and NFPA Fire standards, as amended, except where specifically modified by the approved Concept Plan and Conditions of Approval.

3. The Project shall be constructed in substantial conformance with the Concept Plan as approved by the Clayton Town Council and the Town's Engineering Department. Any proposed modifications to the Concept Plan shall be reviewed in accordance with the standards outlined in the UDO.
4. The associated Concept Plan and Conditions of Approval for this project shall allow for any changes in Town Development regulations, either through text or the official Zoning Map, that are considered as upzoning, downzoning, or establishment of any nonconformity.
5. The Project and associated development applications shall adhere to Town adopted policies and ordinances that are in effect at the time of their submittal and acceptance for review.
6. To the extent of any conflict between the Concept Plan and these Conditions of Approval, these Conditions shall control.
7. In the event the development contemplated in a Conditional Rezoning application is not substantially commenced within three (3) years from the date of the approval, the Town Council may initiate a rezoning application to return the land to its prior or to some other appropriate zoning district designation.
8. The property owner shall submit, and the Town Council shall approve a request for a voluntary annexation petition for all parcels of land subject to 2025-94-CZM prior to approving any Construction Drawing for any phase in 2025-94-CZM.
9. The Subdivision of the project property shall occur via the Alternative Sequence process included in the Construction Drawing process section of the UDO and the recording of the subdivision shall be allowed to occur prior to installation of UDO required improvements or improvements required with in other conditions in this Ordinance.
10. A Temporary Certificate of Occupancy may be issued, at the discretion of the Inspections Director, prior to the completion of As-Built Plans being finalized with substantial compliance with approved Site Plan and Performance Guarantee for any outstanding Site Plan requirements or infrastructure improvements.
11. A Performance Guarantee shall be provided for public infrastructure improvements, (including but not limited to water and sewer system extensions, off site roadway improvements, erosion control measures, and storm water control systems). Performance Guarantee for offsite NCDOT improvements, including traffic control signals, shall only be provided to NCDOT, with a copy of the Performance Guarantee provided to the Town of Clayton.
12. The southern portion of the Mayo property (Tag# 05E99012J; Deed Book 6881 Page 240), located south of the Johnston County properties identified by Tag #s

05G02193Y and 05G02194C and recorded in Deed Book 4827 Page 304 and Deed Book 4378 Page 122, as shown on the Concept Plan, shall be limited to the following. Principal or Secondary Uses shall not encroach into this area of the site as depicted on the Concept Plan:

- Type D Perimeter Buffer
- Stormwater Control Measures (SCM)
- Open Space

13. Principal uses shall comply with the uses listed in the CRM or CZC columns of the Listing of Common Principal Uses in UDO Table 4.2.5, as amended, with the exception of the following principal uses which shall be prohibited:

Agricultural Use Classification

- Animal Husbandry
- Equestrian Facility
- Farm Equipment Sales and Service
- Horticulture

Commercial Use Classification

- Animal Boarding Indoor & Outdoor
- Bed & Breakfast
- Bulky Item Sales, *as defined by the Town of Clayton UDO, shall not be permitted within the development, except as a secondary use within a Unified Development.*
- Flea Market
- Pawn Shop
- Tobacco, CBD, and Vapor Shop
- Parking Vehicle Towing or Storage

Industrial Use Classification

- Contractor Services Office/ Yard
- Electrical, HVAC, or Plumbing Fabrication
- Freight Terminal
- Major Utility
- Warehouse, Distribution, or Storage

Institutional Use Classification

- Arboretum or Formal Garden
- Athletic Field or Court
- Auditorium, Coliseum, Convention Center
- Bus Station
- College or University
- Community Center
- Community Garden
- Cemetery or Mausoleum

- Fire/ EMS/ Police Station
- Fraternal Club or Lodge
- Golf Course (public or private)
- Governmental Training Facility
- Outdoor Recreation, Public
- Park and Ride Facility
- Park or Playground (public or private)
- Rail Related
- Religious Institution
- Residential Treatment Facility
- School, Elementary or Middle
- School, High
- School, Vocational

Residential Use Classification

- Triplex or Quadplex Dwelling

14. Secondary uses shall comply with the uses listed in the CRM or CZC columns of the Listing of Common Secondary Uses in UDO Table 4.5.4, as amended, with the exception of the following Secondary uses which shall be prohibited:

- Amateur Ham Radio
- Family Health Care Structure
- Helistop

15. Animal Boarding, Indoor Only (4.3.7), Grooming, Animal (4.3.60), and Veterinary Services, Small Animal (4.3.142) shall not have any exterior boarding. Soundproofing shall be provided per accepted industry standards.

16. Corridor Commercial District (CRM) Dimensional Standards (UDO 3.2.1.C), as modified per UDO Section 3.3.2.B

Dimensional Standards for Overall Site and Nonresidential areas:

| | | | |
|---------------------------------------|--------------------------------------|---------------------------------|---|
| Max. Residential Density - units [a] | 12.0 d/u per acre - 475 unit maximum | Min. Street Setback (ft) | 5 |
| Min. Lot Area (sf) | 8,000 | Min. Side Setback (ft) | 5 |
| Min. Lot Width (ft) | 0 | Min. Internal Side Setback (ft) | 0 |
| Max. Lot Coverage (% of lot area) [b] | 75% | Min. Rear Setback (ft) | 0 |

| | | | |
|---|----|---|---|
| Min. Open Space Set-Aside (% of lot area) [c] | 5 | Min. Spacing Between Buildings (ft)[d] | Per zoning conditions or NC Building Code, whichever is greater |
| Max. Building Height (ft) | 60 | Min. Perimeter Setback for Multi-Building and Unified Developments (ft) | 5 ft |
| Max. Building Height (ft) for Hotels and Office Buildings | 75 | | |

- a. Max. Residential Density
 - i. The maximum residential density shall be applied across the entire project area and not on a per lot basis. There shall be no more than 475 dwelling units. An increase to the number of dwelling units shall require a major modification to the Conditional Zoning as outlined in the UDO.
- b. Max. Lot Coverage
 - i. The maximum lot coverage shall be applied across the entire project area and not on a per lot basis.
- c. Min. Open Space Set-Aside.
 - i. The minimum open space set aside shall apply to the entire project area and not on a per lot basis, except for multifamily which shall meet its own Open Space and not be used towards the nonresidential Open Space. SCM #1 as shown on the Concept Plan may be used toward the nonresidential Open Space, subject to the requirements of Section 6.7.1.E.1.b.ii of the Unified Development Ordinance.
- d. Building to building setbacks shall be in accordance with dimensional requirements outlined in this Conditional Zoning, or in accordance with NC Building Code requirements, whichever is greater.

Dimensional Standards for Multifamily Residential areas:

| | |
|-------------------------------------|---|
| Min. Lot Area (sf) | 20,000 |
| Max. Building Height (ft) | 60 |
| Min. Street Setback (ft) | 5 |
| Min. Side Setback (ft) | 5 |
| Min. Rear Setback (ft) | 5 |
| Min. Spacing Between Buildings (ft) | Per zoning conditions or NC Building Code, whichever is greater |
| Min. Perimeter Setback | 5 ft |

- 17. Outdoor Display/ Sales Outdoor sales shall be allowed in locations as identified and approved on the site plan. This shall include temporary outdoor sales. Location of outdoor display/sales shall not encroach into vehicular use areas, minimum setback yards, or required buffers.

18. The duration and location of common temporary uses is modified as follows:
- a. Outdoor Seasonal Sales: Outdoor Seasonal Sales allowed at any time during the calendar year when an area is identified and approved for outdoor seasonal sales on a Site Plan for a maximum of 60 days per occurrence, a maximum of five occurrences per year, with a total maximum of 270 days per year.
 - b. Portable Storage Containers: Portable Storage Containers may be permitted at time of Site Plan when an area is identified for Portable Storage containers on a Site Plan. No portable storage containers can be used in perpetuity and will be subject to time limited duration, subject to approval by the Planning Director. Portable storage containers must be located at the rear of a building and shall be screened from the line of sight from public and private roads.
 - c. Other Special Events: Each retailer and/or tenant, individual businesses located on an outparcel, and any other business located within the unified shopping center may have a *Grand Opening Sale* including banners, signs and other allowable signs per the UDO are allowed up to 45 consecutive days per calendar year.
19. *Perimeter Buffers* shall be in compliance with perimeter buffers shown on the attached Concept Plan and as described below. The streetscape buffer shall be in accordance with UDO Section 6.6.17 *Streetscape Buffers*.
- a. East, adjacent to existing residential along Lightfoot Drive, Mulberry Road, and Fernwood Drive: 40' Type D
 - i. A retaining wall may be introduced into the buffer to preserve existing vegetation, with final design to be determined at site plan.
 - b. South, adjacent to existing residential (PID 05G02198W): 40' minimum undisturbed buffer.
 - c. West, south of Scholar Dr (PID 05G02001A): 10' Type A
 - d. West, north of Scholar Dr (PIDs 05G02001M, 05G02001L): 5' Type A
 - i. This buffer may be eliminated if the parcels indicated are developed as part of a Unified Development with the Heavner Property.
20. Grading may occur within the required buffers and replanted to the standards in the UDO by buffer type. Where grading does not occur within the buffer, existing vegetation may be counted towards required plantings and supplemented to meet the requirements of the UDO. Existing vegetation to count towards required plantings shall be identified on the Site Plan and is subject to a report prepared by a certified arborist or landscape architect noting the health and size of the existing vegetation to be used for credit.
21. The perimeter buffers shown on the Concept Plan for the overall development shall meet all planting quantity and size requirements for the Type of buffer shown with the following exception:
- The 40' Type D buffer where adjacent to existing residential shall increase the percentage of understory trees and shrubs to 100% evergreen.

- No buffer is required where it is prohibited on utility easements by the easement owner.
 - Additional buffers, walls, and/or fences for individual uses internal to the site shall not be required.
22. Mass Grading restrictions or limitations shall not apply to this development. The buffers shall be in compliance with the perimeter buffers shown on the attached Concept Plan and not doubled or increased from the width and Type shown on the concept plan as a result of mass grading.
23. Denuded areas adjacent to riparian buffers and/or wetlands located on the subject property shall have double silt fencing installed during construction.
24. Where off-street parking lots of 100 or more spaces are shown on site plans, they shall include at least one landscaping strip for every six rows of parking spaces overall with a maximum spacing of 10 rows between landscaping strips, with location to be determined at site plan.
25. 90 degree parking spaces, with the exception of ADA compliant spaces, shall be a minimum of 9 feet in width and 18 feet in depth.
- Where the parking space includes a wheel stop, the length of the space shall be increased by 1.5 feet.
 - Where a parking space abuts a wall or fence, the minimum distance between the back of curb and the wall or fence shall be at least two (2) feet for the entire length of the wall or fence.
26. Multi-family buildings shall follow the design standards in UDO Section 6.2.4 *Multi-Family Design Standards: Building Facades* with the following modifications:
- a. A covered balcony shall also be acceptable as an allowed architectural element as one of the three required features outlined in the UDO.
27. Multi-Family buildings shall follow the design standards in UDO Section 6.2.4 *Multi-Family Design Standards: Building Façade Variation* with the following modifications:
- a. One of more of the principal buildings has a footprint that differs in square footage by 20% or more than the average principal buildings footprints of the other principal buildings.
 - b. The use of Fiber Cement material in its various styles may be used to meet the primary exterior requirements as a different material. Examples include lap siding, vs. panel siding, vs shingles. These materials shall be counted as different materials.
 - c. A primary material shall be understood to mean the highest percentage of material on the wall.

- d. One or more of the principal buildings is configured so that 25% of the windows incorporate a canopy, awning, overhang, or other covering.
28. Non-residential buildings shall follow the design standards in UDO Section 6.2.5 *Non-Residential Design Standards* with the following modifications:
- a. All commercial buildings shall have a minimum of one distinguished Primary Building Wall.
 - b. Multi-tenant buildings shall not be required to have a primary entrance for each tenant.
 - c. Customer Entrances shall be allowed to have a canopy, awning, portico, archway, arcade, or other covering that extends outwards from the building wall by at least 4 feet.
 - d. Non-Residential Building Articulation shall allow a recess or projections of 1.5 feet for multi-tenant buildings and 2 feet for single-use buildings. Entry canopies or projections shall be included in the calculation of modulation.
29. Prefabricated metals and corrugated sheet metal may be used as an allowed building material with an additional articulation element.
30. The project shall be allowed to have two Ground Signs for the project on the US 70 frontage. There shall not be a Ground Sign on the Financial Drive side of the project.
31. Ground signs for the out parcels shall be prohibited.
32. Single-tenant Commercial buildings and spaces exceeding 24,000 square feet may have Wall Signs that shall not exceed a total allowance of 500 square feet, at a rate of 1.5 sf per linear foot of building façade. When applied to a building, there shall be a maximum of four signs per façade.
33. The project shall complete all off-site improvements in accordance with the Traffic Impact Assessment (TIA) reviewed by the Town of Clayton and the North Carolina Department of Transportation (NCDOT), subject to the issuance of applicable permits by NCDOT and the Town of Clayton, as appropriate. The following improvements shall be completed prior to the issuance of the first Certificate of Occupancy:
- Clayton Blvd (US 70)
 - Construct an additional eastbound lane on US 70 from Financial Drive to Site Access C, striped as an exclusive right-turn lane at each site access
 - Clayton Blvd (US 70) at Site Access A
 - Construct a Right in/ Right out driveway with one ingress lane and one egress lane
 - Construct 150' internal protected stem

- Clayton Blvd (US 70) at Gateway Drive/Site Access B:
 - Reconfigure intersection to a thru-cut configuration, permitting all intersection movements except of the northbound and southbound through movements.
 - Install traffic signal
 - Install an additional 300' westbound left-turn lane on Clayton Blvd
 - Extend storage of existing westbound left-turn lane to 300' on Clayton Blvd
 - Construct two ingress and four egress lanes (dual northbound left-turn lanes and dual right-turn lanes) on Site Access B
 - Construct a 200' Internal Protected Stem on Site Access B
 - Provide separate 50' left- and right-turn lanes on the southbound approach of Gateway Drive

 - Clayton Blvd (US 70) at Medical Park Place/Site Access C
 - Shift the existing median break serving Site Access C approximately 140 feet to the east along Clayton Boulevard
 - Install an additional 300' westbound left-turn lane on Clayton Boulevard
 - Extend storage of existing Clayton Blvd westbound left-turn lane to 300'
 - Construct Site Access C as a left-in/right-in/right-out access with two ingress lanes and two egress lanes
 - Construct 200' Internal Protected Stem
 - Install a traffic signal for the US 70 Eastbound/Site Access C intersection
 - Build Site Access C driveway on Clayton Blvd with the following lanes:
 - Two inbound lanes
 - Two outbound right turn lanes
 - Signalize for left turns into the Site Access C

 - Financial Drive at Town Center Boulevard/Site Access
 - Construct the Site Access aligning with Town Center Boulevard with one ingress lane and one egress lane
 - Restripe the southbound approach of Financial Drive to provide a shared through/right lane and a southbound left-turn lane with 50 feet of storage and appropriate tapers
34. A two lane roadway, with naming to be determined at time of site plan review, shall be extended east from the Financial Drive and Town Center Boulevard intersection to the western property boundary per Clayton standard 2C in the Comprehensive Transportation Plan Cross Section Standards.
35. A connection to the undeveloped parcel at the northwest corner of site (PIN 165909-06-4682) shall be provided from Site Access Driveway A as outlined below:
- If the adjacent site is developed prior to the development of the Heavner Property and a connection with a cross access easement is provided within 10 feet of the property line the Developer shall make the connection to the existing driveway stub; or

- If adjacent site remains undeveloped at the time of development of the Heavner Property, the Developer shall provide a driveway stub to the adjacent property and easement allowing the future connection of the cross access driveway.
36. The trip generation used in the TIA is based on the land use assumptions and associated trip generation table included with the approved TIA. Modifications to the land use mix, including changes in the number of dwelling units or gross floor area, may be permitted as a Minor Modification to the concept plan, provided that documentation is submitted by a licensed Traffic Engineer demonstrating that the overall trip generation does not exceed the total approved in the TIA. The TIA approval shall expire in accordance with the Concept Plan, Site Plan, subdivision plat, or other approval it is associated with per the UDO.
 37. Cross-access from the Heavner Property to the stub of Lightfoot Drive shall be made for emergency vehicle access only, as indicated on the Concept Plan. The final design of this restricted access shall be determined at time of site plan in coordination with the Town of Clayton Fire Department. This connection shall be constructed in conjunction with the phase in which it is located. No construction traffic shall use the Lightfoot Dr. connection through the Dogwood neighborhood.
 38. Where multiple landscape strips are required in one off-street parking lot, only one of those per parking lots will be required to have a sidewalk. All others may be landscaped with vegetation. Additionally, subject to approval by the Planning Director, multiple landscape strips may be combined, provided the total width of the combined strip equals the total width of all required landscape strips.
 39. In a Unified Development, landscape islands may be reduced to one per 16 spaces, so long as each parking space remains within 60 ft radius of a canopy tree trunk per UDO Section 6.6.12.C, Shade Trees.
 40. Plantings for Streetscape Buffers may be placed at an alternate location within the same required Streetscape Buffer or adjacent to the required Streetscape Buffer with approval by the Planning Director in cases where retaining walls, underground utilities, drainage easements, topography, or other obstructions make placement of streetscape buffer vegetation in accordance with the standards in the UDO impracticable.
 41. Placement of plant material within landscape islands shall allow for a two-foot vehicle overhang from the face of the curb or wheel stop.
 42. Parking lot lighting fixtures within 100 feet of existing residential along Lightfoot Drive, Mulberry Road, and Fernwood Drive shall be a maximum of 25 feet in height. Fixtures closest to the edge of parking areas adjacent to existing residential shall be fitted with cut-off shields. When further than 100 feet from existing residential, light pole fixture height may be increased to a maximum of 38 feet in height within a parking lot or vehicular use area.

43. UDO references are for the UDO with an effective date of July 21, 2025, unless specifically noted as amended.

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

I make a motion to approve of the Heavner-Mayo Properties Conditional Rezoning, the associated Concept Plan, and Conditions of Approval, based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- The properties are designated in the Future Land Use Map as High Density Residential and Low Density Residential with a Community Center Overlay.
 - Goal LU1: Preserves Clayton’s Character while allowing for growth and development in appropriate areas.
 - Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.
 - Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

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

- The request is compatible with existing zoning and land uses in the area.

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

Duly adopted on this 16th day of February 2026, while in regular Session.

Jody L. McLeod
Mayor

ATTEST:

APPROVED AS TO FORM:

Heidi Holland, CMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

February 16, 2026

Agenda Location

Public Hearings

Item Title

2025-135-ANX Heavner-Mayo Properties: Contiguous Annexation Petition

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

POTENTIAL ACTION: Adoption of Ordinance #2026-02-01

Strategic Priorities Alignment

Desirable Amenities and Spaces and Diversified Economic Development

Public Hearing: Yes

If Approved, Will Document Require Recordation? Yes

Summary

The applicant is requesting a contiguous annexation of approximately 87.7 acres of land currently located in the Town's ETJ. This annexation request is accompanied and associated with a Type III Conditional Rezoning 2025-94-CZM.

