



Town of Clayton
Planning Board Regular Meeting Agenda
Monday, February 23, 2026 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

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 of the Planning Board Meeting
Presenter:
- b. Roll Call of the Planning Board
Presenter:

2. NEW BUSINESS

- a. Swearing in of New Planning Board Members
Presenter:
Heidi Holland, Town Clerk

3. ADJUSTMENT OF THE AGENDA

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

4. APPROVAL OF MINUTES

- a. **POTENTIAL ACTION:** Approval of Minutes

5. PUBLIC MEETING

- a. 2025-41-CZM Arbors at East Village Phase II, Type 3 Conditional Rezoning
Presenter:
Robert Tate, Senior Planner
Recommendation of Approval to Town Council
- b. 2025-147-RZ Powhatan Self Storage Rezoning
Presenter:
Lori Bryant, Planner I
POTENTIAL ACTION: Adoption of Resolution
- c. 2026-05-RZ Kenney, Troxler, Yeargan, Tree of Life Properties Conventional Rezoning
Presenter:
Recommendation of Approval of proposed initial rezoning after the recent Annexation to RLL, Residential Large Lot. Inconsistent with the 2045 Comprehensive Growth Plan (outside of Future Land Use Map limits) and the Gateway 42 Small Area Plan.

6. ADJOURNMENT

- a. **POTENTIAL ACTION:** Motion To Adjourn

INFORMATION FOR THE PUBLIC

About the Planning Board

The Planning Board is composed of volunteer members of the public who reside within the corporate limits and extraterritorial jurisdiction (ETJ) of the Town of Clayton. Members residing within the corporate limits are appointed by the Town Council and members residing in the ETJ are appointed by the Johnston County Board of Commissioners, with the recommendation of Town Council.

The Role of the Planning Board

The Planning Board is responsible for providing recommendations on Conditional and Conventional Rezoning, Text Amendments, and Town Plans. Decisions made by the Planning Board are a recommendation only. Final decisions are made by the Town Council.

Providing Public Comment

At the discretion of the Planning Board Chair, the Planning Board welcomes public input and discussion during a Public Meeting,

Before Speaking:

- Wait until you are recognized by the Chair;
- Clearly state your full name and address for the record;
- Address your comments to the Planning Board; and
- Keep your comments to no more than three (3) minutes (you may be asked to conclude if you exceed that time).

ADA Compliance

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Town of Clayton should contact the office of Dolores Gill, ADA Coordinator at 919-553-5002 as soon as possible but no later than 48 hours before the scheduled event.

Contact the Planning Department

For questions about the Planning Board or items contained in this agenda packet, please contact the Planning Department at (919)553-5002 and ask for "Planning" or email planning@townofclaytonnc.org.

Additional Information

1. Planning Board Website: [Planning Board | Clayton, NC](#)
2. Planning Public Meetings and Hearings: [Public Meetings & Hearings | Town of Clayton](#)
3. Relevant North Carolina General Statutes: [NCGS § 160D-301. Planning boards.](#) and [NCGS § 160D-604. Planning board review and comment.](#)
4. UDO Information: [Unified Development Ordinance \(Adopted 11.17.25\)](#), Planning Board, UDO § 1.8.4 (Adopted 11.17.25) and Public Meetings, UDO § 2.4.9.D (Adopted 11.17.25).

< End of Information for the Public >



Town of Clayton
Planning Board Minutes
Tuesday, December 16, 2025 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Board Members Present:

Jodie Dupree
Derrick Applewhite
Daniel Gleason
Jason Carter
Mark Hall

Staff Present:

Andria Archer, Council Member
Conrad Olmedo, Planning Director
Robert Tate, Senior Planner
Heidi Holland, Town Clerk

Board Members Absent:

Mike Surasky
Anita Bland
Ronald Williams
Deborah Hooker

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>

1 CALL TO ORDER

- a) Call to Order of the Planning Board
Presenter: Jodie Dupree, Chair

Board Chair Dupree called the meeting to order at 6:01 p.m.

- b) Roll Call of the Planning Board
Presenter: Conrad Olmedo, AICP, CZO | Planning Director

Mr. Olmedo provided the roll call. With there being absences, alternate McKearney was able to vote tonight.

2 ADJUSTMENT OF THE AGENDA

- a) No anticipated adjustments to the agenda
Presenter: Conrad Olmedo, AICP, CZO | Planning Director

No adjustments to the agenda.

3 APPROVAL OF MINUTES

a) Approval of Minutes

- October 27, 2025
- November 18, 2025

Presenter: Conrad Olmedo, AICP, CZO | Planning Director

Adoption of Minutes

RESULT:	CARRIED 5-0
MOVER:	Mark Hall
SECONDER:	Jason Carter
YES:	Jodie Dupree, Derrick Applewhite, Daniel Gleason, Jason Carter, and Mark Hall
NO:	None
ABSENT:	Mike Surasky, Anita Bland, Ronald Williams, and Deborah Hooker

4 PUBLIC MEETINGS

a) Planning Board Written Recommendation form (clarification on compliance with NCGS §160D-604)

Presenter: Conrad Olmedo, AICP, CZO | Planning Director

Mr. Olmedo introduced a new procedure for the board. Shared was a Planning Board Written Recommendation. While staff does provide written reports to Council regarding planning board items, staff felt it was more prudent to follow some of the precedents and to have the Planning Board Chair sign the motion that is approved for recommendation to Council. There is a section for the board to list considerations or any additional action they would like Council to consider and an option to send the application back to the TRC for review.

Board Member Carter stated at the last meeting an item was tabled, how would that fit in? Mr. Olmedo stated that would be the last bracket stating to send the application back.

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

Presenter: Robert Tate, AICP | Senior Planner

Mr. Tate stated this is a conditional rezoning and a major modification to an approved Type 3 conditional rezoning. The request includes rezoning three parcels from the RLL district and the previously approved CZC district to a unified CZC district. The site is approximately 87 acres located along Clayton Boulevard between Financial Drive and Fernwood Drive; the site is currently undeveloped.

Shared was the proposed concept plan. The project was previously approved under project number 2025-23-CZM. The commercial acreage across the site would be 58 acres and the residential component is approximately 15.9 acres.

The change in the previous approval is an additional 13 acres that would add to the commercial acreage and add two open space areas. There are no changes to the

internal and external connections to the site, however, there is one minor revision in the TIA for site XSC for an additional westbound left turn lane.

This application did have an approved TIA from the previous approval. The TIA was revised and reviewed by NCDOT and the Town consultant. There would still be two new signalized intersections. Any change in the mix of uses or intensities at the site plan stage may trigger another revision to the TIA.

The request is consistent with the Comprehensive Growth Plan. The Future Land Use Map designation across the site is low density residential and high density residential with the community center overlay. The community center overlay is over the two larger parcels in high density residential where the low density residential is across the entire new parcel. The applicant has proposed to limit uses to only open space storm control measures and landscape areas in that area designated as low density residential; this request would be consistent with the Town policy.

There are approximately 42 conditions with this request, but only new or modified conditions would be discussed.

Condition #12 is a new condition, establishing the allowable uses on the southern point of the new parcel "Mayo property".

Condition #33 is a change which includes the revisions to the TIA.

Condition #38 which provides flexibility on the number and configuration of landscape strips required within off-street parking lots, provided the total width of combined strips equal the total width of required landscape strips.

Condition #39 is a modification to increase the maximum number of parking spaces between landscape islands from 12 to 16, provided each parking space complies with the Shade Trees requirements in UDO section 6.6.12.C.

Condition #40 provides 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.

Condition #41 allows the placement of plant material within landscape islands shall allow for a two-foot vehicle overhand from the face of the curb or wheel stop.

Condition #42 updates UDO section references and clarifying that UDO references are for the UDO with an effective date of July 21, 2025.

The concept plan and conditions of approval would be tied to the land. The Planning Department recommends approval with conditions consistent with the 2045 Comprehensive Growth Plan (Motion 1).

Board Member Hall asked for clarification on parking spaces, he assumed the shade tree requirement would trump the maximum spacing if needed, Mr. Tate stated that is correct.

Board Member Carter stated, on the concept plan, in the area where the line is above SCM #3, that would be left open space to the south because it consists with how its currently zoned? Mr. Tate stated he would let the applicant speak on that. Board Member Carter stated there are three storm control measure areas, are any expected to retain water permanently? Mr. Tate stated he would let the engineers answer that.

The applicant, Tom Lowell, shared history of the company. He stated they had the opportunity to get control of the Mayo property and bring it in as a separate rezoning or to bring it in and modify the current plans so it could be part of a bigger rezoning. It was decided to bring it in to modify it so it could be part of an overall development rather than a separate rezoning.