Funding Source**Corresponding Documentation**

1. 00_AnnexationStaffReport_2025-135-ANX_HeavnerMayoProperties_02162026

2. 01_ContiguousAnnexationApplication_2025-135-ANX_HeavnerMayoProperties_02162026
 3. 02_Heavner-MayoProperties_AnnexationPlat_2025-135-ANX_HeavnerMayoProperties_02162026
 4. 03_LegalDescripton_2025-135-ANX_HeavnerMayoProperties_02162026
 5. 04_Ordinance2026-02-01_2025-135-ANX_HeavnerMayoProperties_02162026
 6. 05_StaffReportMaps_2025-135-ANX_HeavnerMayoProperties_02162026
 7. 06_PublicNoticeCertification_2025-135-ANX_HeavnerMayoProperties_02162026
-

Submitted By: Heidi Holland, Town Clerk

Reviewed By:

Heidi Holland, Legislative

Haley Downey, Planning

Conrad Olmedo, Planning

First Name Last Name, Administration

Heidi Holland, Legislative

Created - 2/9/2026



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

Town Council Public Hearing: February 16, 2026

| STAFF REPORT | |
|--|---|
| Project Number: | 2025-135-ANX |
| Project Name: | Heavner-Mayo Properties Annexation |
| Property Pin #: | 165909-05-8421, 165909-15-8400, and 165914-24-6755 |
| Location: | Outside of Town limits located on the southerly side of Clayton Boulevard east of the intersection of Financial Drive, west of the intersection of Fernwood Drive, and south of the intersection of Gateway Drive, addressed as 12649 Clayton Boulevard and an unassigned address, and identified as Johnston County Tax IDs 05G02002C, 05G02002D, 05E99012J. |
| Acreage: | Approximately 87.7 acres |
| Existing Zoning: | Conditional Commercial (2025-94-CZM) |
| Existing Land Use: | Undeveloped and wooded |
| Applicant: | CASTO Properties, Tom Lowell Withers Ravenel, Brendie Vega |
| Property Owners: | Heavner Properties 1997 Limited Partnership, Brightleaf # 2004-II, LLC, and Revocable Living Trust of Eleanor Worth Mayo Ross |
| Public Noticing Dates: | Website updated by deadline of February 4, 2026 Legal Ad published on February 4, 2026 |
| Request: | Applicant is requesting a contiguous annexation of approximately 87.7 acres of land currently located in the Town's ETJ. This annexation request is accompanied and associated with a Type III Conditional Rezoning 2025-94-CZM. |
| PROJECT OVERVIEW | |
| <p>The applicant is requesting a contiguous annexation of approximately 87.7 acres of land, located within the Town of Clayton's ETJ. This request was submitted in accordance with NCGS 160A-31, which outlines the requirements for a municipality to annex area contiguous to its primary corporate limits. On January 5, 2026 the Clayton Town Council passed a resolution authorizing the Town Clerk to investigate the sufficiency of the petition in accordance with NCGS. This was certified by the Town Clerk. Additionally, the Clayton Town Council voted to schedule the Public Hearing date for this annexation to February 2, 2026. Due to inclement weather, the scheduled February 2, 2026 Town Council meeting was canceled. This item will appear on February 16, 2026 Town Council agenda for a Public Hearing.</p> | |

Staff recommend that the Town Council select an effective date of annexation of February 16, 2026 for the proposed annexation. This annexation petition is associated with Conditional Rezoning Case 2025-94-CZM, which is scheduled for consideration on the same February 16, 2026 Town Council agenda.

ATTACHMENTS:

1. Petition for Annexation
2. Annexation Plat
3. Legal Description for Metes and Bounds
4. Staff Report Maps
5. Annexation Ordinance
6. Public Notice Certification



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

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are accepted on a rolling basis and can be submitted to the Town of Clayton Planning Department via email at Planning-EngineeringSubmittals@TownofClaytonNc.org.

www.ClaytonNC.org/Fees

Applicable Fees: Development Submittal Fees Annexation

PROCESS:

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant. There is an initial 15 business day review cycle with 3 Council hearing meetings. Expect an estimated minimum of 2-3 months for review/approval.

Annexation Plat and Legal Description (Metes & Bounds) Submission: The plat and a legal description (metes and bounds) must be submitted with the application and review fee.

Is the proposed land for annexation located outside the Claytex Fire District? ___ Yes No

**If the proposed land for annexation is located outside of the Claytex Fire District, the Fire District in which the land is located must be notified by the Town, and a payment from the applicant to the Town covering the proportional share of Fire District Debt of the land (as determined by the Fire District) will be required to be made. This process will increase the timeline for approval of these annexations.*

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved. These first two actions generally occur during the Consent Agenda item on 2 consecutive Town Council meetings.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Clayton. The Public Hearing is generally held during the 3rd Council meeting, following approval of the Certificated Sufficiency and Resolution setting the Public Hearing date.

Recordation: If the annexation is approved by the Town Council, the applicant is required to submit one (1) Mylar annexation plat to the Planning Department for signature. The Annexation Plat shall be recorded at the appropriate county Register of Deeds.

Name of Project: Heavner Mayo Properties Date: 10/17/2025
 Applicant Name: Thomas Lowell, CASTO Phone: 919-234-6711 Email: tlowell@castoinfo.com

Petition for Voluntary Annexation Application

1. Application Type: Individual Corporation LLC Partnership
 2. The proposed annexation will be: Contiguous Annexation Non-Contiguous Annexation

Property Information

To the Town Council of the Town of Clayton, North Carolina:

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Clayton, North Carolina.

*If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign the petition.

2. The area to be annexed is contiguous, non-contiguous to the Town of Clayton, North Carolina and the boundaries of such territory are as provided in the boundary plat attached hereto.
 3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
 4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

Total Acreage to be annexed: 96.813 Existing Housing Units: 0

Population of acreage to be annexed: 0 Fire District: Claytex

Existing Zoning District*: CZC & RLL Proposed Town Zoning District*: CZC

County Recorded Plat Book and Page #: 06881/0240 and 06038/0287 (Tracts 10 & 11 only)

Reason for petitioner to annex: Receive Town Services Other (please specify): _____

5. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in the termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate on the following page, and attach proof.)

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ Petition Number: _____

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

Please Print

Signature

Please Print

Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its secretary by order of its Board of Directors, this ____ day of _____, 20____.

SEAL

Corporate Name: _____

By: _____
(Signature)

Attest: _____
Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Limited Liability Company: _____

By: _____
Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, Heavner Properties 1997 Limited Partnership _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Partnership: Heavner Properties 1997 Limited Partnership

By: [Signature]
Signature of General Partner

By: _____

By: _____
Signature of General Partner

By: _____

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me, Angela P Carroll, a Notary Public for the above State and County, on this 10th day of November, 2025.



[Signature]
Notary Public

My Commission Expires: March 21, 2028

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

Please Print

Please Print

Signature

Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its secretary by order of its Board of Directors, this ____ day of _____, 20__.

SEAL

Corporate Name: _____

By: _____
(Signature)

Attest: _____
Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, Brightleaf #2004-II LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 6th day of November, 2025.

Name of Limited Liability Company: Brightleaf#2004-II LLC

By: Koln H Jones
Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20__.

Name of Partnership: _____

By: _____
Signature of General Partner

By: _____

By: _____
Signature of General Partner

By: _____

STATE OF North Carolina
COUNTY OF Brunswick

Sworn and subscribed before me, Christina Tiffany Beck, a Notary Public for the above State and County, this 6th day of November, 2025.

Christina Tiffany Beck
Notary Public

SEAL

CHRISTINA TIFFANY BECK
NOTARY PUBLIC
Brunswick County
State of North Carolina
My Comm. Expires Jan. 31, 2029

My Commission Expires: 01/31/2029

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

Thurman Ross
Please Print

[Signature]
Signature

Please Print

Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its secretary by order of its Board of Directors, this ____ day of _____, 20____.

Corporate Name: _____

SEAL

By: _____
(Signature)

Attest: _____
Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Limited Liability Company: _____

By: _____
Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Partnership: _____

By: _____
Signature of General Partner

By: _____

By: _____
Signature of General Partner

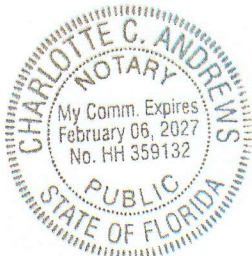
By: _____

STATE OF Florida
COUNTY OF Franklin

Sworn and subscribed before me, Charlotte C. Andrews a Notary Public for the above State and County, this 14th day of October, 2025.

[Signature]
Notary Public

SEAL



My Commission Expires: 2-6-27

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

Cameron Trent Mayo
Please Print
POA For Louise Cherilue Mayo
Please Print

Cameron Trent Mayo
Signature
POA Louise Cherilue Mayo
Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its secretary by order of its Board of Directors, this ____ day of _____, 20__.

Corporate Name: _____

SEAL

By: _____
(Signature)

Attest: _____
Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20__.

Name of Limited Liability Company: _____

By: _____
Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20__.

Name of Partnership: _____

By: _____
Signature of General Partner

By: _____

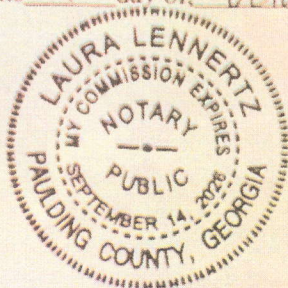
By: _____
Signature of General Partner

By: _____

STATE OF Georgia
COUNTY OF Paulding

Sworn and subscribed before me, Laura Lennertz, a Notary Public for the above State and County, this 14 day of October, 2025.

SEAL



Laura Lennertz
Notary Public

My Commission Expires: 9/14/2025

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

Justin W Mayo III
Please Print

Please Print

Justin W Mayo III
Signature

Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its secretary by order of its Board of Directors, this ____ day of _____, 20____.

SEAL
Corporate Name: _____
By: _____
(Signature)
Attest: _____
Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Limited Liability Company: _____
By: _____
Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Partnership: _____
By: _____
Signature of General Partner
By: _____
Signature of General Partner

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me, Matthew R O'Brien, a Notary Public for the above State and County, this 16 day of October, 2025.

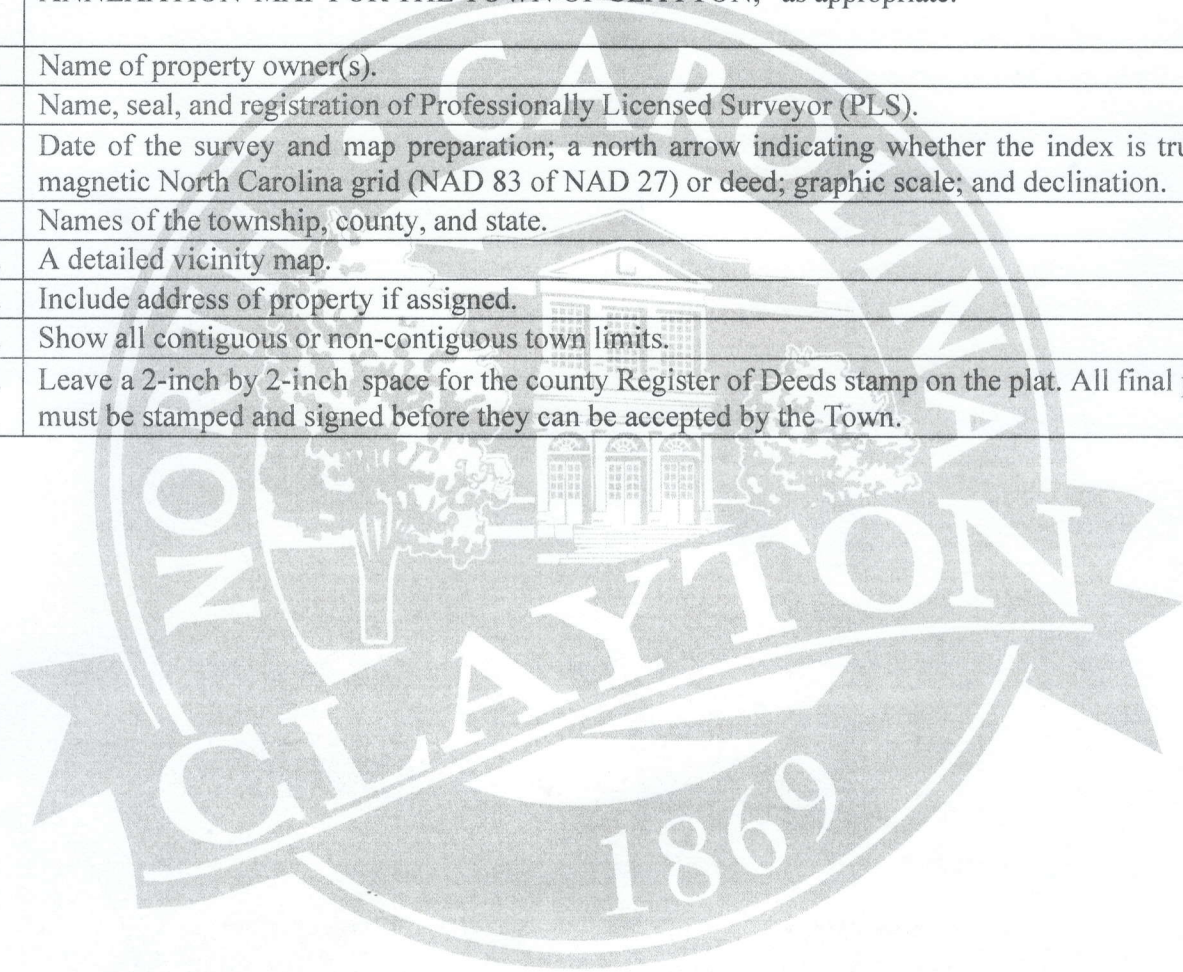
Matthew R O'Brien
Notary Public

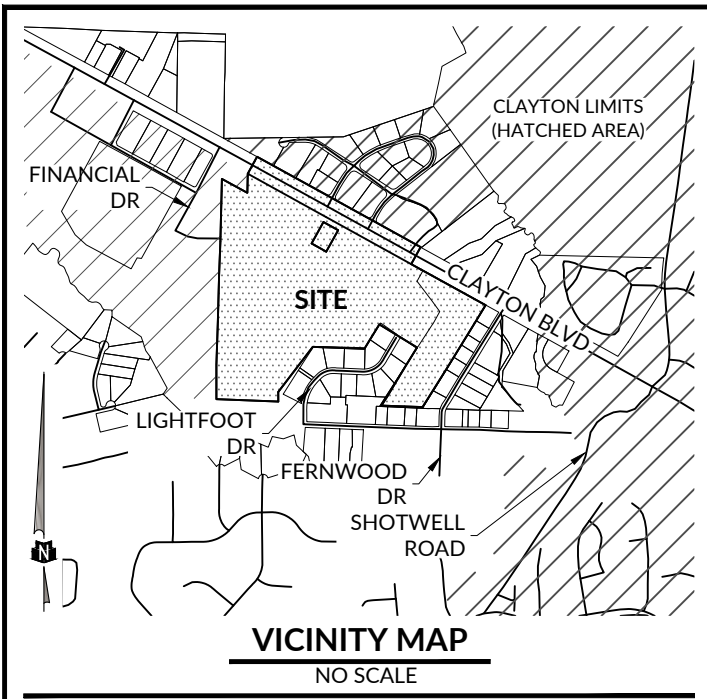
SEAL
Matthew R. O'Brien
NOTARY PUBLIC
JOHNSTON COUNTY, N.C.
My Commission Expires 09-23-2029

My Commission Expires: 09-23-2029

Voluntary Annexation Plat Checklist

| # | Required Plat Items |
|-----|---|
| 1. | Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits. |
| 2. | Any utility easements with metes and bounds. |
| 3. | Accurate locations and descriptions of all monuments, markers and control points. |
| 4. | Ultimate right-of-way widths on all streets. |
| 5. | Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate. |
| 6. | Name of property owner(s). |
| 7. | Name, seal, and registration of Professionally Licensed Surveyor (PLS). |
| 8. | Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 or NAD 27) or deed; graphic scale; and declination. |
| 9. | Names of the township, county, and state. |
| 10. | A detailed vicinity map. |
| 11. | Include address of property if assigned. |
| 12. | Show all contiguous or non-contiguous town limits. |
| 13. | Leave a 2-inch by 2-inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town. |





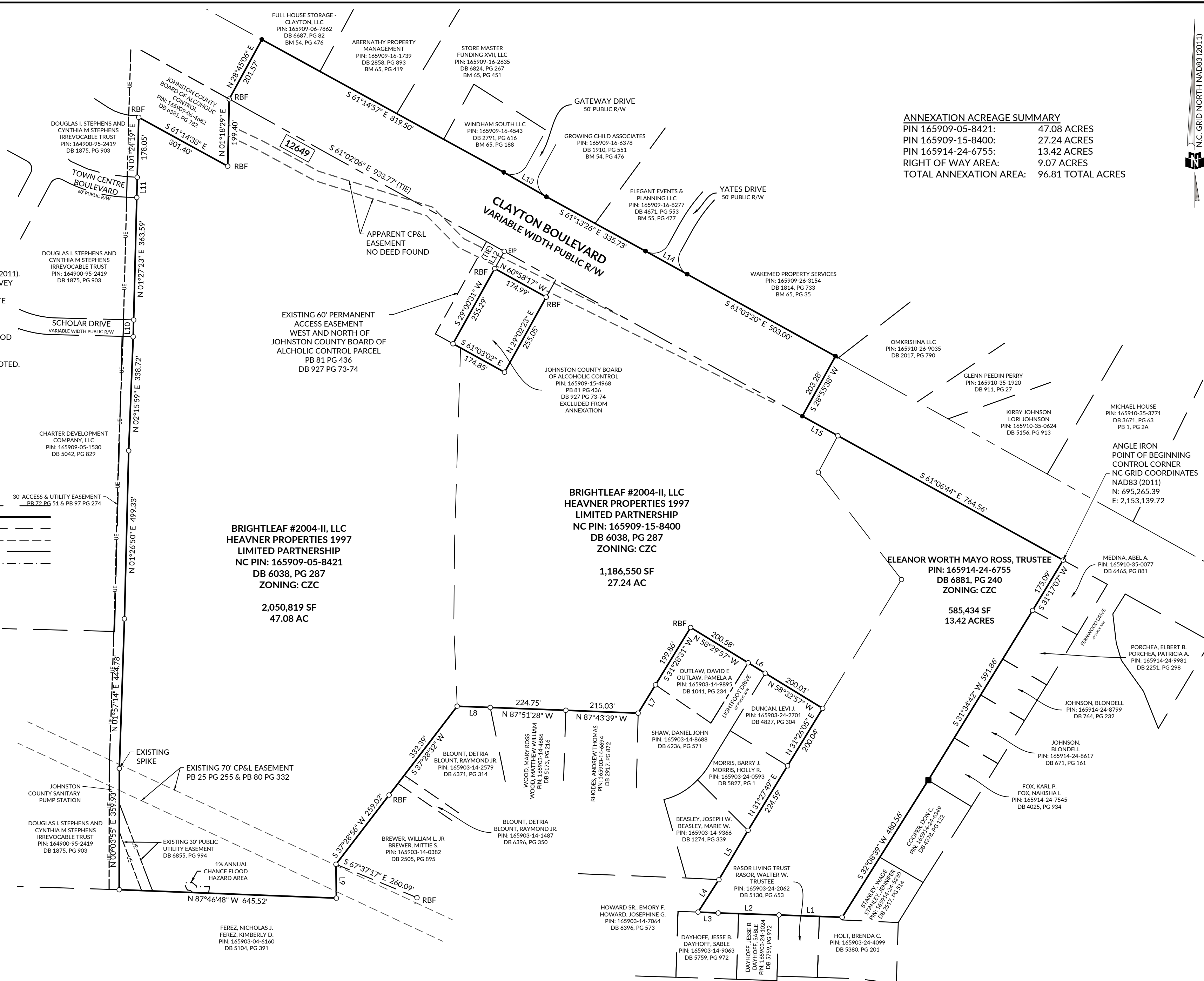
GENERAL NOTES

1. BASIS OF BEARINGS: NC STATE PLANE GRID COORDINATES NAD83 (2011).
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
3. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
4. LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
5. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720165900K, EFFECTIVE DATE JUNE 20, 2018.
6. IRON PIPES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

LEGEND (UNLESS OTHERWISE NOTED)

- ADJOINING LINE
- BOUNDARY LINE
- EXISTING EASEMENT (AS LABELED)
- EXISTING CP&L EASEMENT (APPARENT)
- R/W
- 1% ANNUAL CHANCE FLOOD HAZARD AREA
- ADDRESS
- CALCULATED POINT
- IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- REBAR FOUND RBF
- RIGHT OF WAY R/W
- SQUARE FEET SF

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 87°56'36" W | 187.88' |
| L2 | N 88°06'35" W | 180.33' |
| L3 | N 87°26'36" W | 59.99' |
| L4 | N 32°41'41" E | 114.62' |
| L5 | N 30°36'54" E | 170.04' |
| L6 | N 58°28'02" W | 59.36' |
| L7 | S 31°28'04" W | 98.50' |
| L8 | N 87°55'37" W | 98.24' |
| L9 | S 00°37'37" E | 100.45' |
| L10 | N 01°31'51" E | 50.16' |
| L11 | N 01°26'11" E | 60.00' |
| L12 | S 29°08'01" W | 58.48' |
| L13 | N 60°11'44" W | 145.84' |
| L14 | N 61°03'20" W | 141.92' |
| L15 | S 61°04'22" E | 120.33' |



ANNEXATION ACREAGE SUMMARY

| | |
|------------------------|-------------------|
| PIN 165909-05-8421: | 47.08 ACRES |
| PIN 165909-15-8400: | 27.24 ACRES |
| PIN 165914-24-6755: | 13.42 ACRES |
| RIGHT OF WAY AREA: | 9.07 ACRES |
| TOTAL ANNEXATION AREA: | 96.81 TOTAL ACRES |

SURVEYOR'S CERTIFICATE

I, BENJAMIN E. DAYTON, PLS. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

I ALSO CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

THIS ## ___ DAY OF _____ A.D. _____

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: L-4390



CONTIGUOUS ANNEXATION MAP FOR THE TOWN OF CLAYTON
(TOWN OF CLAYTON PROJECT # 2025-135-ANX)
PROPERTY OF
BRIGHTLEAF #2004-II, LLC,
HEAVNER PROPERTIES 1997 LIMITED PARTNERSHIP,
& ELEANOR WORTH MAYO ROSS, TRUSTEE
CLAYTON TOWNSHIP | JOHNSTON COUNTY | NORTH CAROLINA
PIN: 165909-05-8421, 165909-15-8400, 165914-24-6755
ZONING: CZC

WR Job No.: 24-1262A
DATE: 10/17/2025
SURVEYED BY: AB
DRAWN BY: MDF
CHECK & CLOSURE BY: BED

SHEET: 1 OF 1

WithersRavenel
115 MacKeran Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

Heavner and Mayo – Annexation Description

Beginning at an Angle Iron located on the Southern Right of Way of US Hwy 70, Said corner also being the Northeast corner the tract of land owned by Eleanor Mayo Ross and Cherille Mayo Claxton, Recorded at Deed Book 6881, Page 240 (PIN 165914-24-6755), Johnston County Registry. Said Angle Iron having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 695,265.39', E: 2,153,139.72' Thence leaving said Right of Way, S 31°17'07" W a distance of 175.09' to an Existing Iron Pipe; Thence, S 31°34'42" W a distance of 591.86' to an Existing Concrete Monument; Thence, S 32°08'39" W a distance of 480.56' to a New Iron Pipe; Thence, N 87°56'36" W a distance of 187.88' to an Existing Iron Pipe; Thence, N 88°06'35" W a distance of 180.33' to an Existing Iron Pipe; Thence, N 87°26'36" W a distance of 59.99' to an Existing Iron Pipe; Thence, N 32°41'41" E a distance of 114.62' to an Existing Iron Pipe; Thence, N 30°36'54" E a distance of 170.04' to an Existing Iron Pipe; Thence, N 31°27'49" E a distance of 224.59' to an Existing Iron Pipe; Thence, N 31°26'05" E a distance of 200.04' to an Existing Iron Pipe; Thence, N 58°32'57" W a distance of 200.01' to an Existing Iron Pipe located on the Eastern margin of Lightfoot Drive; Thence crossing Lightfoot Drive, N 58°28'02" W a distance of 59.36' to an Existing Iron Pipe; Thence, N 58°29'57" W a distance of 200.58' to an Existing Rebar; Thence, S 31°28'31" W a distance of 199.86' to an Existing Iron Pipe; Thence, S 31°28'06" W a distance of 98.50' to an Existing Iron Pipe; Thence, N 87°43'39" W a distance of 215.03' to an Existing Iron Pipe; Thence, N 87°51'28" W a distance of 224.75' to an Existing Iron Pipe; Thence, N 87°55'37" W a distance of 98.24' to an Existing Iron Pipe; Thence, S 37°28'32" W a distance of 332.39' to an Existing Rebar; Thence, S 37°28'56" W a distance of 259.02' to an Existing Iron Pipe; Thence, S 00°37'37" E a distance of 100.45' to a New Iron Pipe; Thence, N 87°46'48" W a distance of 645.52' to an Existing Iron Pipe; Thence, N 00°03'55" E a distance of 359.93' to an Existing Spike; Thence, N 01°57'14" E a distance of 444.78' to an Existing Iron Pipe; Thence, N 01°26'50" E a distance of 499.33' to an Existing Iron Pipe; Thence, N 02°15'59" E a distance of 338.72' to an Existing Pipe on the Southern margin of Scholar Drive; Thence crossing over Scholar Drive, N 01°31'51" E a distance of 50.16' to an Existing Iron Pipe; Thence, N 01°27'23" E a distance of 363.59' to an Existing Iron Pipe on the Southern margin of Town Centre Boulevard; Thence crossing over Town Centre Boulevard, N 01°26'11" E a distance of 60.00' to an Existing Iron Pipe; Thence, N 01°24'19" E a distance of 178.05' to an Existing Rebar; Thence, S 61°14'38" E a distance of 301.40' to an Existing Rebar; Thence, N 01°18'29" E a distance of 199.40' to an Existing Rebar located on the Southern Right of Way of US Hwy 70; Thence, following said Southern Right of Way S 61°02'06" E a distance of 933.77' to a Point; Thence leaving said Right of Way S 29°08'01" W a distance of 58.48' to an Existing Rebar, being the Northwest corner of that property owned by the Johnston County Board of Alcoholic Control, Deed Book 927, Page 73-74 (PIN 165909-15-4968), Johnston County Registry; Thence, S 29°00'31" W a distance of 255.29' to an Existing Iron Pipe; Thence, S 61°03'02" E a distance of 174.85' to an Existing Iron Pipe; Thence, N 29°02'23" E a distance of 255.05' to an Existing Rebar; Thence, N 60°58'17" W a distance of 174.99' to an Existing Rebar; Thence, leaving said Johnston County Board of Alcoholic Control property N 29°08'01" E a distance of 58.48' to a Point located on the Southern Right of Way of US Hwy 70; Thence, following said Southern Right of Way N 61°02'06" W a distance of 933.77' to an Existing Rebar; Thence crossing over said Right of Way, N 28°45'06" E a distance of 201.57' to a Point located on the Northern margin of said Right of Way; Thence, S 61°14'57" E a distance of 819.50' to a Point; Thence, S 60°11'44" E a distance of 145.84' to a Point; Thence, S 61°13'26" E a distance of 335.73' to a Point; Thence, S 61°03'20" E a distance of 141.92' to a Point; Thence, S 61°03'20" E a distance of 503.00' to a Point; Thence crossing over said US Hwy 70 Right of Way, S 28°55'38" W a distance of 203.28' to a Point located on the Southern Right of Way of US Hwy 70; Thence, S 61°04'22" E a distance of 120.33' to an Existing Iron Pipe; Thence, S 61°06'44" E a distance of 764.56' to an Angle Iron, being the Point and Place of Beginning and having an area of 96.813 Acres, More or Less.

**TOWN OF CLAYTON
ORDINANCE TO EXPAND THE CORPORATE LIMITS
2025-135-ANX HEVANER-MAYO PROPERTIES**

WHEREAS, the Clayton Town Council has been petitioned under NCGS §160A-31 to annex the area described herein; and

WHEREAS, the Clayton Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, Certification by the Town Clerk of the sufficiency of said petition has been made;

WHEREAS, a Public Hearing on the question of this annexation was held at Clayton Town Hall, 111 E Second Street at 6 p.m. on February 16, 2026 after due notice by publication in the Johnstonian Newspaper on February 4, 2026; and

WHEREAS, the Clayton Town Council finds that the petition meets the requirements of NCGS §160A-31;

NOW THEREFORE, BE IT ORDAINED by the Clayton Town Council of the Town of Clayton, North Carolina that:

SECTION 1 By virtue of the authority granted by NCGS 160A-31., the following described territory is hereby annexed and made part of the Town of Clayton as of February 16, 2026 with an effective date of annexation of February 16, 2026;

Beginning at an Angle Iron located on the Southern Right of Way of US Hwy 70, Said corner also being the Northeast corner the tract of land owned by Eleanor Mayo Ross and Cherille Mayo Claxton, Recorded at Deed Book 6881, Page 240 (PIN 165914-24-6755), Johnston County Registry. Said Angle Iron having North Carolina Geodetic Coordinates (NAD 83; 2011) N: 695,265.39', E: 2,153,139.72' Thence leaving said Right of Way, S 31°17'07" W a distance of 175.09' to an

Existing Iron Pipe; Thence, S 31°34'42" W a distance of 591.86' to an Existing Concrete Monument; Thence, S 32°08'39" W a distance of 480.56' to a New Iron Pipe; Thence, N 87°56'36" W a distance of 187.88' to an Existing Iron Pipe; Thence, N 88°06'35" W a distance of 180.33' to an Existing Iron Pipe; Thence, N 87°26'36" W a distance of 59.99' to an Existing Iron Pipe; Thence, N 32°41'41" E a distance of 114.62' to an Existing Iron Pipe; Thence, N 30°36'54" E a distance of 170.04' to an Existing Iron Pipe; Thence, N 31°27'49" E a distance of 224.59' to an Existing Iron Pipe; Thence, N 31°26'05" E a distance of 200.04' to an Existing Iron Pipe; Thence, N 58°32'57" W a distance of 200.01' to an Existing Iron Pipe located on the Eastern margin of Lightfoot Drive; Thence crossing Lightfoot Drive, N 58°28'02" W a distance of 59.36' to an Existing Iron Pipe; Thence, N 58°29'57" W a distance of 200.58' to an Existing Rebar; Thence, S 31°28'31" W a distance of 199.86' to an Existing Iron Pipe; Thence, S 31°28'06" W a distance of 98.50' to an Existing Iron Pipe; Thence, N 87°43'39" W a distance of 215.03' to an Existing Iron Pipe; Thence, N 87°51'28" W a distance of 224.75' to an Existing Iron Pipe; Thence, N 87°55'37" W a distance of 98.24' to an Existing Iron Pipe; Thence, S 37°28'32" W a distance of 332.39' to an Existing Rebar; Thence, S 37°28'56" W a distance of 259.02' to an Existing Iron Pipe; Thence, S 00°37'37" E a distance of 100.45' to a New Iron Pipe; Thence, N 87°46'48" W a distance of 645.52' to an Existing Iron Pipe; Thence, N 00°03'55" E a distance of 359.93' to an Existing Spike; Thence, N 01°57'14" E a distance of 444.78' to an Existing Iron Pipe; Thence, N 01°26'50" E a distance of 499.33' to an Existing Iron Pipe; Thence, N 02°15'59" E a distance of 338.72' to an Existing Pipe on the Southern margin of Scholar Drive; Thence crossing over Scholar Drive, N 01°31'51" E a distance of 50.16' to an Existing Iron Pipe; Thence, N 01°27'23" E a distance of 363.59' to an Existing Iron Pipe on the Southern margin of Town Centre Boulevard; Thence crossing over Town Centre Boulevard, N 01°26'11" E a distance of 60.00' to an Existing Iron Pipe; Thence, N 01°24'19" E a distance of 178.05' to an Existing Rebar; Thence, S 61°14'38" E a distance of 301.40' to an Existing Rebar; Thence, N 01°18'29" E a distance of 199.40' to an Existing Rebar located on the Southern Right of Way of US Hwy 70; Thence, following said Southern Right of Way S 61°02'06" E a distance of 933.77' to a Point; Thence leaving said Right of Way S 29°08'01" W a distance of 58.48' to an Existing Rebar, being the Northwest corner of that property owned by the Johnston County Board of Alcoholic Control, Deed Book 927, Page 73-74 (PIN 165909-15-4968), Johnston County Registry; Thence, S 29°00'31" W a distance of 255.29' to an Existing Iron Pipe; Thence, S 61°03'02" E a distance of 174.85' to an Existing Iron Pipe; Thence, N 29°02'23" E a distance of 255.05' to an Existing Rebar; Thence, N 60°58'17" W a distance of 174.99' to an Existing Rebar; Thence, leaving said Johnston County Board of Alcoholic Control property N 29°08'01" E a distance of 58.48' to a Point located on the Southern Right of Way of US Hwy 70; Thence, following said Southern Right of Way N 61°02'06" W a distance of 933.77' to an Existing Rebar; Thence crossing over

said Right of Way, N 28°45'06" E a distance of 201.57' to a Point located on the Northern margin of said Right of Way; Thence, S 61°14'57" E a distance of 819.50' to a Point; Thence, S 60°11'44" E a distance of 145.84' to a Point; Thence, S 61°13'26" E a distance of 335.73' to a Point; Thence, S 61°03'20" E a distance of 141.92' to a Point; Thence, S 61°03'20" E a distance of 503.00' to a Point; Thence crossing over said US Hwy 70 Right of Way, S 28°55'38" W a distance of 203.28' to a Point located on the Southern Right of Way of US Hwy 70; Thence, S 61°04'22" E a distance of 120.33' to an Existing Iron Pipe; Thence, S 61°06'44" E a distance of 764.56' to an Angle Iron, being the Point and Place of Beginning and having an area of 96.813 Acres, More or Less.

SECTION 2 Upon and after February 16, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Clayton and shall be entitled to the same privileges and benefits as other parts of the Town of Clayton. Said territory shall be subject to municipal taxes according to NCGS §160A-58.10.

SECTION 3 The Mayor of the Town of Clayton shall cause to be recorded in the office of the Register of Deeds of Johnston County and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in SECTION 1 above, together with a duly certified copy of the ordinance. Such a map shall also be delivered to the County Board of Elections, as required by NCGS §163-288.1.

ADOPTED this 16th day of February 2026.

Jody L. McLeod
Mayor

ATTEST:

APPROVED AS TO FORM:

Heidi Holland, CMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney

**NORTH CAROLINA
JOHNSTON COUNTY**

This the _____ day of _____, 202__, personally appeared before me Heidi Holland, Clerk of the Town of Clayton, who, being duly sworn by me, says that she knows the common seal of the Town of Clayton and is acquainted with Jody L. McLeod, who is the Mayor and presiding member of said municipal corporation; and that she saw the said Mayor sign the foregoing instrument and saw the said common seal of said municipal corporation affixed to said instrument by said Mayor, and that she, the said Heidi Holland, signed her name in attestation of said instrument in the presence of said Mayor.