He stated the SCM #3 was put in that location because it sits between residential lots and with being able to put a 40' buffer around the property, use it as a storm water facility and keep the commercial to the front, felt like the most appropriate use for that portion.

Regarding the traffic study, 50,000 sq. ft. of commercial use was added to the property so and updated was made to the TIA. It resulted in an additional left turn at Access C, this is a signalized entry, not a full access point, right in right out left in. All other improvements remain the same.

He stated the idea to consolidate these strips allows a wider width on that strip to be able to get survivability of trees and organize the parking lot better.

Board Chair Dupree asked if the ponds keep water all the time. Engineer Jim Clark, Project Manager with Withers Ravenel, stated each of the ponds is a wet pond that has a permanent pool maintained by an outlet structure. During a storm, the water from the land would come in it, the level would rise about the permanent pool, then over a period of 2 to 5 days it would drop down to the permanent pool. The only time they would not have water is when they are pumped out for maintenance.

There was discussion of having a fountain, Mr. Clark stated they have not considered that. He stated a fountain is ornamental in nature and does not add to the functionality or aeration of the pond. Board Member Applewhite asked if he envisions the storm water ponds moving anywhere else throughout the property? Mr. Clark stated the locations shown on the concept plan are part of the rezoning and are not intended to move. Subdivision plans have been submitted to the Town that show these ponds in these exact locations.

Board Member Hall stated regarding the shapes of the ponds on the plans, is that anywhere near the design or is that a representative placeholder? Mr. Clark stated when the concept plan is designed, a blob is drawn but essentially the footprints show are pretty close. Board Member Hall asked who would be responsible for inspection and maintenance of the ponds, Mr. Clark stated the ponds are permitted through the State and statutes require inspections once per year and would be the responsibility of the developer.

Board Member Applewhite stated one of the recommendations is to have a dedicated right lane all the way down, so from the first access to the last access. The project's Traffic Engineer stated it would terminate as a right turn lane at Fernwood Drive to the next street down and extend just past the property. There is an existing right turn lane into the neighborhood currently so it would connect into the pavement at the right turn lane and that's how it terminates. Board Member Applewhite asked about site Access C, the traffic engineer stated the original TIA had a requirement for a single left turn lane but now traffic has been added and it's on that side of the site, they felt it was appropriate to have a second left turn lane at that access into the site.

There was further discussion about the fountains in the ponds. Board Member Carter stated the developer has added fountains to their previous projects and asked if this is something they would consider for this project. Mr. Lowell stated the project being referred to is a little different than this project. He stated there is an ongoing cost to operate and maintain fountains and would prefer not to install.

Board Member Applewhite stated he appreciated after the last planning board meeting there was a meeting with the neighbors and an additional meeting for this modification, he asked to speak to some of the concerns that were shared. Mr. Lowell stated there was an additional community meeting before the application was submitted, he was not present. There was a virtual meeting 2/3 weeks ago. The primary concerns were traffic and the impact on Fernwood Drive, buffers, stormwater pond locations, and possible mosquito issues.

Board Chair Dupree stated he had managed properties with fountains before and there is ongoing maintenance to those.

The floor was opened to the public for comments.

Nick Ferez, 780 Lightfoot Drive, stated his property is located at the bottom of the wetlands between the two ponds. He has discussed with the developer his concerns that if both retention ponds drain into the north south wetlands, he feels with a heavy rain his house could be in danger. He stated Mr. Lowell said he is working on retention pond #1 and draining it into the southernmost wetland. He spoke about his traffic concern on Clayton Boulevard and asked if a hatched area could be developed in the design of the project. He also asked if there would be any development under the powerlines. He stated he noticed the entry into Lightfoot Drive going up is going to maintained as an emergency access, he asked if that was correct, Board Chair Dupree stated that is what is stated and no one has proposed changing that.

Regarding Mr. Ferez's question of having the retention pond drain south into the wetland area as opposed to the elongated north south wetland, Mr. Clark stated SCM #1 is part of the multi-family development and as part of the subdivision plans SCM #2 and SCM #3 are fully designed and submitted with those plans. SMC #1 is designed in a functional pond, but the construction documents are not part of their plans but would be part of the plans of the development of the multi-family. He stated after speaking to Mr. Ferez and his wife, they conveyed to the design engineer that they wanted the discharge to the south so they are aware and taking that into account.

Bill Brewer, 740 Lightfoot Drive, shared his concern about attracting mosquitoes and strongly suggested putting aerators in the ponds. He asked with SCM #3, how would the water get under Mulberry Drive? His final concern is extending the road all the way down to Fernwood Drive. He suggested making a third turn lane extended to Shotwell Road.

Art Mercer, 741 Lightfoot Drive, shared his concern is mosquitoes. He stated aeration is essential for water quality and the majority of people that live in Dogwood Forest are on well water, so water quality is very important. He asked them to consider aeration.

Jessie Dehoff, 1008 Mulberry Road, stated his property is the larger parcel at the south end of SCM #3 and owns the parcel next to it. He stated he heard it would be controlled released in SCM #3 but is curious where that controlled release would be, his concern is it would go right through or under his property, which is already a lowland area, and flood his property. His second concern is mosquitoes, which are already prevalent in the area. He is asking something be done regarding the retention ponds there.

Kimberly Ferez, 780 Lightfoot Drive, stated her house is at the base of the biggest pond shown, SCM #2. She shared her concern of flooding. She stated on her property is a small creek, 2' wide and 1' deep, that is protected. She is concerned the creek would not hold the water that would come through the two culverts. She asked the developers if they could be dug out and they were told no. She asked what could be done about that, so her property does not flood. Her second concern is the traffic on Highway 70.

Mr. Clark spoke on the citizens' concerns. He stated there is a low lying area in the lower left corner in the southwest corner, that is the natural place to discharge water. It would go there after its routed through the stormwater pond, it would not be discharged to the same place it does now. Regarding aeration, he stated this is mostly aesthetic and he maintains it is optional, but the State has requirements for the design of wet ponds that clean the water to their standards. These ponds are a tier one facility because they do clean the water efficiently.

Board Chair Dupree spoke about the concern of mosquitoes. Mr. Clark stated any wet weather moves the water and would move mosquitoes. Board Member Carter asked if the calculations for this property on impervious has been done and what that percentage is? Mr. Clark stated they don't know all the end users yet, so a conservative estimate has been made for the out parcels and what they expect for the anchors. The out parcels were modeled at 85% impervious and some of the anchors are modeled even more than that at 90-95% and that's to maintain that conservative approach.

Board Member Gleason stated based on the TIA, from a roadway background it would be more of a safety hazard to do a hatched area. The other concern is at this point a 55 MPH facility that's transitioning to 45 MPH facility, he did the measurements and it is roughly 1,000' from Site C to their entrance, you need at least 600' to slow down for someone to enter the neighborhood safely. From a safety perspective, having the right turn lane would actually be safer for the residents.

He asked the applicant if they would be open to having key fob access for residents only to be able to leave out of the emergency access? Mr. Lowell stated he would defer to the residents on their preference, he asked if what he is asking for is some kind of electronically controlled gate where right now it's set up for emergency services. He stated from his experience gated complexes are constantly broken and he would prefer to leave it as an emergency access only.

Board Member Hall motioned to approve with Motion #1 in the consistency statement.

Board Member Carter made a motion that once this appears before Council, there is at least discussion and consideration for aeration, that staff present that to Town Council for their decision. Second by Board Member Applewhite.

Motion that once this appears before Council, there is at least discussion and consideration for aeration

RESULT:	CARRIED 5-0
MOVER:	Jason Carter
SECONDER:	Derrick Applewhite
YES:	Jodie Dupree, Derrick Applewhite, Daniel Gleason, Jason Carter, and Mark Hall
NO:	None
ABSENT:	Mike Surasky, Anita Bland, Ronald Williams, and Deborah Hooker

5 NEW BUSINESS

- a) Planning Board Updates (swearing in of new members, training, and Chair and Vice Chair election)

Presenter: Conrad Olmedo, AICP, CZO | Planning Director

Swearing in of new and reappointed board members would be at the January meeting.

- b) Agenda Packet update now includes "Information for the Public"

Presenter: Conrad Olmedo, AICP, CZO | Planning Director

Mr. Olmedo stated he had great feedback on having information that would be found to the public. This has been included in the agenda packet. There would also be a training session for members in January, he is working with Chad Meadows on this.

6 ADJOURN

- a) Adjournment of the Planning Board

Presenter: Jodie Dupree, Chair

With nothing further, the meeting was adjourned at 7:05 p.m.