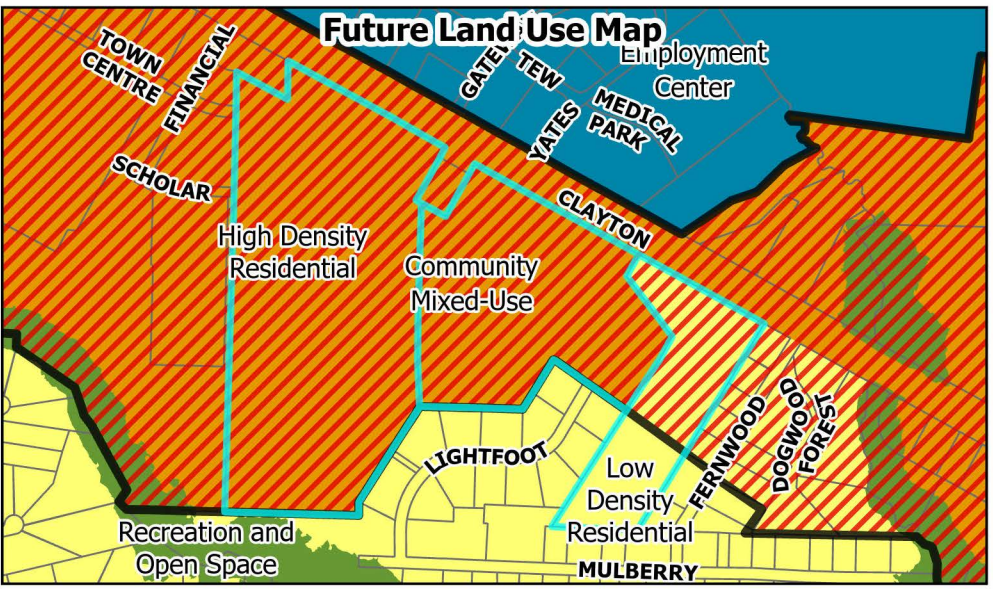
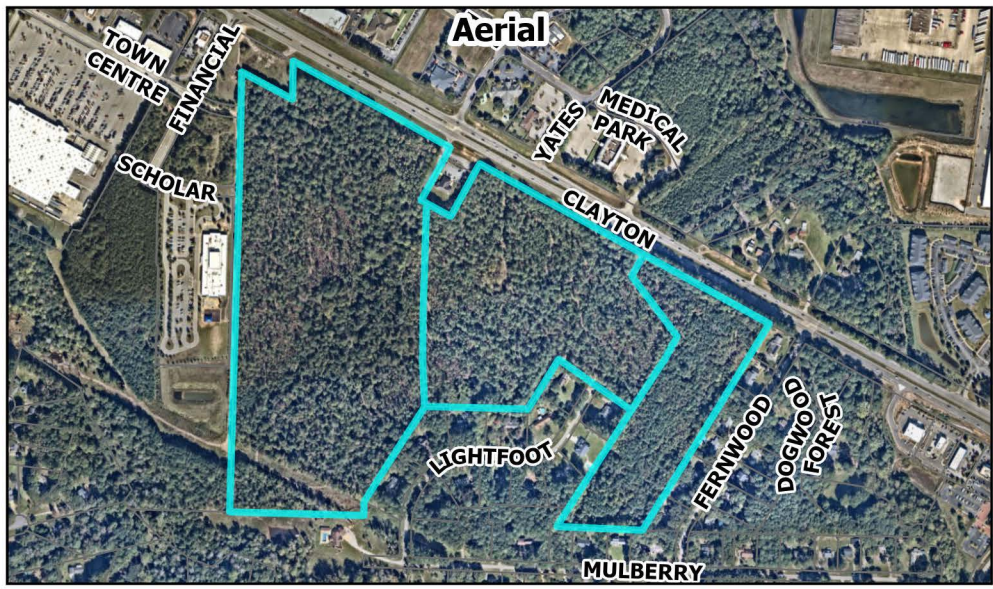
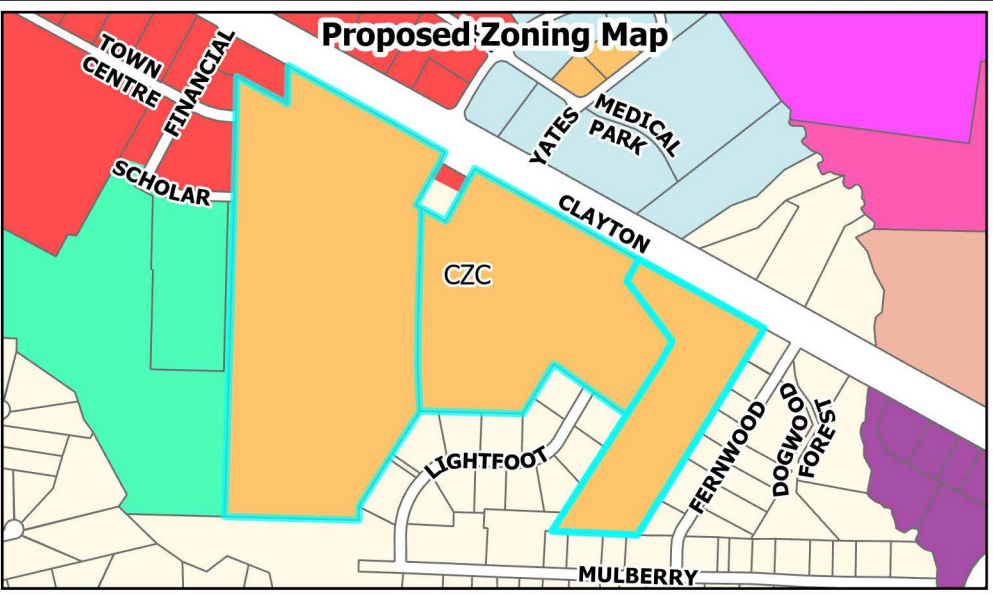
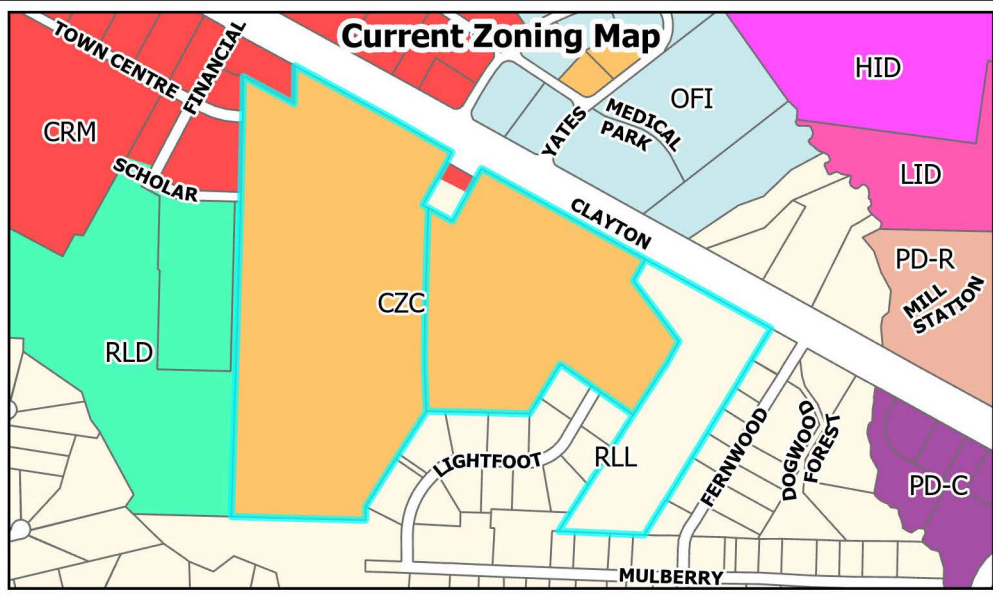
Witness my hand and notarial seal, this the day and year first above written.

Notary Public - Signature

Notary Public – Printed Name

Commission Expires: _____

County of Commission: _____



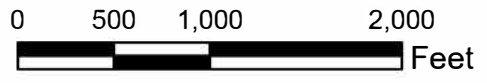
Request: Contiguous Annexation Petition
Project Name: Heavner-Mayo Properties
Project Number: 2025-135-ANX

Applicant: CASTO Properties, Tom Lowell and Withers Ravenel, Brendie Vega
 Property Owner: Heavner Properties 1997 Limited Partnership, Brightleaf # 2004-II, LLC and Revocable Living Trust of Eleanor Worth Mayo Ross
 Johnston County Parcel ID: 05G02002C, 05G02002D, and 05E99012J

 Site Location



Staff Report Map
November 11, 2025



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



PUBLIC NOTICE CERTIFICATION

This certifies that the project and the associated application have been publicly noticed according to NCGS, Town UDO, and Planning Department policy:

Project: 2025-135-ANX Heavner-Mayo Properties Annexation
Town Board: February 16, 2026
Date of Meeting: Town Council

| Public Notice Checklist | | | |
|-------------------------|---|-------|---------------|
| Type | Action | Staff | Date Complete |
| 1. Letters Mailed | Letters mailed to property owners within 300' of subject property | N/A | N/A |
| 2. Property Posted | Sign Posted on Property | N/A | N/A |
| 3. Website Updated | Project Information added to the Website | LS | 2/4/26 |
| 4. Newspaper Publish | Newspaper Ad published | RS | 2/4/26 |

Certified by:

Conrad Olmedo, AICP, CZO
 Planning Director

Date



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

February 16, 2026

Agenda Location

Old Business

Item Title

Walmart Pump Station Abandonment & Gravity Sewer Extension — Resolution of Tentative Award

Presenter(s)

Shannon Poole, Project Controls Specialist

Suggested Action

POTENTIAL ACTION: Adoption of Resolution #2026-10

Strategic Priorities Alignment

Public Hearing: No

If Approved, Will Document Require Recordation? Yes

Summary

On October 24, 2024, the North Carolina Division of Water Infrastructure (NCDWI) issued a Letter of Intent to Fund to the Town of Clayton through the State and Local (S.L.) Appropriations Act for wastewater system improvements. Through this appropriation, the Town was awarded \$14,100,000 to support critical wastewater infrastructure upgrades. The Walmart Pump Station Abandonment and Gravity Sewer Extension Project was identified as one of the projects to be funded with these appropriated funds.

On January 6, 2026, the Town formally advertised the project for competitive bids. On February 12, 2026, the Town received nine (9) sealed bids. The bids were publicly opened, read aloud,

and recorded in accordance with state procurement requirements.

The Engineer of Record, Highfill Infrastructure Engineering PC, reviewed the submitted bids and has recommended award to Park Construction of N.C., Inc. as the lowest responsive, responsible bidder. The Town's Procurement and MWBE Manager also reviewed the bid documents and confirmed that Park Construction of N.C., Inc. meets all requirements as the lowest responsive and responsible bidder.

Prior to issuing a formal Notice of Award to the lowest bidder, NCDWI must review the bid tabulation and supporting documentation and issue an Authority to Award. As part of this process, NCDWI requires the Town Council to adopt a Resolution of Tentative Award.

Staff recommends approval of Resolution No. 2026-10 authorizing a tentative award of the contract to Park Construction of N.C., Inc. A request to enter into a formal contract and final resolution of award will be presented to the Town Council upon receipt of the Authority to Award from NCDWI.

The Town sincerely appreciates the interest and effort of all contractors who submitted bids, and thanks each firm for their participation and interest in partnering with the Town on this important infrastructure project.

Funding Source

North Carolina Division of Water Infrastructure

Corresponding Documentation

1. Resolution #2026-10

Submitted By: Shannon Poole, Project Controls Specialist

Reviewed By:

Shannon Poole, Engineering - CIP
Jonathan Ham, Engineering - CIP
First Name Last Name, Legislative
Heidi Holland, Legislative

Created/Initiated - 2/12/2026
Approved - 2/12/2026
Approved - 2/12/2026
Final Approval - 2/12/2026

**TOWN OF CLAYTON
RESOLUTION OF TENTATIVE AWARD**

WHEREAS: the Town of Clayton, North Carolina has received bids, pursuant to duly advertisement notice therefore, for construction of the Walmart Pump Station Abandonment & Gravity Extension; and

WHEREAS: Highfill Consulting Engineers have reviewed the bids; and,

WHEREAS: the Towns Procurement and Contracts Manager have reviewed the bids; and,

WHEREAS: Park Construction of N.C., Inc. was the lowest responsive, responsible bidder for the Walmart Pump Station Abandonment & Gravity Sewer Extension project, with a Base Bid of \$1,183,599.00; and,

WHEREAS: Highfill Consulting Engineers and the Towns Procurement and Contracts Manager recommend tentative award to the lowest responsive, responsible bidder, Park Construction of N.C., Inc.

NOW, THEREFORE, BE IT RESOLVED that TENTATIVE AWARD is made to the lowest responsive, responsible bidder, Park Construction of N.C., Inc., in the Base Bid amount of \$1,183,599.00.

BE IT FURTHER RESOLVED THAT SUCH FINAL AWARD be contingent upon the approval of the North Carolina Department of Environmental Quality.

Upon motion of _____, seconded by _____, the above RESOLUTION was unanimously adopted.

Duly adopted this 16th day of February 2026, while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Heidi L. Holland, MMC, NCCMC
Town Clerk



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

February 16, 2026

Agenda Location

Old Business

Item Title

Budget Amendments and Capital Project Ordinances

Presenter(s)

Todd Melton, Budget Manager
Robert McKie, Finance Director

Suggested Action

POTENTIAL ACTION: Adopt Ordinances #2026-02-03, #2026-02-04, #2026-02-05, #2026-02-06, #2026-02-07

Strategic Priorities Alignment



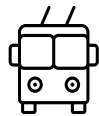
VIBRANT
DOWNTOWN



DESIRABLE
AMENITIES
AND SPACES



SUSTAINABLE
INFRASTRUCTURE
INVESTMENT



MOBILITY
TRANSPORTATION
AND TRANSIT



DIVERSIFIED
ECONOMIC
DEVELOPMENT



COMMUNITY
OUTREACH AND
ENGAGEMENT



PUBLIC
SAFETY

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

Staff recommends adoption of three Budget Amendment ordinances and two capital project ordinances for various capital projects and acquisitions.

Three Budget Amendment Ordinances:

- #2026-02-03: General Fund Budget Amendment to re-align the FY26 Operating Budget for the LOB Series 2025 debt issuance. This debt issuance will fund strategic property

acquisitions, building improvements, new maintenance building for Parks and Recreation, and closing costs

- #2026-02-04: Amending Capital Project Budget for fund 620 - 2024 GO Bonds Parks Projects, transferring the remaining fund balance to the general fund to construct a maintenance building for Parks and Recreation
- #2026-02-05: Amending Capital Project Budget for fund 622 - Library Renovations, transferring funds from LOB Series 2025 debt proceeds in the General Fund to the capital project fund

Two Capital Project Ordinances:

- #2026-02-06: Establishing Capital Project Fund 625 - LOB series 2025 Building Improvements. Project will fund building improvements at 100 Guy Rd, 501 ATkinson St., 1370 Cameron Way, and Fire Station 1
- #2026-02-07: Establishing Capital Project Fund 624 - Municipal ERP System. Project will fund implementation stage of upcoming Enterprise Resource Planning software

Funding Source

Corresponding Documentation

1. Ordinance #2026-02-03 - General Fund Budget Amendment_LOB Series 2025 Realignment
2. Ordinance #2026-02-04 - Fund 620 Budget Amendment_Close Out Fund
3. Ordinance #2026-02-05 - Fund 622 Budget Amendment_Realign Finance Capital
4. Ordinance #2026-02-06 - Capital Project Budget Ordinance_LOB Series 2025 Building Improvements
5. Ordinance #2026-02-07 - Capital Project Budget Ordinance_Municipal ERP System

Submitted By: Heidi Holland, Town Clerk

Reviewed By:

Heidi Holland, Legislative
First Name Last Name, Administration
Heidi Holland, Legislative

Created -

**Town of Clayton
Amendment to the FY 25-26 Budget**

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following amendments shall be made to the FY 25-26 Budget:

Fund: General Fund

| <u>Line Item</u> | <u>Previous Appropriation</u> | <u>Adjustment</u> | <u>Revised Appropriation</u> |
|------------------|---|-------------------|----------------------------------|
| Revenue | | | |
| 100-40-00-48-99 | Fund Balance Appropriated \$13,000,492 | +2,059,998 | \$15,060,490 |
| 100-40-00-49-85 | Due from Capital Project Fund - | +1,267,602 | \$1,267,602 |
| 100-41-02-48-05 | Misc Finance Capital \$7,400,000 | +14,500,000 | \$21,900,000 |
| Expenditures | | | |
| 100-40-00-59-23 | Transfer to Capital Project Fund \$1,949,633 | +10,000,000 | \$11,949,633 |
| 100-40-95-58-07 | Land Acquisition \$8,605,000 | +4,836,500 | \$13,441,500 |
| 100-41-02-56-00 | Professional Services \$133,325 | +163,500 | \$296,825 |
| 100-60-95-58-00 | Capital Projects - | +2,827,600 | \$2,827,600 |

Amendment necessary to realign the budget for the LOB Series 2025 debt issuance, which will fund strategic property acquisitions, building improvements, the construction of a new maintenance building for Parks and Recreation, and closing costs. This amendment is required for compliance with G.S. 159-15.

Duly adopted this ____ day of _____, 2026 while in regular session.

Jody L. McLeod
Mayor

Attest:

APPROVED AS TO FORM

Heidi L. Holland, CMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney

Town of Clayton Amendment to the Capital Project Budget Ordinance

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following amendments shall be made to the 2024 GO Bonds Parks Projects Capital Project Budget Ordinance:

Fund: 620 – 2024 GO Bonds Parks Projects

| Line Item | Previous Appropriation | Adjustment | Revised Appropriation |
|---------------------|-------------------------------|------------|--------------------------|
| Revenues | | | |
| 620-45 20 | Donations | | |
| | - | +20,000 | \$20,000 |
| 620-48 00 | Investment Earnings | | |
| | - | +266,168 | \$266,168 |
| 620-49 31 | GO Debt Issuance | | |
| | \$4,500,000 | +532,797 | \$5,032,797 |
| 620-49 85 | Due from Capital Project Fund | | |
| | \$1,118,841 | +433,136 | \$1,551,977 |
| Expenditures | | | |
| 620-56 00 | Professional Services | | |
| | \$25,000 | -9,900 | \$15,100 |
| 620-58 21 | Site Improvements | | |
| | \$5,424,806 | -5,601 | \$5,419,205 |
| 620-59 20 | Transfer to General Fund | | |
| | - | +1,267,602 | \$1,267,602 |

Explanation: Amendment to the capital project budget ordinance to close out the fund with a transfer of remaining fund balance to the General Fund to construct a maintenance building for Parks and Recreation. This amendment is required for compliance with G.S. 159-13.2.

Duly adopted this ____ day of _____, 2026 while in regular session.

Jody L. McLeod
Mayor

Attest:

APPROVED AS TO FORM

Heidi L. Holland, CMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney

Town of Clayton Amendment to the Capital Project Budget Ordinance

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following amendments shall be made to the Library Renovation Capital Project Budget Ordinance:

Fund: 622 – Library Renovations

| Line Item | Previous Appropriation | Adjustment | Revised Appropriation |
|-----------------|-------------------------------------|------------|--------------------------|
| Revenues | | | |
| 622-48 05 | Misc Finance Capital \$2,000,000 | -2,000,000 | - |
| 622-49 80 | Due from General Fund \$250,000 | +2,000,000 | \$2,250,000 |

Explanation: Amendment to the capital project budget ordinance to reflect the transfer of LOB Series 2025 debt proceeds from the General Fund. This amendment is required for compliance with G.S. 159-13.2.

Duly adopted this ____ day of _____, 2026 while in regular session.

Jody L. McLeod
Mayor

Attest:

APPROVED AS TO FORM

Heidi L. Holland, CMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney

**TOWN OF CLAYTON
LOB SERIES 2025 BUILDING IMPROVEMENTS
CAPITAL PROJECT BUDGET ORDINANCE**

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following ordinance shall be established to undertake building and infrastructure improvements with proceeds provided by the LOB Series 2025 debt issuance:

Revenues

| <u>Line Item</u> | <u>Description</u> | <u>Amount</u> |
|------------------|-----------------------|---------------|
| 625-49 80 | Due from General Fund | \$7,000,000 |
| | Total | \$7,000,000 |

Expenditures

| <u>Line Item</u> | <u>Description</u> | <u>Amount</u> |
|------------------|-------------------------------|---------------|
| 625-58 20 | Building Improvements | \$6,000,000 |
| 625-58 25 | IT Equipment & Infrastructure | \$700,000 |
| 625-58 99 | Contingency | \$300,000 |
| | Total | \$7,000,000 |

Cost breakdown for building improvements is as follows:

1. 100 Guy Rd. – \$500,000
2. 501 Atkinson St. – \$300,000
3. 1370 Cameron Way – \$500,000
4. Fire Station 1 – \$4,700,000

Duly adopted this ____ day of _____, 2026 while in regular session.