Motion To Adjourn

RESULT:	CARRIED 5-0
MOVER:	Jason Carter
SECONDER:	Mark Hall

YES:	Jodie Dupree, Derrick Applewhite, Daniel Gleason, Jason Carter, and Mark Hall
NO:	None
ABSENT:	Mike Surasky, Anita Bland, Ronald Williams, and Deborah Hooker

Duly adopted this 26th day of January 2026.

Jodie Dupree
Board Chair

ATTEST:

Heidi L. Holland, MMC, NCCMC
Town Clerk



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: February 23, 2026
Town Council Public Hearing: TBD

STAFF REPORT	
Project Number:	2025-41-CZM
Project Name:	Arbors at East Village Phase II, Type 3 Conditional Rezoning
Property Pin #:	166806-48-6804, 166806-49-3499, and 166806-39-9260
Location:	Within Town limits located on the northerly side of East Front Street at the intersection with Bent Branch Loop, addressed 60 Bent Branch Loop and two unassigned addresses, and identified as Johnston County Tax IDs 05037010R, 05037011A, and 05037010P.
Applicant:	Josh Crumpler of Crumpler Consulting Services, PLLC
Property Owner:	East Village Investments, LLC and Clayton Multi-Family Investments, LLC
Public Noticing Dates:	Surrounding Property Letters Mailed: February 13, 2026 Sign Posted: February 13, 2026 Website updated by deadline of February 11, 2026
Request:	Request to rezone approximately 4.19 acres of land from Residential Planned District (PD-R) to a Conditional Residential (CZR) zoning District. This is a Type 3 Conditional Rezoning with a Concept Plan. The Plan proposes 45 multi-family townhouse-style dwelling units.
PROJECT OVERVIEW	
The applicant is requesting conditional rezoning of a portion of two parcels and one entire parcel, totaling approximately 4.19 acres, from the Residential Planned District (PD-R) zoning district to a Conditional Residential (CZR) zoning district. The proposed Concept Plan submitted with this request, Exhibit A, illustrates the development of 45 multi-family dwelling units distributed across eight buildings. While the units are classified as multi-family dwellings pursuant to the Unified Development Ordinance (UDO), they are designed to visually function as attached single-family dwellings upon completion. This distinction is further supported by all dwelling units being located on a single parcel. The request further notes a shift in the local housing market, which has historically limited the development of this product type. In addition to the Concept Plan, the application includes proposed Conditions of Approval that seek to establish modified development standards, representing reductions and enhancements from those otherwise required under the UDO for the proposed land use. The applicant also proposes Conditions of Approval intended to demonstrate alternative methods of higher-quality development. This application was submitted and reviewed in accordance with the December 16, 2024 version of the UDO, and all references within the Conditions of Approval and Concept Plan correspond to that version of	

the Town of Clayton's development standards.

Conditions of Approval Summary:

Conditions #1 through #7 are standard Town of Clayton conditions of approval. Below are two categories grouping the proposed conditions:

- ***Parking/Driveways***

- Condition #8 seeks to modify ***UDO Section 6.9.4.B.2 and 6.9.4.G*** to allow multi-family driveways to count towards the required off-street parking requirements and configure driveway dimensions to be 18-feet in width and 20-feet in depth. Additionally, the proposed multi-family development seeks to utilize the attached single-family driveway dimensional standards per ***UDO Table 6.1.4.D.2***. This condition would allow driveways, as designed, to serve individual dwelling units instead of a common shared off-street parking lot.
- Condition #9 seeks to allow one (1) and two (2) car garages to count towards the multi family off-street parking requirements. Despite the proposal being multi-family dwellings the UDO does not provide credit for one (1) car garages for Single-Family Attached dwellings (***UDO Section 6.9.4.H.2***). Additionally, prior to issuance of a Certificate of Occupancy the applicant must provide a copy of the standard lease agreement. This agreement will be reviewed and on file to ensure garages are used for parking rather than storage of other home and personal items.
- Condition #10 seeks to modify ***UDO Section 6.1.4.D.4.a and 6.1.4.D.4.c*** to allow constructed driveways to be spaced less than 20-feet apart with a minimum separation width of 2-feet.
- Condition #11 seeks to modify ***UDO Section 6.2.4.D.4.c*** to allow the width of garage entries to be greater than 20 percent of the total building façade on which garage access is provided.

- ***Site Amenities and Features***

- Condition #12 indicates the amenities per ***UDO Table 6.7.1.D*** to satisfy active open space set-asides requirements.
- Condition #13 requires the applicant to record a cross-access use agreement for community/site amenities, trash, and accessing the subject site from the existing adjacent multifamily community to the north, The Arbors at East Village.
- Condition #14 requires the applicant to submit and record a recombination plat as depicted on the Concept Plan prior to Site Plan and Construction Drawing approval.
- Condition #19 requires the applicant to provide and depict smart home door locks and thermostats for each proposed dwelling unit as part of the Construction Drawings submittal.
- Condition #20 requires the applicant to install ethernet ports capable of providing internet service of up to 1 gigabit. A willingness-to-serve letter from an internet service provider shall be provided by the applicant upon submission of the Site Plan.

- ***Sustainable Development Practices***

- Condition #15 requires the applicant to install an electrical receptacle capable of supporting a Level 2 electric vehicle charger for each proposed dwelling unit (45 units in

total). This practice is consistent with, and draws inspiration from, the Menu of Sustainable Development Practices identified in *UDO Table 6.17.6*.

- Condition #18 would require the applicant to install Energy Star rated appliances in each proposed dwelling unit. This practice is consistent with, and draws inspiration from, the Menu of Sustainable Development Practices identified in *UDO Table 6.17.6*.

- **Tree Protection and Landscaping**

- Condition #16 requires the applicant to utilize the Planting Flexibility provisions of *UDO Section 6.6.10* by receiving credit for healthy, existing vegetation located in areas not impacted by impervious surfaces as shown on the Concept Plan. Any trees that are removed or damaged shall be replaced at a ratio of two (2) non-invasive canopy trees for each tree removed or damaged.
- Condition #17 requires the applicant to submit an enhanced Landscape Plan with the Site Plan submittal, which shall include at least one (1) additional plant species beyond what is otherwise required by *UDO Section 6.6.7.E*.

- **Building Façade**

- Condition #21 requires the applicant to provide enhanced multi-family design elements, including a minimum of four (4) architectural elements in accordance with *UDO Section 6.2.4.D.4.b* and four (4) variation elements in accordance with *UDO Section 6.2.4.D.5.b*.

The proposed Conditions of Approval are accompanied by a Conditions of Approval Narrative that outlines the applicant’s rationale for the requested modifications to UDO development standards and all proposed methods of higher quality. The Conditions of Approval included with this request have been reviewed and discussed with staff.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USES

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Planned District Residential (PD-R)	Multifamily Dwelling Community	High Density Residential
South	Residential Low Density (RLD) and Corridor Commercial (CRM)	Vehicle Repair and Service	Downtown Support
East	Neighborhood Commercial (NCM)	Vacant/Wooded	Downtown Support
West	Downtown Core (DTNC)	Vacant/Wooded	Downtown Support and High Density Residential

REVIEW CRITERIA

Per UDO Section 2.3.6.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 subject site as predominately Downtown Support and partially High Density Residential. High Density Residential envisions a variety of housing types, providing housing near major transportation corridors, existing commercial areas, and Downtowns. Similarly, Downtown Support envisions a range of housing and non-residential uses within close proximity of the Downtown Core providing a transition between the Downtown neighborhood and lower intensity areas.

The Concept Plan illustrates the distribution and configuration of the residential structures 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.

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

- **Policy LU 1.1:** Encourages quality development through the implementation of the plans and regulations adopted by the Town Council.
- **Policy LU 1.6:** Promote location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhances circulation, and increased public safety.
- **Policy LU 3.1:** Encourage a range of housing types based on the availability of infrastructure, proximity to services and amenities, and compatibility with existing development as described in the Future Land Use map.
- **Policy DT 1.4:** Increase residential activity and promote mixed-use projects Downtown.

PLANNING BOARD CONSIDERATIONS

The Planning Board will hear this item in a public meeting on February 23, 2026 at their regular meeting. The Planning Board may make a recommendation of approval or denial to the Town Council. The Planning Board may also make recommendations for changes to the proposed conditions to Town Council.

TOWN COUNCIL CONSIDERATIONS

Following the Planning Board Meeting, this application will be scheduled for a public hearing to be held at a future Town Council meeting.

STAFF RECOMMENDATION

The Technical Review committee has thoroughly reviewed the proposed rezoning and associated concept plan. The request is consistent with the 2045 Comprehensive Growth Plan, planning staff recommend APPROVAL as per Motion 1 of the Consistency Statements Sheet.

ATTACHMENTS:

1. Application
2. Neighborhood Meeting Materials
3. Staff Report Maps

4. Concept Plan
5. Proposed Conditions of Approval
6. Conditions of Approval Narrative
7. Consistency Statements Sheet
8. Adjacent Property Owner Notice
9. Public Notice Certification



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002
Fax: 919-553-1720

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

Name of Project: Arbors at East Village Phase II Date: 04/28/25 updated 7/18/25
Applicant Name: Crumpler Consulting Services, PLLC

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

- ☐ Pre-Application Meeting on: 03/27/25
Note: Pre-application meeting must be held no more than 6-months prior to submittal.
- ☐ Neighborhood Meeting on: 04/14/25
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, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

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: _____

PROJECT & SITE INFORMATION

Name of Project: Arbors at East Village Phase II

Acreage of Property: Current 3.76 - Future 4.19 Existing Use: Vacant

County Tag #: 05037011A, 05037010R, & 05037010P NC Pin #: 166806-48-6804, 166806-49-3499, & 166806-39-9260

Address/Location: 0 E Front Street

Existing Zoning District: PD-R Proposed Zoning District: CZR (Type 3)

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: Crumpler Consulting Services, PLLC

Mailing Address: 2308 Ridge Road, Raleigh, NC 27612

Phone Number: 919-413-1704

Fax: _____

Contact Person: Josh Crumpler

Email Address: josh@crumplerconsulting.com

OFFICE USE ONLY

Date Received: _____

Amount Paid: _____

File Number: _____

PROPERTY OWNER INFORMATION

Name: East Village Investments, LLC (166806-48-6804, 166806-39-9260) & Clayton Multi-Family Investments, LLC (166806-49-3499)

Mailing Address: PO Box 566, Greenville, NC 27835

Phone Number: 252-752-7101 **Fax:** 252-758-1002

Email Address: keivn@tfonc.com & cjordan@tfonc.com

EXPLANATION OF PROJECT

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

Project to consist of 45 multi-family townhome units that will serve as a Phase II to the existing Arbors at East Village.

Conditions of Approval Attached

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.

Yes, 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.

Yes, the conditional rezoning will provide a community that has the publics best interest regarding health, safety, & 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.

Intended use falls within the Town's Future Land Use Plan (Downtown Support) that outlines the town goals, objectives, and policies.

4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest.
 Yes, the rezoning would allow for a different rental product for those seeking to move to or within the Town of Clayton.
 The project would provide more housing that has direct connectivity to Clayton's downtown district.
-
5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this ordinance.
 Yes, the concept plan falls within the ordinances consistent with a conditional rezoning.
-

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	
☒	☐	General location of development areas, identified by land use(s) and/or development density or intensity.
☒	☐	General configuration and relationship of the principal elements of the proposed development, including general building types.
☒	☐	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).
☒	☐	General location, amount, and type (whether designated for active, passive, or gathering area) of open space set-aside.
☒	☐	The location of environmentally sensitive lands, wildlife habitat, and resource protection lands;
☒	☐	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.
☒	☐	The general location of on-site potable water and wastewater facilities, and how they will connect to existing systems.
☒	☐	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.
☒	☐	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.

Joshua Crumpler, PE

Print Name

Joshua Crumpler, PE

Signature of Applicant

Date: 2025.07.18
10:39:11 -04'00'

07/18/25

Date

LOT 4 (PIN # 166806-48-6804) **LOT THAT IS REQUESTING REZONING** 4.1894 Acres

BEGINNING AT AN EXISTING PK NAIL LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF EAST FRONT STREET, BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 4 AS RECORDED IN PLAT BOOK 82 PAGE 282, JOHNSTON COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF NORTH 688,683.11 FEET, EAST 2,164,797.31 FEET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE SOUTH 88°02'58" WEST A DISTANCE OF 20.40 FEET TO A POINT; THENCE NORTH 89°20'39" WEST A DISTANCE OF 180.07 FEET TO A POINT; THENCE NORTH 87°45'05" WEST A DISTANCE OF 68.27 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 152.27 FEET, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CHORD DIRECTION OF NORTH 67°55'19" WEST, AND A CHORD DISTANCE OF 149.25 FEET TO A POINT; THENCE NORTH 48°05'39" WEST A DISTANCE OF 52.29 FEET TO AN EXISTING PK NAIL LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LOT 2 AS RECORDED IN PLAT BOOK 82 PAGE 282, JOHNSTON COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH 11°18'58" WEST A DISTANCE OF 242.09 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 38°50'40" EAST A DISTANCE OF 31.81 FEET TO A NEW IRON PIPE LOCATED ON THE SOUTHERN PROPERTY LINE OF LOT 1 AS RECORDED IN PLAT BOOK 78 PAGES 113-114, JOHNSTON COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE NORTH 38°50'40" EAST A DISTANCE OF 58.54 FEET TO A NEW PK NAIL LOCATED ON THE BACK OF CURB OF BENT BRANCH LOOP; THENCE ALONG AND WITH SAID CURB LINE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 12.58 FEET, SAID CURVE HAVING A RADIUS OF 221.17 FEET, A CHORD DIRECTION OF SOUTH 49°48'40" EAST, AND A CHORD DISTANCE OF 12.58 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 23.95 FEET, SAID CURVE HAVING A RADIUS OF 198.20 FEET, A CHORD DIRECTION OF SOUTH 53°47'57" EAST, AND A CHORD DISTANCE OF 23.93 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 25.78 FEET, SAID CURVE HAVING A RADIUS OF 198.20 FEET, A CHORD DIRECTION OF SOUTH 60°59'11" EAST, AND A CHORD DISTANCE OF 25.76 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 34.74 FEET, SAID CURVE HAVING A RADIUS OF 148.05 FEET, A CHORD DIRECTION OF SOUTH 67°45'53" EAST, AND A CHORD DISTANCE OF 34.66 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 6.92 FEET, SAID CURVE HAVING A RADIUS OF 148.05 FEET, A CHORD DIRECTION OF SOUTH 75°49'31" EAST, AND A CHORD DISTANCE OF 6.92 FEET TO A POINT; THENCE SOUTH 76°19'19" EAST A DISTANCE OF 9.85 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 36.70 FEET, SAID CURVE HAVING A RADIUS OF 252.54 FEET, A CHORD DIRECTION OF SOUTH 81°40'50" EAST, AND A CHORD DISTANCE OF 36.67 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC

DISTANCE OF 13.44 FEET, SAID CURVE HAVING A RADIUS OF 252.54 FEET, A CHORD DIRECTION OF SOUTH 87°22'08" EAST, AND A CHORD DISTANCE OF 13.44 FEET TO A POINT; THENCE SOUTH 88°10'15" EAST A DISTANCE OF 37.88 FEET TO A POINT; THENCE SOUTH 88°04'07" EAST A DISTANCE OF 45.48 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 21.88 FEET, SAID CURVE HAVING A RADIUS OF 111.72 FEET, A CHORD DIRECTION OF NORTH 86°19'14" EAST, AND A CHORD DISTANCE OF 21.85 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 36.32 FEET, SAID CURVE HAVING A RADIUS OF 139.49 FEET, A CHORD DIRECTION OF NORTH 75°18'37" EAST, AND A CHORD DISTANCE OF 36.22 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 36.91 FEET, SAID CURVE HAVING A RADIUS OF 139.49 FEET, A CHORD DIRECTION OF NORTH 60°16'13" EAST, AND A CHORD DISTANCE OF 36.80 FEET TO A POINT; THENCE NORTH 58°46'23" EAST A DISTANCE OF 3.47 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 10.60 FEET, SAID CURVE HAVING A RADIUS OF 21.66 FEET, A CHORD DIRECTION OF NORTH 74°29'25" EAST, AND A CHORD DISTANCE OF 10.50 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 12.57 FEET, SAID CURVE HAVING A RADIUS OF 21.66 FEET, A CHORD DIRECTION OF SOUTH 74°51'46" EAST, AND A CHORD DISTANCE OF 12.40 FEET TO A POINT; THENCE SOUTH 56°30'06" EAST A DISTANCE OF 1.82 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 6.64 FEET, SAID CURVE HAVING A RADIUS OF 85.35 FEET, A CHORD DIRECTION OF SOUTH 57°36'20" EAST, AND A CHORD DISTANCE OF 6.64 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 23.87 FEET, SAID CURVE HAVING A RADIUS OF 85.35 FEET, A CHORD DIRECTION OF SOUTH 67°50'48" EAST, AND A CHORD DISTANCE OF 23.80 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 15.83 FEET, SAID CURVE HAVING A RADIUS OF 112.27 FEET, A CHORD DIRECTION OF SOUTH 77°14'00" EAST, AND A CHORD DISTANCE OF 15.82 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 30.06 FEET, SAID CURVE HAVING A RADIUS OF 112.27 FEET, A CHORD DIRECTION OF SOUTH 88°56'33" EAST, AND A CHORD DISTANCE OF 29.97 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 20.48 FEET, SAID CURVE HAVING A RADIUS OF 92.68 FEET, A CHORD DIRECTION OF SOUTH 87°44'53" EAST, AND A CHORD DISTANCE OF 20.44 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 21.83 FEET, SAID CURVE HAVING A RADIUS OF 92.68 FEET, A CHORD DIRECTION OF SOUTH 74°40'12" EAST, AND A CHORD DISTANCE OF 21.78 FEET TO A POINT; THENCE SOUTH 64°11'05" EAST A DISTANCE OF 12.57 FEET TO A POINT; THENCE SOUTH 56°52'34" EAST A DISTANCE OF 11.00 FEET TO A POINT; THENCE SOUTH 61°54'33" EAST A DISTANCE OF 1.65 FEET TO A POINT; THENCE SOUTH 51°19'34" EAST A DISTANCE OF 6.37 FEET TO A POINT; THENCE SOUTH 48°59'30" EAST A DISTANCE OF 4.89 FEET TO A POINT; THENCE SOUTH 42°51'32" EAST A DISTANCE