Jody L. McLeod
Mayor

Attest:

APPROVED AS TO FORM

Heidi L. Holland, CMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney

**TOWN OF CLAYTON
MUNICIPAL ERP SYSTEM
CAPITAL PROJECT BUDGET ORDINANCE**

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following ordinance shall be established to undertake the initial implementation of a new ERP System in accordance with GASB 96:

Revenues

| <u>Line Item</u> | <u>Description</u> | <u>Amount</u> |
|------------------|-----------------------|---------------|
| 624-49 80 | Due from General Fund | \$1,000,000 |
| | Total | \$1,000,000 |

Expenditures

| <u>Line Item</u> | <u>Description</u> | <u>Amount</u> |
|------------------|--------------------------|---------------|
| 624-58 26 | ERP Implementation Stage | \$1,000,000 |
| | Total | \$1,000,000 |

Duly adopted this ____ day of _____, 2026 while in regular session.

Jody L. McLeod
Mayor

Attest:

APPROVED AS TO FORM

Heidi L. Holland, CMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

February 16, 2026

Agenda Location

New Business

Item Title

Approval of a Resolution Declaring Certain Real Property Surplus

Presenter(s)

James Blalock, Assistant Water Resources Director

Suggested Action

POTENTIAL ACTION: Adoption of Resolution #2026-07

Strategic Priorities Alignment

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

In accordance with North Carolina General Statute 160A-280, staff recommends the donation of three wastewater pumps, two variable frequency drives (VFDs), and one control panel removed during the recent Clayton to Raleigh Pump Station upgrade to Christmount Christian Assembly, a non-profit organization located in Black Mountain, North Carolina. Christmount provides water, sewer, solid waste, and road maintenance services to approximately 90 private residences. The proposed donation would provide a direct operational benefit to Christmount, reduce costs they would otherwise incur as a non-profit, and support the maintenance of essential infrastructure serving residents, guests, and program participants. The equipment is surplus and no longer needed for any Town of Clayton operations.

Funding Source

Corresponding Documentation

1. RESOLUTION DECLARING REAL PROPERTY SURPLUS CCA 1-21-26
2. 260120 Public Notice for wastewater pumps

Submitted By: James Blalock, Assistant Water Resources Director

Reviewed By:

James Blalock, Water Resources

Joshua Baird, Water Resources

First Name Last Name, Legislative

Heidi Holland, Legislative

Created/Initiated - 2/2/2026

Approved - 2/6/2026

Approved - 2/12/2026

Final Approval - 2/12/2026

RESOLUTION DECLARING CERTAIN REAL PROPERTY SURPLUS

WHEREAS, North Carolina General Statute §160A-280 authorizes a city or town to donate personal property that is deemed surplus to its needs to another governmental unit, nonprofit organization, or similar entity, provided that the governing board approves the donation by resolution after publishing notice of the proposed donation; and

WHEREAS, it is in the best interest of the Town of Clayton and the public to support organizations that provide valuable services to the community by donating surplus property;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON THAT:

1. Three Fairbanks Morse, 200HP, 3PH, 460V wastewater pumps are hereby declared surplus and are no longer needed by the Town for its current operations.
2. The Town Council authorizes the donation of the three Fairbanks Morse wastewater pumps and associated equipment (two Variable Frequency Drives (VFDs), one control panel, and three baseplates) to Christmount Christian Assembly, a non-profit organization in Black Mountain, North Carolina.
3. The Mayor and/or Town Manager are hereby authorized to execute any and all documents necessary to complete this donation in accordance with NCGS 160A-280.
4. This resolution shall become effective immediately upon adoption.

Duly adopted this 16th day of February 2026 while in regular session.

Jody McLeod
Mayor

ATTEST:

Heidi L. Holland, CMC, NCCMC
Town Clerk



NOTICE OF PUBLIC NOTICE

At the Town Council meeting on February 16, 2026, scheduled for 6:00 p.m. in the Council Chambers at Town Hall, 111 E. Second Street, Clayton, this resolution will be presented for adoption by the Clayton Town Council.

In accordance with North Carolina General Statute §160A-280, a public notice regarding the donation must be posted at least five days prior to the adoption of the resolution.

RESOLUTION DECLARING CERTAIN REAL PROPERTY SUPRLUS

WHEREAS, North Carolina General Statute §160A-280 authorizes a city or town to donate personal property that is deemed surplus to its needs to another governmental unit, nonprofit organization, or similar entity, provided that the governing board approves the donation by resolution after publishing notice of the proposed donation; and

WHEREAS, it is in the best interest of the Town of Clayton and the public to support organizations that provide valuable services to the community by donating surplus property;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON THAT:

1. Three Fairbanks Morse, 200HP, 3PH, 460V wastewater pumps are hereby declared surplus and are no longer needed by the Town for its current operations.
2. The Town Council authorizes the donation of the three Fairbanks Morse wastewater pumps and associated equipment (two Variable Frequency Drives (VFDs), one control panel, and three baseplates) to Christmount Christian Assembly, a non-profit organization in Black Mountain, North Carolina.
3. The Mayor and/or Town Manager are hereby authorized to execute any and all documents necessary to complete this donation in accordance with NCGS 160A-280.
4. This resolution shall become effective immediately upon adoption.

Please feel free to contact the Town Clerk should you have any questions/concerns.
919-553-5002



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

February 16, 2026

Agenda Location

New Business

Item Title

Agreement with NCDOT for Locally Administered Project Program funding for Main Street Pedestrian Improvements Project BL-0125

Presenter(s)

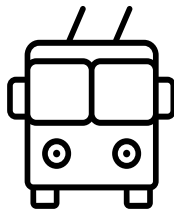
Shannon Poole, Project Controls Specialist

Suggested Action

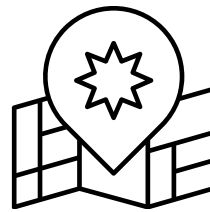
POTENTIAL ACTION: Approval of Contract/Agreement

POTENTIAL ACTION: Adoption of Resolution #2026-06

Strategic Priorities Alignment



MOBILITY
TRANSPORTATION
AND TRANSIT



VIBRANT
DOWNTOWN

Public Hearing: No

If Approved, Will Document Require Recordation? Yes

Summary

The Main Street Pedestrian Project was submitted to CAMPO for Right-of-Way and Construction funding in 2023 and was selected for award in the amount of \$1,550,000. The project advances Priority Project #2 from the Town’s adopted 2022 Pedestrian Plan and is included in the Comprehensive Transportation Plan. Execution of a funding agreement with the North Carolina Department of Transportation (NCDOT) is required to proceed.

The award is structured as a 70/30 cost share, with NCDOT reimbursing 70% of eligible project costs, up to \$1,085,000. The Town’s required 30% local match is \$465,000. Capital Project Budget Ordinance 2025-08-07 was adopted on August 18, 2025, to account for right-of-way acquisition, and construction. The grant agreement has been reviewed and approved by the Town’s Procurement Manager. Approval of this agreement is required to advance the project and to remain in compliance with the grant award. Funding is programmed by fiscal year, and timely execution of the agreement is necessary to maintain eligibility and continue progress toward agency design approval.

In response to stakeholder input received in October 2025, the project scope was refined to focus exclusively on pedestrian safety improvements. The project will address pedestrian improvements along Main Street between Robertson Street and Smith Street. Final design elements will be developed during the formal design process in coordination with NCDOT and will be presented to Council and stakeholders for review prior to implementation.

To support informed decision-making as design advances, staff is initiating a Downtown Parking Utilization Study to evaluate existing parking conditions and help guide future planning efforts. The study will provide objective data to inform considerations as the project progresses.

I am requesting Town Council to authorize the Town Manager or designee to execute this agreement necessary to continue advancement of the project design.

Funding Source

NCDOT

Corresponding Documentation

1. LPMO_Agreement_BL-0125_Town_of_Clayton
2. BL-0125_Reduced Scope_Exhibit_2025-12-15
3. Budget Ordinance 2025-08-07
4. 2026-06_LAP Agreement Resolution_BL-0125_MainStImpr

Submitted By: Heidi Holland, Town Clerk

Reviewed By:

Heidi Holland, Legislative
Jonathan Ham, Engineering - CIP
First Name Last Name, Legislative
Heidi Holland, Legislative

Created/Initiated - 2/11/2026
Approved - 2/12/2026
Approved - 2/12/2026
Final Approval - 2/12/2026

Executive Summary

The Executive Summary is a summation of this agreement and is not intended to be used as the agreement between the Department (North Carolina Department of Transportation) and the Party (Entity).

Entity: Town of Clayton

County: Johnston

TIP: BL-0125

Project: Main Street Pedestrian Improvements

Scope: Construct sidewalk on both sides of Main Street from Robertson Street to Moore Street; add crosswalks, curb extensions and pedestrian signals from Moore Street to Smith Street.

Eligible Activities:

| | | |
|--------------------|-----------|-----------------|
| PE | _____ | Design |
| | | Environmental |
| ROW | 51391.2.1 | ROW Acquisition |
| UTIL | _____ | Utility |
| CON | 51391.3.1 | Construction |
| OTHER | _____ | |
| FEDERAL-AID | | |

| Fund Source | Federal Funds Amount | Reimbursement Rate | Non-Federal Match \$ | Non-Federal Match Rate |
|---|----------------------|--------------------|----------------------|------------------------|
| Transportation Alternatives Program - Direct Attributable | \$1,085,000 | 70 % | \$465,000 | 30 % |
| Total Available Funding | | \$1,550,000 | | |

Responsibility: The Town of Clayton shall be responsible for all aspects of the project.

NORTH CAROLINA

**LOCALLY ADMINISTERED PROJECT -
FEDERAL**

JOHNSTON COUNTY

DATE: 11/21/2025

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

TIP #: BL-0125

AND

WBS Elements: PE _____

ROW 51391.2.1

UTIL _____

TOWN OF CLAYTON

CON 51391.3.1

OTHER FUNDING: _____

FEDERAL-AID NUMBER:

CFDA #: 20.205

Total Funds [NCDOT Participation] \$1,085,000

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the Town of Clayton, hereinafter referred to as the "Municipality".

WITNESSETH:

WHEREAS, the Infrastructure Investment and Jobs Act (IIJA) allows for the allocation of federal funds to be available for certain specified transportation activities; and,

WHEREAS, the Municipality has requested federal funding for Main Street Pedestrian Improvements, hereinafter referred to as the Project, in Johnston County, North Carolina; and,

WHEREAS, subject to the availability of federal funds, the Municipality has been designated as a recipient to receive funds allocated to the Department by the Federal Highway Administration (FHWA) up to and not to exceed the maximum award amount of \$1,085,000 for the Project; and,

WHEREAS, the Department has agreed to administer the disbursement of said funds on behalf of FHWA to the Municipality for the Project in accordance with the Project scope of work and in accordance with the provisions set out in this Agreement; and,

WHEREAS, the Department has programmed funding in the approved State Transportation Improvement Program (STIP) for the Project; and,

WHEREAS, the governing board of the Municipality has agreed to participate in certain costs and to assume certain responsibilities in the manner and to the extent as hereinafter set out; and,

WHEREAS, this Agreement is made under the authority granted to the Department by the North Carolina General Assembly including, but not limited to, the following applicable legislation: General Statutes of North Carolina (NCGS) Section 136-66.1, Section 136-71.6, Section 160A-296 and 297, Section 136-18, Section 136-41.3 and Section 20-169, to participate in the planning, construction and/or implementation of the Project approved by the Board of Transportation.

NOW, THEREFORE, this Agreement states the promises and undertakings of each party as herein provided, and the parties do hereby covenant and agree, each with the other, as follows:

1. GENERAL PROVISIONS

FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT

All parties to this Agreement, including contractors, subcontractors, and subsequent workforces, associated with any work under the terms of this Agreement shall provide reports as required by the Federal Funding Accountability and Transparency Act (FFATA) for this Project.

AGREEMENT MODIFICATIONS

Any modification to scope, funding, responsibilities, or time frame will be agreed upon by all parties by means of a Supplemental Agreement.

LOCAL PUBLIC AGENCY TO PERFORM ALL WORK

The Municipality shall be responsible for administering all work performed and for certifying to the Department that all terms set forth in this Agreement are met and adhered to by the Municipality and/or its contractors and agents. The Department will provide technical oversight to guide the Municipality. The Department must approve any assignment or transfer of the responsibilities of the Municipality set forth in this Agreement to other parties or entities.

PERSON IN RESPONSIBLE CHARGE

The Municipality shall designate a person or persons to be in responsible charge of the Project, in accordance with Title 23 of the Code of Federal Regulations, Part 635.105. The person, or persons, shall be expected to:

- Administer governmental project activities, including those dealing with cost, time, adherence to contract requirements, construction quality and scope of Federal-aid projects;

- Maintain knowledge of day to day project operations and safety issues;
- Make or participate in decisions about changed conditions or scope changes that require change orders or supplemental agreements;
- Visit and review the project in accordance with the project scope and scale;
- Review financial processes, transactions and documentation to reduce the likelihood of fraud, waste, and abuse;
- Direct project staff, agency or consultant, to carry out project administration and contract oversight, including proper documentation; and
- Be aware of the qualifications, assignments and on-the-job performance of the agency and consultant staff at all stages of the project.

The person in responsible charge must be a full-time employee of the Municipality, but the duties may be split among several employees, if necessary.

COMPLIANCE WITH STATE/FEDERAL POLICY

The Municipality, and/or its agent, including all contractors, subcontractors, or sub-recipients shall comply with all applicable Federal and State policies and procedures, stated both in this Agreement and in the Department’s guidelines and procedures, including the *Local Programs Management Handbook*.

FAILURE TO COMPLY - CONSEQUENCES

Failure on the part of the Municipality to comply with any of the provisions of this Agreement will be grounds for the Department to terminate participation in the costs of the Project and, if applicable, seek repayment of any reimbursed funds.

2. SCOPE OF PROJECT

The Project consists of Construct sidewalk on both sides of Main Street from Robertson Street to Moore Street; add crosswalks, curb extensions and pedestrian signals from Moore Street to Smith Street

The Department’s funding participation in the Project shall be restricted to the following eligible items:

- ROW Acquisition
- Construction

as further set forth in this Agreement.

3. FUNDING

PROGRAMMING AND AUTHORIZATION OF FEDERAL FUNDS

The funding currently programmed for the project in the State Transportation Improvement Program (STIP) is Transportation Alternatives Program. The funding source may be modified with the coordination and approval of the respective Metropolitan Planning Organization (MPO) and/or the Department prior to authorization of funds. The Department will authorize and reimburse federal funding based on the type of federal funding that is programmed in the STIP at the time of the authorization request. The Department will notify the Municipality of the type of federal funds authorized by issuing a Technical Amendment – Funds Authorization letter. A modification in the source of funds will have no effect on project responsibilities outlined in this agreement.

REIMBURSEMENT FOR ELIGIBLE ACTIVITIES

Subject to compliance by the Municipality with the provisions set forth in this Agreement and the availability of federal funds, the Department shall reimburse 70% of eligible expenses incurred by the Municipality up to a maximum amount of One Million Eighty Five Thousand Dollars (\$1,085,000), as detailed below. The Municipality shall provide the non-federal match, as detailed in the FUNDING TABLE below, and all costs that exceed the total available funding.

FUNDING TABLE

| Fund Source | Federal Funds Amount | Reimbursement Rate | Non-Federal Match \$ | Non-Federal Match Rate |
|--|----------------------|--------------------|----------------------|------------------------|
| Transportation Alternatives Program- Direct Attributable | \$1,085,000 | 70% | \$465,000 | 30% |
| Total Available Funding | | \$1,550,000 | | |

WORK PERFORMED BY NCDOT

All work performed by the Department on this Project, including, but not limited to, reviews, inspections, and Project oversight, during any phase of the delivery of the Project, shall reduce

the funding available to the Municipality under this Agreement. The Department will set aside, but is not limited to, ten percent (10%) of the total available funding, or \$155,000, to use towards the costs related to review and oversight of this Project. These costs may include but are not limited to: review and approval of plans, environmental documents, contract proposals, and engineering estimates; performance of any phase of work, for example, contract administration or construction engineering and inspection; oversight of any phases; or any other items as needed to ensure the Municipality's appropriate compliance with state and federal regulations.

In the event that the Department does not utilize all the set-aside funding, then those remaining funds will be available for reimbursement to the Municipality at the above reimbursement rate. For all costs of work performed on the Project, whether incurred by the Municipality or by the Department, the Municipality shall provide the non-federal match. The Department will bill the Municipality for the non-federal match of any costs that the Department incurs on the Project and for any costs that exceed the total available funding.

4. PERIOD OF PERFORMANCE

COMPLETION DATE

The Municipality has five (5) years to complete all work outlined in the Agreement from the date of authorization of Federal funds for the initial phase of work. Completion for this Agreement is defined as completion of all construction activities or implementation activities, acceptance of the project, and submission of a final reimbursement package to the Department.

MILESTONE DATES AND REVISIONS

The Municipality is responsible for regularly updating project milestones throughout the life of the project. If project milestones are near (or have passed without completion) and have not been updated to a realistic schedule by the Municipality, the Department reserves the right to revise the milestones accordingly. Revisions by the Department could lead to milestones being pushed into another fiscal year resulting in a change to the STIP. The Department is not responsible for project delays caused by these milestone revisions.

EXTENDING COMPLETION DATE

If additional time is needed to complete the Project, then a supplemental agreement must be executed. The Department may allow up to three additional months for submission of final reimbursement package by the Municipality, without entering into a supplemental agreement. The Department and/or FHWA reserves the right to revoke the funds awarded if the Municipality is unable to meet milestone dates included herein.

5. PRELIMINARY ENGINEERING AUTHORIZATION

If Preliminary Engineering is an eligible expense, then upon receipt of an executed agreement, the Department will authorize Preliminary Engineering funds and shall notify the Municipality, in writing, once funds have been authorized and can be expended. The Municipality shall not initiate any work, nor solicit for any professional services prior to receipt of written authorization from the Department to proceed. Any work performed, or contracts executed, prior to receipt of written authorization to proceed will be ineligible for reimbursement.

6. PROFESSIONAL AND ENGINEERING SERVICES

The Municipality shall comply with the policies and procedures of this provision if the Municipality is requesting reimbursement for the Preliminary Engineering contract or the Construction Contract Administration / Construction Engineering and Inspection contract.

PROCUREMENT POLICY

When procuring professional services, the Municipality must adhere to Title 2 Code of Federal Regulations Part 200; Title 23 of the Code of Federal Regulations, Part 172; Title 40 United States Code, Chapter 11, Section 1101-1104; NCGS 143-64.31; and the Department's *Policies and Procedures for Major Professional or Specialized Services Contracts*. Said policies and standards are incorporated in this Agreement by reference at www.fhwa.dot.gov/legsregs/legislat.html and www.ncleg.net/gascripts/Statutes/Statutes.asp.

- The Municipality shall ensure that a qualified firm is obtained through an equitable selection process, and that prescribed work is properly accomplished in a timely manner and at a just and reasonable cost.
- All Professional Services Firms shall be pre-qualified by the Department in the Work Codes advertised.
- A pre-negotiation audit will be conducted by the Department's External Audit Branch. The Municipality shall not execute a consultant contract until the Department's review has been completed.