OF 5.22 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 14.54 FEET, SAID CURVE HAVING A RADIUS OF 109.15 FEET, A CHORD DIRECTION OF SOUTH 40°02'22" EAST, AND A CHORD DISTANCE OF 14.52 FEET TO A NEW PK NAIL; THENCE LEAVING SAID CURB LINE SOUTH 01°07'09" EAST A DISTANCE OF 15.67 FEET TO A NEW IRON PIPE; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 17.48 FEET, SAID CURVE HAVING A RADIUS OF 91.50 FEET, A CHORD DIRECTION OF SOUTH 22°37'25" EAST, AND A CHORD DISTANCE OF 17.45 FEET TO A POINT; THENCE SOUTH 17°09'07" EAST A DISTANCE OF 3.34 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 47.45 FEET, SAID CURVE HAVING A RADIUS OF 141.50 FEET, A CHORD DIRECTION OF SOUTH 07°32'47" EAST, AND A CHORD DISTANCE OF 47.22 FEET TO A POINT; THENCE SOUTH 02°03'34" WEST A DISTANCE OF 33.72 FEET TO A POINT; THENCE SOUTH 06°46'47" WEST A DISTANCE OF 85.07 FEET TO A POINT; THENCE SOUTH 02°03'34" WEST A DISTANCE OF 28.75 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF EAST FRONT STREET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY LINE NORTH 88°59'35" WEST A DISTANCE OF 17.61 FEET TO A POINT; THENCE SOUTH 01°00'25" WEST A DISTANCE OF 33.35 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 76.40 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CHORD DIRECTION OF SOUTH 45°32'33" WEST, AND A CHORD DISTANCE OF 74.55 FEET TO THE POINT OF BEGINNING, CONTAINING 4.1894 ACRES.



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: Arbors at East Village Phase II Address or PIN #: 166806-49-3499

AGENT/APPLICANT INFORMATION:

Crumpler Consulting Services, PLLC (Josh Crumpler)
(Name - type, print clearly)

2308 Ridge Road

(Address)

Raleigh, NC 27612

(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 Type 3

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:

Thomas F. Taft Sr. (Clayton Multi-Family Investments, LLC)
(Name - type, print clearly)

PO Box 566

(Address)

Greenville, NC 27835

(City, State, Zip)

(Owner's Signature)

STATE OF

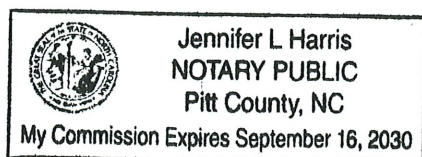
COUNTY OF

North Carolina
Pitt

Notarization is not required for trade permits.

Sworn and subscribed before me Jennifer L. Harris, a Notary Public for the above State and County, this the 13th day of October, 2025.

SEAL



Jennifer L. Harris
Notary Public

My Commission Expires:

September 16, 2030



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

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Project Name: Arbors at East Village Phase II Address or PIN #: 166806-48-6804 & 166806-39-9260

AGENT/APPLICANT INFORMATION:

Crumpler Consulting Services, PLLC (Josh Crumpler)
(Name - type, print clearly)

2308 Ridge Road
(Address)
Raleigh, NC 27612
(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 Type 3

Wasterwater Allocation Request

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:

Thomas F. Taft Sr. (East Village Investments, LLC)
(Name - type, print clearly)

[Signature]
(Owner's Signature)

PO Box 566
(Address)

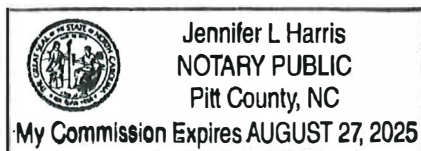
Greenville, NC 27835
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Pitt

Notarization is not required for trade permits.

Sworn and subscribed before me Thomas F. Taft Sr., a Notary Public for the above State and County, this the 24 day of June, 2025.

SEAL



[Signature]
Notary Public
My Commission Expires: August 27, 2025

Mar 28, 2025

Dear Town of Clayton Property Owner:

The purpose of this letter is to notify you of an upcoming application to be filed with the Town of Clayton for a rezoning of property (Parcel ID 05037011A), adjacent to or within 300 feet of a parcel in your ownership provided by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposed project. A representative for the applicant will be present to explain the proposed application, answer questions, and solicit comments. Meeting information is as follows:

Meeting Date and Time:	Monday, Apr 14, 2025, at 6:00 PM
Meeting Location:	Spinning Mill Lofts 130 Mill Street Clayton, NC 27520
Type of Application:	Conditional Rezoning (Type 3) – Residential (CRZ)
Project Type:	Multi-Family Townhome Community
Property Location:	Parcel is located directly south of the Arbors at East Village and intersects E Front Street and Bent Branch Loop
Project Description:	This project will consist of 45-unit luxury urban townhomes that will serve as a 2 nd phase addition to the Arbors at East Village. The project will be located off E Front Street and Bent Branch Loop. These townhomes will be for rent and provide a diverse new housing option for those seeking to relocate to or within Clayton.

Information to be provided at the neighborhood meeting will be a copy of the project application, schedule of all upcoming public meetings for the application, A map at a scale that is appropriate to the project and shows neighboring properties and roads and a map, drawing, or other depiction of the proposed land use change or development proposal. As stated above, a representative of the applicant will be available to go over any questions or concerns. If you need to contact us prior to or after the meeting, you may contact our representative at 919-413-1704 or josh@crumplerconsulting.com. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

East Village Investments, LLC
Crumpler Consulting, PLLC

Cc: Town of Clayton Planning Department

EAST VILLAGE INVESTMENTS LLC
227 E FRONT ST
NEW BERN, NC 28560-2145

108 GENESIS LLC
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121-2257

CLAYTON MULTI FAMILY
INVESTMENTS LLC
PO BOX 566
GREENVILLE, NC 27835-0566

SOBERS, SELINA
55 SWAIN ST
CLAYTON, NC 27527-9446

HARPER, NANCY
53 SWAIN ST
CLAYTON, NC 27527-9446

HERRLINGER, BARRY L.
HERRLINGER, PAMELA A.
61 SWAIN ST
CLAYTON, NC 27527-9446

NEWKIRK-SMALLEY, THERESA A.
59 SWAIN ST
CLAYTON, NC 27527-9446

RUGH, JAIME L.
MARKS, RAMONA K.
47 SWAIN ST
CLAYTON, NC 27527-9446

LIPSCOMB, LLC
334 E MAIN ST
CLAYTON, NC 27520-2464

CAVANAUGH, DANIEL EUGENE
CAVANAUGH, JOAN LESLIE
35 SWAIN ST
CLAYTON, NC 27527-9446

NANCY HUTCHINGS LIVING TRUST
HUTCHINGS, NANCY LYNN TRUSTEE
45 SWAIN ST
CLAYTON, NC 27527-9446

WIL-THOM LLC
203 FLAMINGO DRIVE
CLAYTON, NC 27520-0000

EAST VILLAGE INVESTMENTS LLC
227 E FRONT ST
NEW BERN, NC 28560-2145

ACE ACE, LLC
3752 KNOLLCREEK DR
APEX, NC 27539-5735

WALK AT EAST VILLAGE ASSOCIATION, INC.
344 N NC 16 BUSINESS HWY
DENVER, NC 28037-8012

NASS, GARY S.
DIANO-NASS, ANDREA M.
39 SWAIN ST
CLAYTON, NC 27527-9446

MURPHY, MICHAEL PATRICK
43 SWAIN ST
CLAYTON, NC 27527-9446

106 GENESIS LLC
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121-2257

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

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Arbors at East Village Phase II

Application: Conditional Rezoning Type 3

Location/Date: Spinning Mill Lofts 4/14/25

	NAME	ADDRESS
1	Claudia Baykins	25 Cabarrus Way, Clayton NC
2	BARRY HERRLINGER	61 SWAIN ST, CLAYTON, NC
3	Pam HERRLINGER	" " " " " "
4	Dan Cavanaugh	35 Swain St "
5	Joan Cavanaugh	35 Swain St "
6	Robert Hamm	332 U.W.D
7	Wynn Neiveth	371 Bent Branch Loop
8	Julie Hess	39 Swain St.
9	Corey Williams	207 Franklins Dr
10		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:	Conditional Rezoning Type 3		
Date of Mailing:	3/28/25		
Date of Meeting:	4/14/25	Time of Meeting:	6:00 PM
Location of Meeting:	Spinning Mill Lofts		
Printed Name:	Cole Jordan	Signature:	

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

Meeting lasted 45 minutes with property owners. Residents discussed their opinions on the presented project. The main issues that were discussed were traffic impact on E Front Street, especially during peak hours, landscape buffer & impact to existing vegetation (treeline), and if schools can handle the capacity. We informed them a traffic impact analysis or traffic assessment would be required, we will make an effort to minimize impact to existing vegetation, and we did not have an answer on school impact but said we would discuss with the town. Other than the issues listed, we discussed the site layout, building types, & overall plan. Overall feedback was positive, and residents were pleased that we are scaling down the density from

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

the original Planned Development.

- confirm with Town Engineer whether a TIA or simple assessment is needed
- discuss landscape buffers & mitigation to existing vegetation
- Contact county education officials on school capacity & altering the bus stop to come into the neighborhood.

Clayton MF Phase II



GREENVILLE
300 W 2ND ST
GREENVILLE, NC 27834-9998
(800)275-8777

03/28/2025 12:06 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.73
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Clayton, NC 27527
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 03/31/2025

Certified Mail®			\$4.85
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Tracking #: 9589 0710 5270 2448 8883 08

Total			\$5.58
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First-Class Mail® Letter	1		\$0.73
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Clayton, NC 27527
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 03/31/2025

Certified Mail®			\$4.85
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Tracking #: 9589 0710 5270 2448 8882 92

Total			\$5.58
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First-Class Mail® Letter	1		\$0.73
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Clayton, NC 27527
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 03/31/2025

Certified Mail®			\$4.85
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Tracking #: 9589 0710 5270 2448 8882 85

Total			\$5.58
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First-Class Mail® Letter	1		\$0.73
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Clayton, NC 27527
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 03/31/2025

Certified Mail®			\$4.85
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Tracking #: 9589 0710 5270 2448 8882 78

Total			\$5.58
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First-Class Mail® Letter	1		\$0.73
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Clayton, NC 27527
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 03/31/2025

Certified Mail®			\$4.85
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Tracking #: 9589 0710 5270 2448 8882 61

Total			\$5.58
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First-Class Mail®	1	\$0.73
Letter		
Apex, NC 27539		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date		
Mon 03/31/2025		
Certified Mail®		\$4.85
Tracking #:		
	9589 0710 5270 2448 8882 54	
Total		\$5.58
First-Class Mail®	1	\$0.73
Letter		
Clayton, NC 27527		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date		
Mon 03/31/2025		
Certified Mail®		\$4.85
Tracking #:		
	9589 0710 5270 2448 8882 47	
Total		\$5.58
First-Class Mail®	1	\$0.73
Letter		
Clayton, NC 27527		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date		
Mon 03/31/2025		
Certified Mail®		\$4.85
Tracking #:		
	9589 0710 5270 2448 8882 30	
Total		\$5.58
First-Class Mail®	1	\$0.73
Letter		
Las Vegas, NV 89121		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date		
Wed 04/02/2025		
Certified Mail®		\$4.85
Tracking #:		
	9589 0710 5270 2448 8882 23	
Total		\$5.58
First-Class Mail®	1	\$0.73
Letter		
Las Vegas, NV 89121		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date		
Wed 04/02/2025		
Certified Mail®		\$4.85
Tracking #:		
	9589 0710 5270 2448 8882 16	
Total		\$5.58
First-Class Mail®	1	\$0.73
Letter		
Clayton, NC 27527		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date		
Mon 03/31/2025		
Certified Mail®		\$4.85
Tracking #:		
	9589 0710 5270 2448 8882 09	
Total		\$5.58

First-Class Mail® 1 \$0.73
Letter
Denver, NC 28037
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 03/31/2025
Certified Mail® \$4.85
Tracking #:
9589 0710 5270 2448 8881 93
Total \$5.58

First-Class Mail® 1 \$0.73
Letter
Clayton, NC 27520
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 03/31/2025
Certified Mail® \$4.85
Tracking #:
9589 0710 5270 2448 8881 86
Total \$5.58

First-Class Mail® 1 \$0.73
Letter
Clayton, NC 27520
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 03/31/2025
Certified Mail® \$4.85
Tracking #:
9589 0710 5270 2448 8881 79
Total \$5.58

First-Class Mail® 1 \$0.73
Letter
Clayton, NC 27527
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Mon 03/31/2025
Certified Mail® \$4.85
Tracking #:
9589 0710 5270 2448 8880 01
Total \$5.58

Grand Total: \$83.70

Credit Card Remit \$83.70

Card Name: AMEX
Account #: XXXXXXXXXXXX1159
Approval #: 802762
Transaction #: 680
AID: A000000025010801 Contactless
AL: AMERICAN EXPRESS
PIN: Not Required

9589 0710 5270 2448 8883 08

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CLAYTON, NC 27527
OFFICIAL USE

Certified Mail Fee	\$4.85	0834 5	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
☐ Return Receipt (hardcopy)	\$0.00		
☐ Return Receipt (electronic)	\$0.00		
☐ Certified Mail Restricted Delivery	\$0.00		
☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.73		
Total Postage and Fees	\$5.58		03/28/2025

Sent To Gary Nass & Andrea Dimeo-Nass
Street and Apt. No., or PO Box No. 39 Swain St
City, State, ZIP+4[®] Clayton, NC 27527-9446

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
☐ Return Receipt (hardcopy)	\$0.00		
☐ Return Receipt (electronic)	\$0.00		
☐ Certified Mail Restricted Delivery	\$0.00		
☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.73		
Total Postage and Fees	\$5.58		03/28/2025

Sent To Selina Sobers
Street and Apt. No., or PO Box No. 55 Swain St
City, State, ZIP+4[®] Clayton, NC 27527-9446

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
☐ Return Receipt (hardcopy)	\$0.00		
☐ Return Receipt (electronic)	\$0.00		
☐ Certified Mail Restricted Delivery	\$0.00		
☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.73		
Total Postage and Fees	\$5.58		03/28/2025

Sent To Daniel & Joan Cavanaugh
Street and Apt. No., or PO Box No. 35 Swain St
City, State, ZIP+4[®] Clayton, NC 27527-9446

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Apex, NC 27539
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Certified Mail Fee	\$4.85	0834 5	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
☐ Return Receipt (hardcopy)	\$0.00		
☐ Return Receipt (electronic)	\$0.00		
☐ Certified Mail Restricted Delivery	\$0.00		
☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.73		
Total Postage and Fees	\$5.58		03/28/2025

Sent To Acc. Acc. LLC
Street and Apt. No., or PO Box No. 3752 Knollcreek Dr
City, State, ZIP+4[®] Apex, NC 27539-5735

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
☐ Return Receipt (hardcopy)	\$0.00		
☐ Return Receipt (electronic)	\$0.00		
☐ Certified Mail Restricted Delivery	\$0.00		
☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.73		
Total Postage and Fees	\$5.58		03/28/2025

Sent To Theresa A. Newkirk-Smalley
Street and Apt. No., or PO Box No. 59 Swain St
City, State, ZIP+4[®] Clayton, NC 27527-9446

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Certified Mail Fee	\$4.85	0834 5	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
☐ Return Receipt (hardcopy)	\$0.00		
☐ Return Receipt (electronic)	\$0.00		
☐ Certified Mail Restricted Delivery	\$0.00		
☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.73		
Total Postage and Fees	\$5.58		03/28/2025

Sent To Nancy Hutchings Living Trust
Street and Apt. No., or PO Box No. 45 Swain St
City, State, ZIP+4[®] Clayton, NC 27527-9446

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
☐ Return Receipt (hardcopy)	\$0.00		
☐ Return Receipt (electronic)	\$0.00		
☐ Certified Mail Restricted Delivery	\$0.00		
☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.73		
Total Postage and Fees	\$5.58		03/28/2025