SMALL PROFESSIONAL AND ENGINEERING SERVICES FIRMS REQUIREMENTS

Any contract entered into with another party to perform work associated with the requirements of this Agreement shall contain appropriate provisions regarding the utilization of Small Professional

Services Firms (SPSF). This policy conforms with the SPSF Guidelines as approved by the North Carolina Board of Transportation.

- The Municipality shall not advertise nor enter into a contract for services performed as part of this Agreement, unless the Department provides written approval of the advertisement or the contents of the contract.
- If the Municipality fails to comply with these requirements, the Department will withhold funding until these requirements are met.

WORK BY ENTITY

If the Design, Planning, Contract Administration and/or Construction Engineering and Inspection required for this project will be undertaken by the Municipality, and the Municipality requests reimbursement, then the Municipality must submit a request and supporting documentation to the Department for review and approval, prior to any work being initiated by the Municipality.

7. PLANNING / ENVIRONMENTAL DOCUMENTATION

The Municipality shall prepare the environmental and/or planning document, including any environmental permits, needed to construct the Project, in accordance with the National Environmental Policy Act (NEPA) and all other appropriate environmental laws and regulations. All work shall be performed in accordance with Departmental procedures and guidelines. Said documentation shall be submitted to the Department for review and approval.

- The Municipality shall be responsible for preparing and filing with all proper agencies the appropriate planning documents, including notices and applications required to apply for those permits necessary for the construction of the desired improvements. Copies of approved permits should be forwarded to the Department.
- The Municipality shall advertise and conduct any required public hearings.
- If any permit issued requires that action be taken to mitigate impacts associated with the improvements, the Municipality shall design and implement a mitigation plan. The Department will determine if any mitigation costs are eligible for reimbursement. The Municipality shall bear all costs associated with penalties for violations and claims due to delays.
- The Municipality shall be responsible for designing an erosion control plan if required by the North Carolina Sedimentation Pollution Control Act of 1973, NCGS 113A, Article 4,

incorporated in this Agreement by reference at <https://www.ncleg.gov/Laws/GeneralStatutes> and obtaining those permits required thereby in order to construct the Project. During the construction of the improvements, the Municipality, and its contractors and agents, shall be solely responsible for compliance with the provisions of said Act and the plan adopted in compliance therewith.

8. DESIGN

CONTENT OF PLAN PACKAGE

The Municipality, and/or its agent, shall prepare the Project's plans, specifications, and a professional estimate of costs (PS&E package), in accordance with the Department's guidelines and procedures, and applicable Federal and State standards. All work shall be submitted to the Department for review and approval. The plans shall be completed to show the design, site plans, landscaping, drainage, easements, and utility conflicts.

9. RIGHT OF WAY / UTILITY AUTHORIZATION

If the costs of right of way acquisition or utility relocation are an eligible expense, the Municipality shall submit a letter of request to the Department to authorize and set up right of way and/or utility funding. The acquisition for right of way, construction easements, and/or utility relocation may be undertaken only after the Municipality receives written authorization from the Department to proceed.

10. PROJECT LIMITS AND RIGHT OF WAY (ROW)

The Municipality shall comply with the policies and procedures of this provision regardless of whether the Municipality is requesting reimbursement for the Right of Way phase of the Project.

SPONSOR PROVIDES ROW

The Municipality, at no liability whatsoever to the Department, shall be responsible for providing and/or acquiring any required ROW and/or easements for the Project.

ROW GUIDANCE

The Municipality shall accomplish all ROW activities, including acquisition and relocation, in accordance with the following: Title 23 of the Code of Federal Regulations, Part 710, Subpart B

and Title 49 of the Code of Federal Regulations, Part 24, [Uniform Act] incorporated by reference at www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm; NCGS, Chapter 133, Article 2, Sections 133-5 through 133-18, Relocation Assistance, incorporated by reference at <https://www.ncleg.gov/Laws/GeneralStatutes> ; and the North Carolina Department of Transportation Right of Way Manual.

APPRAISAL

The Municipality shall submit the appraisal to the Department for review and approval in accordance with Departmental policies and procedures.

CLEARANCE OF PROJECT LIMITS / ROW

The Municipality shall remove and dispose of all obstructions and encroachments of any kind or character (including hazardous and contaminated materials) from said ROW, with the exception that the Municipality shall secure an encroachment agreement for any utilities (which shall remain or are) to be installed within the Department's ROW, or follow other applicable approval process, for utilities within the Municipality's ROW. The Municipality shall indemnify and save harmless the Department, Federal Highway Administration, and the State of North Carolina, from any and all damages and claims for damages that might arise on account of said right of way acquisition, drainage, and construction easements for the construction of said Project. The Municipality shall be solely responsible for any damages caused by the existence of said material now and at any time in the future and will save the Department harmless from any legal actions arising as a result of this contaminated and/or hazardous material and shall provide the Department with documentation proving the proper disposal of said material.

RELOCATION ASSISTANCE

The Municipality shall provide relocation assistance services and payments for families, businesses, and non-profit organizations being displaced by the Project in full accordance with the Federal relocation requirements of Title 49 Code of Federal Regulations, Part 24 [Uniform Act], as amended. Relocation assistance services and payments may be accomplished by contract with any other municipal corporation, or State or Federal agency, rendering such services upon approval by the Department and Federal Highway Administration.

11. UTILITIES

The Municipality, and/or its agent, at no liability to the Department, shall relocate, adjust, relay, change or repair all utilities in conflict with the Project, regardless of ownership. All utility work shall be performed in a manner satisfactory to and in conformance with State and Federal rules and regulations, prior to Municipality beginning construction of the project. This Agreement does not modify or supersede any existing Utility Encroachment Agreements that may be in place.

12. RIGHT OF WAY / UTILITY / RAILROAD CERTIFICATION

The Municipality, upon acquisition of all right of way/property necessary for the Project, relocation of utilities, and coordination with the railroad shall provide the Department all required documentation (deeds/leases/easement/plans/agreements) to secure certification. Certification is only issued after all ROW is in public ownership or property is publicly accessible by a legal document; utilities in conflict with the project are relocated, or a plan for their relocation during construction has been approved; and coordination with the railroad (if applicable) has occurred and been documented.

13. CONTRACT PROPOSAL AND ENGINEER'S ESTIMATE

CONTRACT PROPOSAL

The Municipality shall develop a contract proposal that will be advertised for bids. The proposal shall comply with NCDOT Specifications and Standard Drawings as applicable to the Project. The proposal shall also contain provisions, as applicable, per Title 23 Code of Federal Regulations 633 and 635 to include, but not be limited to: FHWA 1273, Buy America, Davis-Bacon Wage Rates, Non-discrimination, DBE Assurances, Contractor Certification regarding suspension and debarment, and other provisions as required by the Department.

ENGINEER'S ESTIMATE

The Municipality shall develop an itemized engineer's estimate to show items referenced to the NCDOT Standard Specifications, if applicable, along with units and unit price. The engineer's estimate will be used as the basis for comparing bids received.

14. CONSTRUCTION AUTHORIZATION

The Municipality shall submit the required environmental and/or planning document, ROW certification, final construction plans, total contract proposal, and an estimate of Project costs (final PS&E package) to the Department for review and approval.

- After approval of all documentation, the Department will request construction authorization from the Federal Highway Administration.
- The Municipality shall not advertise for bids prior to receiving written construction authorization from the Department.

15. CONTRACTOR PROCUREMENT

ADVERTISE FOR BIDS

Upon receipt of written construction authorization from the Department, the Municipality may advertise the Project. The Municipality shall follow applicable Federal and/or State procedures pertaining to the advertisement of the Project, bid opening, and award of the contract, according to Title 2 of the Code of Federal Regulations, Part 200 and Title 23 of the Code of Federal Regulations, Part 633 and Part 635, incorporated by reference at www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm; and NCGS, Chapter 143, Article 8 (Public Contracts), incorporated by reference at <https://www.ncleg.gov/Laws/GeneralStatutes>.

CONSTRUCTION CONTRACTOR REQUIREMENTS

All Contractors submitting bids on the project shall be pre-qualified by the Department. All proposed subcontractors must be pre-qualified before construction work begins. Any subcontractors who are proposed to meet the Disadvantaged Business Enterprise goal must be certified by the Department.

CONSTRUCTION SUBCONTRACTOR REQUIREMENTS

Any contract entered into with another party to perform work associated with the requirements of this Agreement shall contain appropriate provisions regarding the utilization of Disadvantaged Business Enterprises (DBEs), or as required and defined in Title 49 of the Code of Federal Regulations, Part 26 and the North Carolina Administrative Code. These provisions are incorporated into this Agreement by reference

<https://connect.ncdot.gov/resources/Specifications/Pages/2024-Specifications-and-Special-Provisions.aspx>.

- The Municipality shall not advertise nor enter into a contract for services performed as part of this Agreement, unless the Department provides written approval of the advertisement or the contents of the contract.
- If the Municipality fails to comply with these requirements, the Department will withhold funding until these requirements are met.

AWARDING CONTRACT

After the advertisement of the Project for construction bids, the Municipality shall request concurrence from the Department to award the construction contract by submitting a letter along with tabulated bids received depicting Disadvantaged Business Enterprises (DBE) goals, and a resolution recommending award of the Project to the lowest responsible, responsive bidder. The Department will review the submitted information and provide written approval to the Municipality prior to the contract being awarded by the Municipality.

DELAY IN PROCUREMENT

In the event the Project has not been let to contract within six (6) months after receiving construction authorization from the Department, the Municipality shall be responsible for documenting to the Department justification for project delay and that the Project remains in compliance with the terms of this Agreement, the approved plans and specifications, and current codes.

FORCE ACCOUNT

Force account work is only allowed when there is a finding of cost effectiveness for the work to be performed by some method other than a contract awarded by a competitive bidding process, or there is an emergency. Written approval from the Department is required prior to the use of force account by the Municipality. Federal Highway Administration regulations governing Force Account are contained in Title 23 Code of Federal Regulations, Part 635.201, Subpart B; said policy being incorporated in this Agreement by reference www.fhwa.dot.gov/legsregs/directives/cfr23toc.htm. North Carolina General Statutes governing the use of Force Account, Chapter 143, Article 8 (Public Contracts) can be found at www.ncleg.net/gascripts/Statutes/Statutes.asp.

16. CONSTRUCTION

The Municipality, and/or its agents shall construct the Project in accordance with the plans and specifications of the Project as filed with, and approved by, the Department. During the construction of the Project, the procedures set out below shall be followed:

CONSTRUCTION CONTRACT ADMINISTRATION

The Municipality shall comply with the NCDOT Construction Manual as referenced at <http://www.ncdot.org/doh/operations/dp%5Fchief%5Feng/constructionunit/formsmanuals/construction/>, which outlines the procedures for records and reports that must be adhered to in order to obtain uniformity of contract administration and documentation. This includes, but is not limited to, inspection reports, material test reports, materials certification, documentation of quantities, project diaries, and pay records. The Municipality, and/or its agent, shall perform the construction engineering, sampling and testing required during construction of the Project, in accordance with Departmental procedures, including the Department's Guide for Process Control and Acceptance Sampling and Testing. The Municipality shall document that said compliance was accomplished in accordance with State and Federal procedures, guidelines, standards and specifications.

RETAINAGE

The Municipality shall not retain any portion of a payment due the contractor.

SIGNAGE

The Municipality shall provide and maintain adequate signage and other warning devices for the protection of the public in accordance with the approved traffic control plans for the Project and the current edition of the Manual on Uniform Traffic Control Devices (MUTCD) for Streets and Highways, or any subsequent revision of the same, published by the Federal Highway Administration and effective at the time of award of the contract.

SITE LAYOUT

The Municipality shall be responsible for ensuring that all site layout, construction work, and Project documentation are in compliance with applicable city, state and federal permits, guidelines, and regulations, including American Association of State Highway and Transportation Officials (AASHTO) guidelines and Americans with Disabilities Act (ADA) Standards for Accessible Design (www.usdoj.gov/crt/ada/stdspdf.htm).

RIGHT TO INSPECT

The Department and representatives of the Federal Highway Administration shall have the right to inspect, sample or test, and approve or reject, any portion of the work being performed by the Municipality or the Municipality's contractor to ensure compliance with the provisions of this Agreement. Prior to any payment by the Department, any deficiencies inconsistent with approved plans and specifications found during an inspection must be corrected.

CONTRACTOR COMPLIANCE

The Municipality will be responsible for ensuring that the contractor complies with all of the terms of the contract and any instructions issued by the Department or FHWA as a result of any review or inspection made by said representatives.

CHANGE ORDERS

If any changes in the Project plans are necessary, the Department must approve such changes prior to the work being performed.

SHOP DRAWINGS

Shop Drawings shall be submitted in accordance with the approved plans and specifications and may require review by the Designer.

17. CLOSE-OUT

Upon completion of the Project, the Municipality shall be responsible for the following:

FINAL INSPECTION

The Municipality shall arrange for a final inspection by the Department. Any deficiencies determined during the final field inspection must be corrected prior to final payment being made by the Department to the Municipality. Additional inspection by other entities may be necessary in accordance with the Department's guidelines and procedures. The Municipality shall provide the Department with written evidence of approval of completed project prior to requesting final reimbursement.

FINAL PROJECT CERTIFICATION

The Municipality will provide a certification to the Department that all work performed for this Project is in accordance with all applicable standards, guidelines, and regulations.

18. MAINTENANCE

The Municipality, at no expense or liability to the Department, shall assume all maintenance responsibilities for the Main Street Pedestrian Improvements, or as required by an executed encroachment agreement.

19. REIMBURSEMENT

SCOPE OF REIMBURSEMENT

Activities eligible for funding reimbursement for this Project shall include:

- ROW Acquisition
- Construction

REIMBURSEMENT GUIDANCE

The Municipality shall adhere to applicable administrative requirements of Title 2 Code of Federal Regulations, Part 200 (www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm) "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards." Reimbursement to the Municipality shall be subject to the policies and procedures contained in Title 23 Code of Federal Regulations, Part 140 and Part 172, which is being incorporated into this Agreement by reference at www.fhwa.dot.gov/legsregs/directives/fapgtoc.htm. Reimbursement to the Municipality shall be subject to the guidance contained in Title 2 Code of Federal Regulations, Part 170 (<http://edocket.access.gpo.gov/2010/pdf/2010-22705.pdf>) and Office of Management and Budget (OMB) "Federal Funding Accountability and Transparency Act" (FFATA). Said reimbursement shall also be subject to the Department being reimbursed by the Federal Highway Administration and subject to compliance by the Municipality with all applicable federal policy and procedures.

REIMBURSEMENT LIMITS

- **WORK PERFORMED BEFORE NOTIFICATION**

Any costs incurred by the Municipality prior to written notification by the Department to proceed with the work shall not be eligible for reimbursement.

- **NO REIMBURSEMENT IN EXCESS OF APPROVED FUNDING**

At no time shall the Department reimburse the Municipality costs that exceed the total funding per this Agreement and any Supplemental Agreements.

- **UNSUBSTANTIATED COSTS**

The Municipality agrees that it shall bear all costs for which it is unable to substantiate actual costs or any costs that have been deemed unallowable by the Federal Highway Administration and/or the Department's Financial Management Division.

- **WORK PERFORMED BY NCDOT**

All work performed by the Department on this Project, including, but not limited to, reviews, inspections, and Project oversight, shall reduce the maximum award amount of \$1,085,000 available to the Municipality under this Agreement. The Department will bill the Municipality for the non-federal match of any costs that the Department incurs on the Project and for any costs that exceed the total available funding.

- **CONSTRUCTION ADMINISTRATION**

Reimbursement for construction contract administration will be made as governed by Departmental policy that limits reimbursement for construction contract administration to no more than fifteen (15%) percent of the actual construction contract of the Project. These costs will also include any cost overruns and charges to the Project by the Department during the Construction Phase.

- **CONSTRUCTION CONTRACT UNIT PRICES**

Reimbursement for construction contract work will be made on the basis of contract unit prices in the construction contract and any approved change orders.

- **RIGHT OF WAY**

Reimbursement will be limited to the value as approved by the Department. Eligible costs for reimbursement of Right of Way Acquisition include: realty appraisals, surveys, closing costs, and the agreed upon just compensation for the property, at the reimbursement rate as shown in the FUNDING TABLE.

- **FORCE ACCOUNT**

Invoices for force account work shall show a summary of labor, labor additives, equipment, materials and other qualifying costs in conformance with the standards for allowable costs set forth in 2 CFR 200 “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.” Reimbursement shall be based on actual eligible costs incurred with the exception of equipment owned by the Municipality or its Project partners. Reimbursement rates for equipment owned by the Municipality or its Project partners cannot exceed the Department’s rates in effect for the time period in which the work is performed.

BILLING THE DEPARTMENT

- **PROCEDURE**

The Municipality may bill the Department for eligible Project costs in accordance with the Department’s guidelines and procedures. Proper supporting documentation shall accompany each invoice as may be required by the Department. By submittal of each invoice, the Municipality certifies that it has adhered to all applicable state and federal laws and regulations as set forth in this Agreement.

Along with each invoice, the Municipality is responsible for submitting the FFATA Subrecipient Information Form, which is available at <https://connect.ncdot.gov/municipalities/Funding/Pages/default.aspx>.

- **INTERNAL APPROVALS**

Reimbursement to the Municipality shall be made upon approval of the invoice by the Department’s Financial Management Division.

- **TIMELY SUBMITTAL OF INVOICES**

The Municipality may invoice the Department monthly for work accomplished, but no less than once every six (6) months to keep the Project funds active and available. If the Municipality is unable to invoice the Department, then they must provide an explanation. Failure to submit invoices or explanation may result in de-obligation of funds.

- **FINAL INVOICE**

All invoices associated with the Project must be submitted within six (6) months of the completion of construction and acceptance of the Project to be eligible for reimbursement

by the Department. Any invoices submitted after this time will not be eligible for reimbursement.

20. REPORTING REQUIREMENTS AND RECORDS RETENTION

PROJECT EVALUATION REPORTS

The Municipality is responsible for submitting quarterly Project evaluation reports, in accordance with the Department's guidelines and procedures, that detail the progress achieved to date for the Project.

PROJECT RECORDS

The Municipality and its agents shall maintain all books, documents, papers, accounting records, Project records and such other evidence as may be appropriate to substantiate costs incurred under this Agreement. Further, the Municipality shall make such materials available at its office and shall require its agent to make such materials available at its office at all reasonable times during the contract period, and for five (5) years from the date of payment of the final voucher by the Federal Highway Administration, for inspection and audit by the Department's Financial Management Section, the Federal Highway Administration, or any authorized representatives of the Federal Government.

21. OTHER PROVISIONS

REFERENCES

It will be the responsibility of the Municipality to follow the current and/or most recent edition of references, websites, specifications, standards, guidelines, recommendations, regulations and/or general statutes, as stated in this Agreement.

INDEMNIFICATION OF DEPARTMENT

The Municipality will indemnify and hold harmless the FHWA (if applicable), the Department and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns from and against any and all claims for damage and/or liability, including those that may be initiated by third parties, in connection with the Project activities performed pursuant to this Agreement including construction of the Project, except for those claims arising

out of the errors, omissions, or negligence of the Department, its respective officers, directors, principals, employees, agents, successors, and assigns.

DEBARMENT POLICY

It is the policy of the Department not to enter into any agreement with parties that have been debarred by any government agency (Federal or State). By execution of this agreement, the Municipality certifies that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Agency or Department and that it will not enter into agreements with any entity that is debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction.

TITLE VI - CIVIL RIGHTS ACT OF 1964

The Municipality shall comply with Title VI of the Civil Rights Act of 1964, (Title 49 CFR, Subtitle A, Part 21). Title VI prohibits discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

OTHER AGREEMENTS

The Municipality is solely responsible for all agreements, contracts, and work orders entered into or issued by the Municipality for this Project. The Department is not responsible for any expenses or obligations incurred for the Project except those specifically eligible for the funds and obligations as approved by the Department under the terms of this Agreement.

AVAILABILITY OF FUNDS

All terms and conditions of this Agreement are dependent upon, and, subject to the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

IMPROPER USE OF FUNDS

Where either the Department or the FHWA determines that the funds paid to the Municipality for this Project are not used in accordance with the terms of this Agreement, the Department will bill the Municipality.

TERMINATION OF PROJECT

If the Municipality decides to terminate the Project without the concurrence of the Department, the Municipality shall reimburse the Department one hundred percent (100%) of all costs expended by the Department and associated with the Project.

AUDITS

In accordance with 2 CFR 200 "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards," Subpart F – Audit Requirements, and the Federal Single Audit Act Amendments of 1996, the Municipality shall arrange for an annual independent financial and compliance audit of its fiscal operations. The Municipality shall furnish the Department with a copy of the annual independent audit report within thirty (30) days of completion of the report, but not later than nine (9) months after the Municipality's fiscal year ends.

REIMBURSEMENT BY MUNICIPALITY

For all monies due the Department as referenced in this Agreement, reimbursement shall be made by the Municipality to the Department within sixty (60) days of receiving an invoice. A late payment penalty and interest shall be charged on any unpaid balance due in accordance with NCGS 147-86.23.

USE OF POWELL BILL FUNDS

If the other party to this agreement is a Municipality and fails for any reason to reimburse the Department in accordance with the provisions for payment hereinabove provided, NCGS 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to Municipality by NCGS 136-41.1, until such time as the Department has received payment in full.

ENTIRE AGREEMENT

This Agreement contains the entire agreement between the parties and there are no understandings or agreements, verbal or otherwise, regarding this Agreement except as expressly set forth herein.

AUTHORIZATION TO EXECUTE

The parties hereby acknowledge that the individual executing the Agreement on their behalf is authorized to execute this Agreement on their behalf and to bind the respective entities to the terms contained herein and that he has read this Agreement, conferred with his attorney, and fully understands its contents.

COUNTERPARTS AND ELECTRONIC SIGNATURES

- This Agreement, and other documents to be delivered pursuant to this Agreement, may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document and will be effective when counterparts have been signed by each of the Parties. An image of a manual signature on this Agreement, or other documents to be delivered pursuant to this Agreement, will constitute an original signature for all purposes. The delivery of copies of this Agreement or other documents to be delivered pursuant to this Agreement, including executed signature pages where required, by electronic transmission will constitute effective delivery of this Agreement or such other document for all purposes.
- The Parties hereto further acknowledge and agree that this Agreement may be signed and/or transmitted by email or a PDF document or using electronic signature technology (e.g. DocuSign, Adobe Sign, or other electronic signature technology), and that such signed record shall be valid and as effective to bind the Party so signing as a paper copy bearing such Party's handwritten signature. By selecting "I Agree", "I Accept", or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the electronic signature technology, the Parties consent to be legally bound by the terms and conditions of Agreement and that such act constitutes a signature as if actually signed in writing. The Parties also agree that no certification authority or other third-party verification is necessary to validate its electronic signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of its electronic signature. The Parties acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby through the electronic signature technology, will have the same effect as physical delivery of the paper document bearing an original written signature.

GIFT BAN

By Executive Order 24, issued by Governor Perdue, and NCGS 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e. Administration, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

22. SUNSET PROVISION

All terms and conditions of this Agreement are dependent upon, and subject to, the allocation of funds for the purpose set forth in the Agreement and the Agreement shall automatically terminate if funds cease to be available.

IT IS UNDERSTOOD AND AGREED that the approval of the Project by the Department is subject to the conditions of this Agreement, and that no expenditures of funds on the part of the Department will be made until the terms of this Agreement have been complied with on the part of the Municipality.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

TOWN OF CLAYTON

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

NCGS 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

This Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

(SEAL)

(FINANCE OFFICER)

Federal Tax Identification Number

Town of Clayton

Remittance Address:

DEPARTMENT OF TRANSPORTATION

BY: _____

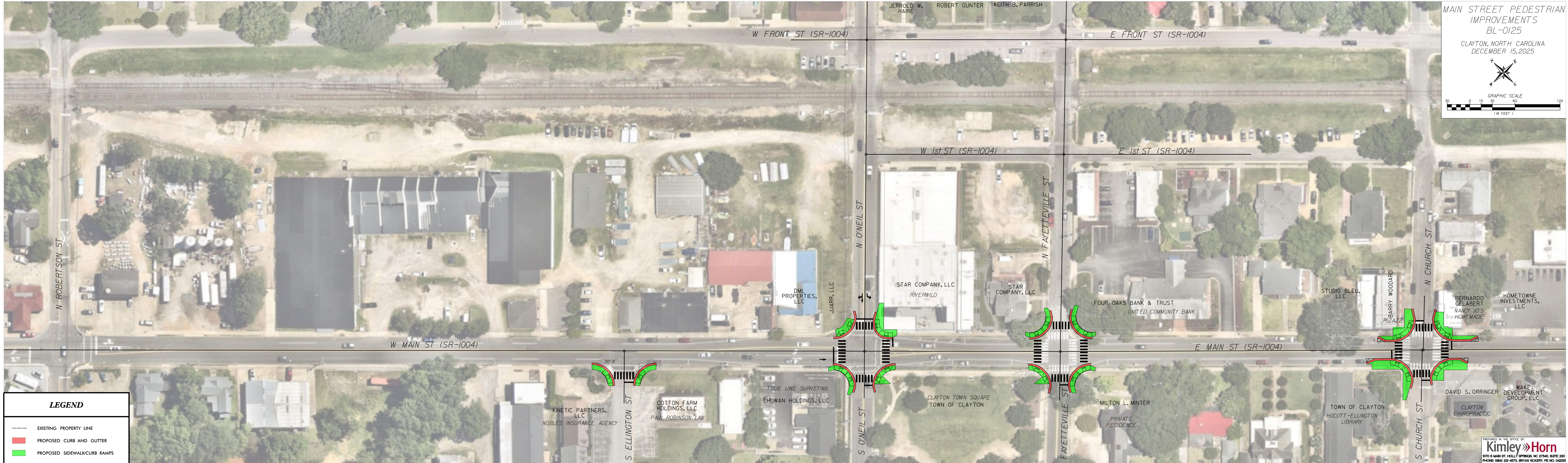
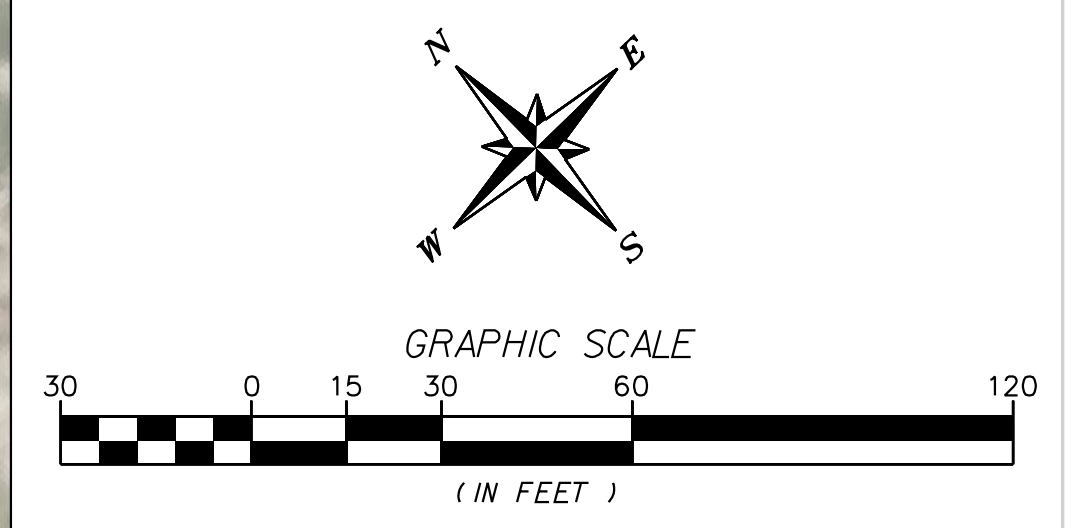
(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____(Date)

MAIN STREET PEDESTRIAN IMPROVEMENTS
BL-0125

CLAYTON, NORTH CAROLINA
DECEMBER 15, 2025






LEGEND

- EXISTING PROPERTY LINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK CURB RAMPS



LEGEND

-  EXISTING PROPERTY LINE
-  PROPOSED CURB AND GUTTER
-  PROPOSED SIDEWALK/CURB RAMPS

**TOWN OF CLAYTON
MAIN STREET PEDESTRIAN IMPROVEMENTS PROJECT
CAPITAL PROJECT BUDGET ORDINANCE**

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following ordinance shall be established to undertake pedestrian improvements on Main Street between Robertson and Smith:

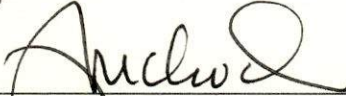
Revenues

| Line Item | Description | Amount |
|-----------|--------------------------|-------------|
| 623-45 65 | Grant NC DOT TIP Project | \$2,215,520 |
| 623-49 80 | Due from General Fund | \$1,897,250 |
| | Total | \$4,112,770 |


Expenditures

| Line Item | Description | Amount |
|-----------|-----------------------|-------------|
| 623-56 00 | Professional Services | \$585,070 |
| 623-58 00 | Capital Projects | \$2,643,000 |
| 623-58 02 | Easement Acquisition | \$320,000 |
| 623-58 24 | Design | \$564,700 |
| | Total | \$4,112,770 |

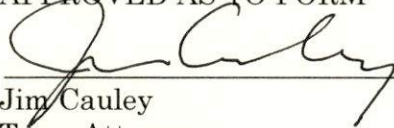
Duly adopted this 18 day of August, 2025 while in regular session.



 Jody L. McLeod
 Mayor

Attest:


 Michelle Snyder, Executive Asst.
 Acting Town Clerk

APPROVED AS TO FORM


 Jim Cauley
 Town Attorney



**RESOLUTION AUTHORIZING TOWN MANAGER TO EXECUTE AN AGREEMENT WITH NCDOT FOR
MAIN ST PEDESTRIAN IMPROVEMENT LAPP PROJECT BL-0125**

WHEREAS, the Town of Clayton desires to provide pedestrian connectivity through Downtown Clayton; and

WHEREAS, Main St Pedestrian Improvement Project proposes to design and acquire necessary right-of way to improve pedestrian connectivity with crosswalks, signage, signal upgrades and ADA ramps along Main St from Robertson St to Smith St.; and

WHEREAS, the Town of Clayton submitted the project for consideration of Locally Administered Projects Program (LAPP); and

WHEREAS, the Town of Clayton was awarded \$1,550,000 in funding with a required 30% town match of \$465,000 and NCDOT \$1,085,000; and

WHEREAS, it is further recommended that the Town Manager or designee be authorized to execute the agreement with NCDOT for LAPP funding; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON:

The Town Manager or designee is hereby authorized to execute on behalf of the town of Clayton the agreement with NCDOT to receive LAPP funding for the Main St Pedestrian Improvement project, BL-0125.

Duly adopted this 2nd day of February 2026, while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Heidi L. Holland, MMC, NCCMC
Town Clerk



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

February 16, 2026

Agenda Location

New Business

Item Title

Approval of a Resolution Granting Wastewater Treatment Capacity for Heavner-Mayo Properties (2025-094-CZM)

Presenter(s)

Jonathan Ham, Engineering Director
Kinsey Holton, Assistant Engineering Director

Suggested Action

POTENTIAL ACTION: Adoption of Resolution #2026-09

Strategic Priorities Alignment



SUSTAINABLE
INFRASTRUCTURE
INVESTMENT



DIVERSIFIED
ECONOMIC
DEVELOPMENT

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

Funding Source

Corresponding Documentation

1. 2025-094-CZM_20260202_HeavnerMayo_WWA_Resolution

Submitted By: Heidi Holland, Town Clerk

Reviewed By:

Heidi Holland, Legislative

Kinsey Holton, Engineering - CIP

Jonathan Ham, Engineering - CIP

First Name Last Name, Administration

Heidi Holland, Legislative

Created -

**APPROVAL OF A RESOLUTION GRANTING WASTEWATER TREATMENT CAPACITY
2025-094-CZM: HEAVNER-MAYO PROPERTIES**

WHEREAS, wastewater flows from sanitary sewer customers tributary to existing collection systems owned and operated by the Town of Clayton are bound to abide by the permitted average daily flow at the Little Creek Water Reclamation Facility in conjunction with other available sources and consistent with interlocal agreements regarding wastewater treatment.

WHEREAS, said Little Creek Water Reclamation Facility is permitted to treat a maximum average of 2.5 million gallons daily; and,

WHEREAS, the Town of Clayton holds several interlocal agreements which secure additional wastewater treatment capacity from other available sources; and,

WHEREAS, the Town of Clayton continues to complete construction of a new wastewater treatment plant known and permitted as the "Sam Branch Water Reclamation Facility" with a design capacity to treat up to 6 million gallons daily and is expected to be completed by the end of 2026; and,

WHEREAS, the North Carolina Department of Environment Quality (NCDEQ) regulates, reviews, and permits flow tributaries to newly extended or installed wastewater treatment collection facilities tributary to the Town of Clayton system; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following is found:

1. The Town of Clayton has, according to the most recent accounting, sufficient excess, and unallocated treatment capacity to approve additional allocation subject to the completion of the Sam's Branch Wastewater Reclamation Facility.
2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.
3. A total allocation for wastewater treatment capacity is granted in the amount of 263,350 gallons per day (GPD) to CASTO Southeast Realty Services for the Heavner-Mayo Commercial project (2025-094-CZM).
4. Allocation for wastewater treatment capacity will be allotted accordingly unless otherwise modified by the Engineering Director due to treatment capacity availability and regulatory requirements at time of permitting. In the event treatment capacity is unavailable at time of permitting, the Engineering Director will make a good faith effort to execute project permits and forms as soon as treatment capacity is available.
5. Said allocation is approved subject to and conditioned upon review and approval of all required regulatory processes.

6. Said allocation is non-transferable, non-assignable, and made for the projects described and for the noted location unless explicitly approved by the Town of Clayton.
7. Said allocation may be revoked or reclaimed in accordance with the policies of the Town of Clayton as adopted or amended now or in the future. No property rights are conferred with the granting of an allocation except as otherwise explicitly allowed by policy, ordinance, or action of the Town of Clayton.
8. Said allocation is subject to payment of applicable fees in accordance with adopted ordinances, policies, and fee schedules of the Town of Clayton.
9. Said allocation is subject to expiration one (1) year from the approved date if the project has not progressed in construction plan approval, building-permit approval, or on-site construction. Upon request in writing, the Engineering Director may grant a one (1) year extension.
10. This resolution solely pertains to the granting of wastewater treatment capacity. It does not guarantee the availability or adequacy of wastewater transmission or conveyance capacity. Transmission capacity may be limited or conditioned by the status of downstream infrastructure, system hydraulics, or required improvements, and may also be subject to the terms and constraints of agreements with external or adjacent partner agencies. Any necessary upgrades for transmission shall be the responsibility of the applicant and shall comply with all applicable standards, regulations, and approvals.

Duly adopted this 2nd day of February 2026, while in regular session.

Jody L. McLeod
Town Mayor

ATTEST:

Heidi L. Holland, CMC, NCCMC
Town Clerk



TOWN OF CLAYTON
 Engineering & Inspections Department
 111 E. Second Street, Clayton, NC 27520
 P.O. Box 879, Clayton, NC 27528
 Phone: 919-553-5002
 Fax: 919-553-1720

WASTEWATER ALLOCATION REQUEST

The Town of Clayton, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation. Review fee is due upon submittal of request.

Wastewater Allocation Request Review Fee: \$50

Application MUST be completed and sealed by a registered engineer unless otherwise approved by staff.

SITE INFORMATION

Name of Project: Clayton - Mayo Property **Acreage of Property:** 13.58
County Tag Number: 05E99012J **NC PIN:** 165914-24-6755
Address/Location: Clayton Blvd. 150' NE of Fernwood Dr.

Zoning District: _____

Town Limits / ETJ: Town Limits ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: Jim Clark - WithersRavenel
Mailing Address: 115 MacKenan Drive, Cary, NC
Phone Number: 919-469-3340 **Fax:** 919-380-8752
Contact Person: Jim Clark
Email Address: jclark@withersravenel.com

PROPERTY OWNER INFORMATION

Name: REVOCABLE LIVING TRUST OF ELEANOR WORTH MAYO ROSS
Mailing Address: 5210 Island Dr., Stone Mtn, Ga
Phone Number: _____ **Fax:** _____
Email Address: _____

FOR OFFICE USE ONLY

| | | |
|----------------------|--------------------|----------------------------------|
| Date Received: _____ | File Number: _____ | Associated Project Number: _____ |
|----------------------|--------------------|----------------------------------|

PROJECT INFORMATION

Use: New Expanded Change Use Type: Residential Non-Residential

Proposed Use(s): Mixed-Use Commercial Existing Use(s): Vacant

Invoice shall be mailed to the following:

Developer Name: Tom Lowell - CASTO
 Mailing Address: 215 E. Chatham St., Suite 201, Cary, NC 27511
 Phone Number: 919-234-6711 Fax Number: _____
 Email Address: tlowell@castoinfo.com

ALLOCATION REQUEST

The following is required:

- For non-residential construction, submit a floor plan of proposed building.
- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: 13.58

| Single Family | # of Units | GPD per Unit | Total Requested GPD |
|-------------------|------------|--------------|---------------------|
| 1-2 Bedroom Units | | | |
| 3 Bedroom Units | | | |
| >3 Bedroom Units | | | |
| Total | | | |

| Multi-Family | # of Units | GPD per Unit | Total Requested GPD |
|-------------------|------------|--------------|---------------------|
| 1-2 Bedroom Units | | | |
| 3 Bedroom Units | | | |
| >3 Bedroom Units | | | |
| Total | | ----- | |

PLEASE REFER TO THE ENCLOSED WASTEWATER FLOW DETERMINATION TABLE FOR DETAILS ON ALLOCATION REQUESTED

Non-Residential: (Design Flow Guideline provided as Appendix A)*

*If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.