Sent To Michael Patrick Murphy
Street and Apt. No., or PO Box No. 43 Swain St
City, State, ZIP+4[®] Clayton, NC 27527-9446

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
☐ Return Receipt (hardcopy)	\$0.00		
☐ Return Receipt (electronic)	\$0.00		
☐ Certified Mail Restricted Delivery	\$0.00		
☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.73		
Total Postage and Fees	\$5.58		03/28/2025

Sent To Rugh, Jaime L. + Marks, Ramona
Street and Apt. No., or PO Box No. 47 Swain St
City, State, ZIP+4[®] Clayton, NC 27527-9446

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Las Vegas, NV 89121

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Certified Mail Fee	\$4.85	0834 5 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	03/28/2025
Sent To 108 Genesis LLC		
Street and Apt. No., or PO Box No. 3225 Melrod Dr Ste 777		
City, State, ZIP+4 [®] Las Vegas, NV 89121-2257		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Clayton, NC 27520

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Certified Mail Fee	\$4.85	0834 5 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	03/28/2025
Sent To Wil-Thom LLC		
Street and Apt. No., or PO Box No. 103 Flamingo Dr		
City, State, ZIP+4 [®] Clayton, NC 27520		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Las Vegas, NV 89121

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Certified Mail Fee	\$4.85	0834 5 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	03/28/2025
Sent To 106 Genesis LLC		
Street and Apt. No., or PO Box No. 3225 Melrod Dr Ste 777		
City, State, ZIP+4 [®] Las Vegas, NV 89121-2257		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Certified Mail Fee	\$4.85	0834 5 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	03/28/2025
Sent To Lipscomb, LLC		
Street and Apt. No., or PO Box No. 334 E Main St		
City, State, ZIP+4 [®] Clayton, NC 27520-2464		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Clayton, NC 27520

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Certified Mail Fee	\$4.85	0834 5 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	03/28/2025
Sent To Nancy Harper		
Street and Apt. No., or PO Box No. 53 Swain St		
City, State, ZIP+4 [®] Clayton, NC 27527-9446		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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Clayton, NC 27520

OFFICIAL USE

Certified Mail Fee	\$4.85	0834 5 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	03/28/2025
Sent To Barry + Pamela Herrlinger		
Street and Apt. No., or PO Box No. 61 Swain St		
City, State, ZIP+4 [®] Clayton, NC 27527-9446		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

9589 0710 5270 2448 8881 93

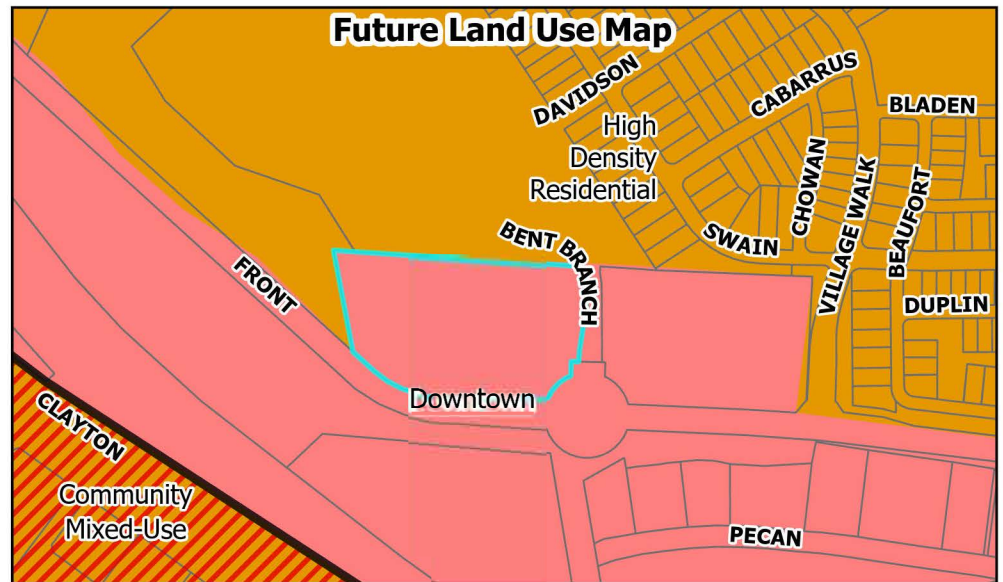
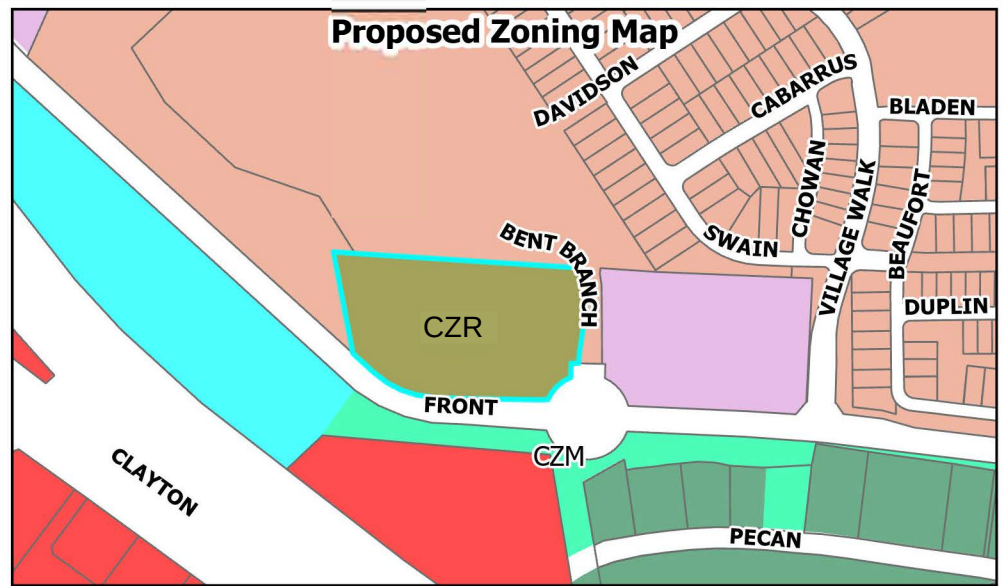
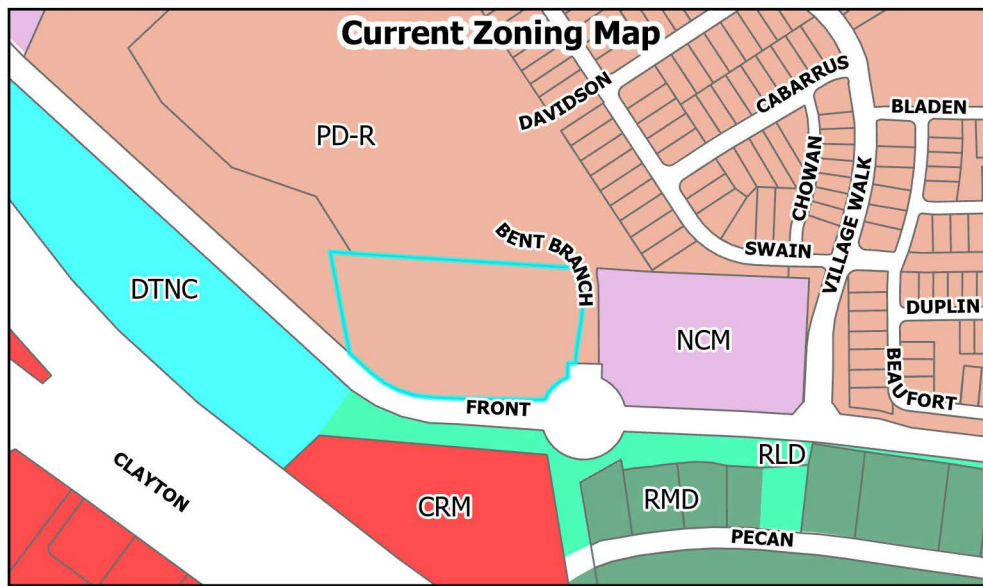
U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Denver, NC 28037

OFFICIAL USE

Certified Mail Fee	\$4.85	0834 5 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	03/28/2025
Sent To Walk at East Village Assoc. Inc		
Street and Apt. No., or PO Box No. 344 N NC 16 Business Hwy		
City, State, ZIP+4 [®] Denver, NC 28037-8012		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		



Request: Conditional Rezoning Type III

Project Name: The Arbors at East Village Phase II

Project Number: 2025-41-CZM

Applicant: Josh Crumpler

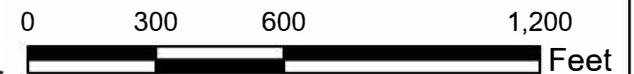
Property Owner: East Village Investments, LLC and Clayton Multi-Family Investments, LLC
Johnston County Parcel ID: 05037010R, 05037011A, and 05037010P