Gross Acreage: 13.58

| Use | Measurement | GPD per Unit | Total Requested GPD |
|---------------------|-------------|--------------|---------------------|
| BANQUET/DINING HALL | SEAT | 400 | 12,000 |
| | | | |
| Total | | | |

PLEASE REFER TO THE ENCLOSED WASTEWATER FLOW DETERMINATION TABLE FOR DETAILS ON ALLOCATION REQUESTED

TOTAL REQUESTED GALLONS PER DAY: 263,350

INITIAL APPROVED ALLOCATION: 246,450. THIS MODIFICATION IS AN ADDITIONAL 16,900 GPD

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

Development Fees are calculated and invoiced based on the Town of Clayton adopted [Comprehensive List of Fees and Charges](#). Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:

Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Clayton to approve the subject Wastewater Allocation. 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.

Jim Clark

Print Name

DocuSigned by:
Jim Clark

0B8FF5182E604B7...
Signature of Applicant

9/17/2025

Date

Engineer Seal:



DocuSigned By:
Jim Clark

0B8FF5182E604B7... 9/17/2025

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: Town Manager
 Town Council (*requests of 10,000 GPD or more require Council approval by resolution*)

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.

Wastewater Flow Determination

Per 15A NCAC 02T .0114 Wastewater Design Flow Rates



137 S Wilmington Street, Suite 200 | Raleigh, NC 27601

t: 919.469.3340 | f: 919.467.6008

www.withersravenel.com | License No. F-1479

Asheville | Cary | Charlotte | Greensboro | Pittsboro | Raleigh | Southern Pines | Wilmington

Project: Clayton Heavner Property
Project #: 24-1262
By: David Case
Date: 2025-09-17
Revisions:

Current

| PHASE | ESTABLISHMENT GROUP | TYPE OF ESTABLISHMENT | DAILY FLOW FOR DESIGN | NUMBER OF UNITS; UNITS; 100 SQ FT; 1000 SQ FT; SEATS; ROOMS | WASTEWATER FLOW (GPD) |
|-------------|--|--|-----------------------|---|-----------------------|
| Multifamily | Residential | 3.00 Avg Bedroom Units | 225 gal/unit | 330 | 74,250 |
| Clubhouse | Sports centers | Fitness, exercise, karate or dance center | 50 gal/100 sf | 85 | 4,250 |
| Anchor | Stores, shopping centers, malls and flea markets | Shopping centers and malls with food service | 130 gal/1000 sf | 129 | 16,770 |
| Anchor | Stores, shopping centers, malls and flea markets | Stores and shopping centers without food service | 100 gal/1000 sf | 137 | 13,700 |
| Jr Anchor | Stores, shopping centers, malls and flea markets | Stores and shopping centers without food service | 100 gal/1000 sf | 33 | 3,300 |
| Retail | Stores, shopping centers, malls and flea markets | Shopping centers and malls with food service | 130 gal/1000 sf | 32 | 4,160 |
| Retail | Stores, shopping centers, malls and flea markets | Convenience stores, with food preparation | 60 gal/100 sf | 22 | 1,320 |
| F. Retail | Stores, shopping centers, malls and flea markets | Stores and shopping centers without food service | 100 gal/1000 sf | 12 | 1,200 |
| F. Retail | Food and drink facilities | Restaurant, full Service | 40 gal/seat | 150 | 6,000 |
| F. Hotel | Hotels and Motels | Hotels and motels, with in-room cooking facilities | 175 gal/room | 100 | 17,500 |
| Mayo | Stores, shopping centers, malls and flea markets | Shopping centers and malls with food service | 130 gal/1000 sf | 130 | 16,900 |

| | | |
|------------------|----------|----------------|
| TOTAL GPD | = | 201,350 |
|------------------|----------|----------------|

Future

| PHASE | ESTABLISHMENT GROUP | TYPE OF ESTABLISHMENT | DAILY FLOW FOR DESIGN | NUMBER OF SEATS; 100 SQ FT; EMPLOYEE/SHIFT; 1000 SQ FT | WASTEWATER FLOW (GPD) |
|-------|--|---|-------------------------|--|-----------------------|
| | Food and drink facilities | Restaurant, full Service | 40 gal/seat | 700 | 28,000 |
| | Stores, shopping centers, malls and flea markets | Convenience stores, with food preparation | 60 gal/100 sf | 75 | 4,500 |
| | Businesses, offices and factories | General business and office facilities | 25 gal/ employee/ shift | 20 | 500 |
| | Food and drink facilities | Restaurant, full Service | 40 gal/seat | 550 | 22,000 |

Wastewater Flow Determination

Per 15A NCAC 02T .0114 Wastewater Design Flow Rates



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Asheville | Cary | Charlotte | Greensboro | Pittsboro | Raleigh | Southern Pines | Wilmington

Project: Clayton Heavner Property
Project #: 24-1262
By: David Case
Date: 2025-09-17
Revisions:

| | | | | | |
|--|--|--|-----------------|----|-------|
| | Stores, shopping centers, malls and flea markets | Stores and shopping centers without food service | 100 gal/1000 sf | 30 | 3,000 |
|--|--|--|-----------------|----|-------|

| | | |
|------------------|----------|---------------|
| TOTAL GPD | = | 58,000 |
|------------------|----------|---------------|

Offsite

| PHASE | ESTABLISHMENT GROUP | TYPE OF ESTABLISHMENT | DAILY FLOW FOR DESIGN | NUMBER OF SEATS | WASTEWATER FLOW (GPD) |
|-----------|---------------------------|--------------------------|-----------------------|-----------------|-----------------------|
| NW Parcel | Food and drink facilities | Restaurant, full Service | 40 gal/seat | 100 | 4,000 |

| | | |
|------------------|----------|--------------|
| TOTAL GPD | = | 4,000 |
|------------------|----------|--------------|

| | | |
|---------------------------|----------|----------------|
| TOTAL COMBINED GPD | = | 263,350 |
|---------------------------|----------|----------------|



TOWN OF CLAYTON
 Engineering & Inspections Department
 111 E. Second Street, Clayton, NC 27520
 P.O. Box 879, Clayton, NC 27528
 Phone: 919-553-5002
 Fax: 919-553-1720

WASTEWATER ALLOCATION REQUEST

The Town of Clayton, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation. Review fee is due upon submittal of request.

www.ClaytonNC.org/Fees, Wastewater Allocation Request Fee

Application MUST be completed and sealed by a registered engineer unless otherwise approved by staff.

SITE INFORMATION

Name of Project: Clayton - Heavner Property Acreage of Property: 78.77
 County Tag Number: 05G02002C, 05G02002d NC PIN: 165909-05-8421, 165909-15-8400
 Address/Location: 12649 Clayton Blvd & Adjacent Parcel

Zoning District: Proposed CZC

Town Limits / ETJ: Town Limits ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: Jim Clark - WithersRavenel
 Mailing Address: 115 MacKenan Drive, Cary, NC
 Phone Number: 919-469-3340 Fax: _____
 Contact Person: Jim Clark
 Email Address: jclark@withersravenel.com

PROPERTY OWNER INFORMATION

Name: Heavner Properties 1997 Limited Partnership & Brightleaf # 2004-II, LLC
 Mailing Address: PO Box 2346, Smithfield, NC 27577-2346
 Phone Number: Dan Heavner 919-934-0551 Fax: _____
 Email Address: info@nc-furniture-market.com

FOR OFFICE USE ONLY

Date Received: _____ File Number: _____ Associated Project Number: _____

PROJECT INFORMATION

Use: New Expanded Change Use Type: Residential Non-Residential

Proposed Use(s): Mixed-Use Commercial & Residentail Existing Use(s): Vacant

Invoice shall be mailed to the following:

Developer Name: Tom Lowell - CASTO
 Mailing Address: 215 E. Chatham St., Suite 201, Cary, NC 27511
 Phone Number: 919-234-6711 Fax Number: _____
 Email Address: tlowell@castoinfo.com

ALLOCATION REQUEST

The following is required:

- For non-residential construction, submit a floor plan of proposed building.
- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: 78.77

| Single Family | # of Units | GPD per Unit | Total Requested GPD |
|-------------------|------------|--------------|---------------------|
| 1-2 Bedroom Units | | | |
| 3 Bedroom Units | | | |
| >3 Bedroom Units | | | |
| Total | | | |

PLEASE REFER TO THE ENCLOSED WASTEWATER FLOW DETERMINATION TABLE FOR DETAILS ON ALLOCATION REQUESTED

| Multi-Family | # of Units | GPD per Unit | Total Requested GPD |
|-------------------|------------|--------------|---------------------|
| 1-2 Bedroom Units | | | |
| 3 Bedroom Units | | | |
| >3 Bedroom Units | | | |
| Total | | ----- | |

Non-Residential: (Design Flow Guideline provided as Appendix A)*

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage: 78.77

| Use | Measurement Unit | # of Units | GPD per Unit | Total Requested GPD |
|--------------|------------------|------------|--------------|---------------------|
| | | | | |
| | | | | |
| Total | | | | |

PLEASE REFER TO THE ENCLOSED WASTEWATER FLOW DETERMINATION TABLE FOR DETAILS ON ALLOCATION REQUESTED

TOTAL REQUESTED GALLONS PER DAY: 246,450

NOTE TO APPLICANT:

Invoicing:

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Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

Development Fees are calculated and invoiced based on the Town of Clayton adopted [Comprehensive List of Fees and Charges](#). Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:

Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Clayton to approve the subject Wastewater Allocation. 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.

Jim Clark, PE



6/2/2025

Print Name

Signature of Applicant

Date

Engineer Seal:



DocuSign
Jim Clark
6/2/2025
0B8FF5182E604B7...

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: Town Manager
 Town Council (*requests of 10,000 GPD or more require Council approval by resolution*)

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

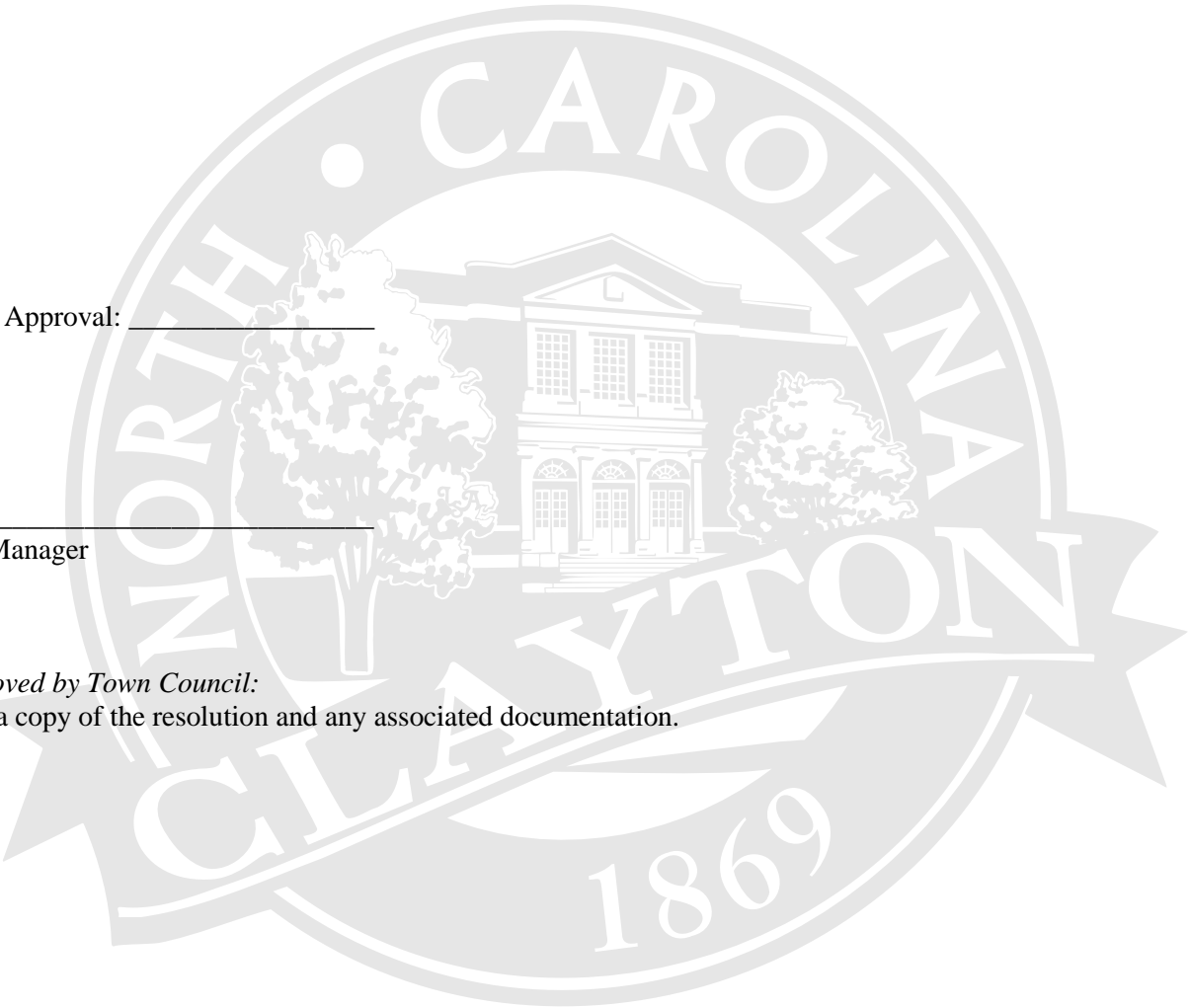
gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.



Wastewater Flow Determination

LINK--> Per 15A NCAC 02T .0114 Wastewater Design Flow Rates



Project: Clayton Heavner Property
 Project #: 24-1262
 By: Jim Clark
 Date: 2025-06-02
 Revisions:

137 S Wilmington Street, Suite 200 | Raleigh, NC 27601
 t: 919.469.3340 | f: 919.467.6008
 www.withersravenel.com | License No. F-1479

Asheville | Cary | Charlotte | Greensboro | Pittsboro | Raleigh | Southern Pines | Wilmington

Current

| PHASE | ESTABLISHMENT GROUP | TYPE OF ESTABLISHMENT | DAILY FLOW FOR DESIGN | NUMBER OF UNITS; UNITS; 100 SQ FT; 1000 SQ FT; SEATS; ROOMS | WASTEWATER FLOW (GPD) |
|-------------|--|--|-----------------------|---|-----------------------|
| Multifamily | Residential | 3.00 Avg Bedroom Units | 225 gal/unit | 330 | 74,250 |
| Clubhouse | Sports centers | Fitness, exercise, karate or dance center | 50 gal/100 sf | 85 | 4,250 |
| Anchor | Stores, shopping centers, malls and flea markets | Shopping centers and malls with food service | 130 gal/1000 sf | 129 | 16,770 |
| Anchor | Stores, shopping centers, malls and flea markets | Stores and shopping centers without food service | 100 gal/1000 sf | 137 | 13,700 |
| Jr Anchor | Stores, shopping centers, malls and flea markets | Stores and shopping centers without food service | 100 gal/1000 sf | 33 | 3,300 |
| Retail | Stores, shopping centers, malls and flea markets | Shopping centers and malls with food service | 130 gal/1000 sf | 32 | 4,160 |
| Retail | Stores, shopping centers, malls and flea markets | Convenience stores, with food preparation | 60 gal/100 sf | 22 | 1,320 |
| F. Retail | Stores, shopping centers, malls and flea markets | Stores and shopping centers without food service | 100 gal/1000 sf | 12 | 1,200 |
| F. Retail | Food and drink facilities | Restaurant, full Service | 40 gal/seat | 150 | 6,000 |
| F. Hotel | Hotels and Motels | Hotels and motels, with in-room cooking facilities | 175 gal/room | 100 | 17,500 |

TOTAL GPD = 184,450

Future

| PHASE | ESTABLISHMENT GROUP | TYPE OF ESTABLISHMENT | DAILY FLOW FOR DESIGN | NUMBER OF SEATS; 100 SQ FT; EMPLOYEE/SHIFT; 1000 SQ FT | WASTEWATER FLOW (GPD) |
|-------|--|--|-------------------------|--|-----------------------|
| | Food and drink facilities | Restaurant, full Service | 40 gal/seat | 700 | 28,000 |
| | Stores, shopping centers, malls and flea markets | Convenience stores, with food preparation | 60 gal/100 sf | 75 | 4,500 |
| | Businesses, offices and factories | General business and office facilities | 25 gal/ employee/ shift | 20 | 500 |
| | Food and drink facilities | Restaurant, full Service | 40 gal/seat | 550 | 22,000 |
| | Stores, shopping centers, malls and flea markets | Stores and shopping centers without food service | 100 gal/1000 sf | 30 | 3,000 |

TOTAL GPD = 58,000

Offsite

Wastewater Flow Determination

LINK--> Per 15A NCAC 02T .0114 Wastewater Design Flow Rates



Project: Clayton Heavner Property
 Project #: 24-1262
 By: Jim Clark
 Date: 2025-06-02
 Revisions:

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Asheville | Cary | Charlotte | Greensboro | Pittsboro | Raleigh | Southern Pines | Wilmington

| PHASE | ESTABLISHMENT GROUP | TYPE OF ESTABLISHMENT | DAILY FLOW FOR DESIGN | NUMBER OF SEATS | WASTEWATER FLOW (GPD) |
|-----------|---------------------------|--------------------------|-----------------------|-----------------|-----------------------|
| NW Parcel | Food and drink facilities | Restaurant, full Service | 40 gal/seat | 100 | 4,000 |

TOTAL GPD = 4,000

TOTAL COMBINED GPD = 246,450



Quarterly Budget Office
Update
October – December 2025

Q2 Milestones: Oct – Dec 2025



GFOA Budget Book Award



FY26 Mid-Year Budget Review



FY27 Budget Development Kickoff



Launched Performance Metrics Pilot



Developed Budget & Performance Website

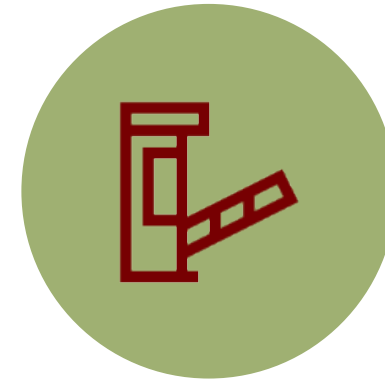
Q2 FY27 Budget Development Process



FY27 BUDGET
KICKOFF



CIP SCORING



COMPREHENSIVE
LIST OF FEES

Forecasted Work: Jan-Mar 2026

Hold FY27 Budget Request Meetings

Expand Performance Measurement Pilot

Launch Community Engagement Group

Launch Budget 101 Video

Hold Individual Department Trainings



Website Walkthrough

- Switch to Website



Questions?