Site Location



**Staff Report Map
November 25, 2025**



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

SUMMARY INFORMATION

DEVELOPMENT NAME: THE ARBORS AT EAST VILLAGE PH II

SITE ADDRESS: E. FRONT STREET
CLAYTON, NORTH CAROLINA

JURISDICTION: TOWN OF CLAYTON
EXISTING USE: VACANT
PROPOSED USE: MULTIFAMILY

EXISTING ARBORS PHASE I SITE AREAS (LOT 1):
PIN NUMBER: 166806-49-3499
CURRENT ZONING DISTRICT: PD-R
TOTAL GROSS ACREAGE: 17.81 ACRES
AREA TO BE RECOMBINED: 0.42 ACRES
TOTAL NET ACREAGE: 17.39 ACRES
TOTAL OPEN SPACE REQUIRED (10%): 1.743 ACRES
TOTAL OPEN SPACE PROVIDED: 2.57 ACRES (14.74%)
DEVELOPER/OWNER:
CLAYTON MULTI-FAMILY INVESTMENTS, LLC
631 DICKENSON AVE
GREENVILLE, NC 28660-2145
252-752-7101

EXISTING OPEN LOT AREAS (LOT 2):
PIN NUMBER: 166806-39-9260
CURRENT ZONING DISTRICT: PD-R
TOTAL GROSS ACREAGE: 4.37 ACRES
AREA TO BE RECOMBINED: 0.01 ACRES
TOTAL NET ACREAGE: 4.36 ACRES
TOTAL OPEN SPACE REQUIRED (10%): 4.36 ACRES
TOTAL OPEN SPACE PROVIDED: 4.36 ACRES (100%)
DEVELOPER/OWNER:
EAST VILLAGE INVESTMENTS LLC
227 E FRONT STREET
NEW BERN, NC 28560-2145
252-752-7101

PROPOSED ARBORS PHASE II SITE AREAS (LOT 4):
LOT TO BE DEVELOPED
PIN NUMBER: 166806-48-6804
CURRENT ZONING DISTRICT: PD-R
PROPOSED ZONING DISTRICT:
CONDITIONAL RESIDENTIAL TYPE 3 (CZR)
TOTAL GROSS ACREAGE: 3.755 ACRES
AREA TO BE RECOMBINED: 0.43 ACRES
PROPOSED TOTAL GROSS ACREAGE: 4.19 ACRES
TOTAL OPEN SPACE REQUIRED (10%): 0.419 ACRES
TOTAL OPEN SPACE PROVIDED: 0.55 ACRES (13.3%)
DEVELOPER/OWNER:
EAST VILLAGE INVESTMENTS LLC
227 E FRONT STREET
NEW BERN, NC 28560-2145
252-752-7101

MAXIMUM RESIDENTIAL DENSITY:
ALLOWABLE DENSITY: 12 UNITS PER ACRE
PROPOSED UNITS: 45 UNITS

MAXIMUM BUILDING HEIGHT: 45'

BUILDING SETBACKS:
PRIMARY STREET - 20'
SIDE STREET - 20'
SIDE SITE BOUNDARY - 20'
REAR SITE BOUNDARY - 20'
GARAGE TO BACK OF CURB - 20' MINIMUM
GARAGE TO BACK OF SIDEWALK - 20' MINIMUM
INTERNAL BUILDING SEPARATION - 20'

PROPOSED UNIT COUNT:
2 BEDROOM (RED OUTLINE) - 28 UNITS
3 BEDROOM (BLUE OUTLINE) - 17 UNITS

PARKING REQUIRED:
-1.25 PER UNIT OF TWO OR MORE BEDROOMS
-0.25 GUEST SPACES PER UNIT
57 UNIT SPACES REQUIRED
12 VISITOR SPACES REQUIRED
69 TOTAL

PARKING PROVIDED:
64 GARAGE SPACES
89 DRIVEWAY SPACES
12 VISITOR SPACES
165 TOTAL

DESIGN GUIDELINES AND ADDITIONAL ITEMS:

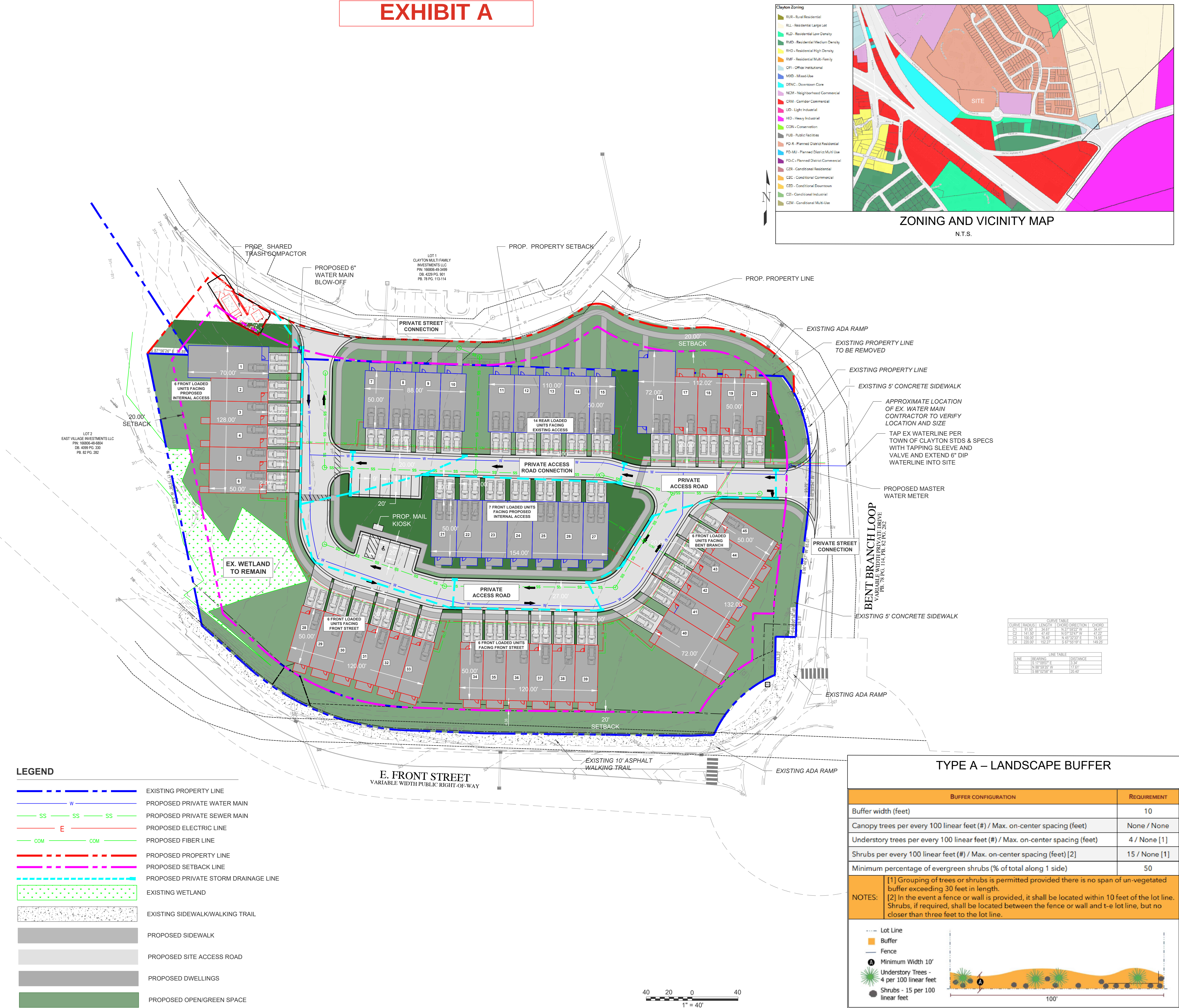
- CZR DISTRICT REQUIREMENTS ARE TO BE MET, THEREFORE COMPLYING WITH RMF DISTRICT DIMENSIONAL REQUIREMENTS FOR MULTI-FAMILY
- 6.2.4 MULTI-FAMILY DESIGN STANDARDS TO BE MET
- TYPE A 10' LANDSCAPE BUFFER TO BE INSTALLED AROUND THE PERIMETER WHERE EXISTING VEGETATION DOES NOT EXIST. EXISTING VEGETATION AROUND WETLAND TO REMAIN.
- WASTEWATER ALLOCATION TO BE SUBMITTED WITH TYPE 3 REZONING APPLICATION
- SEWER STUDY TO BE CONDUCTED ON GRAVITY MAIN GOING THROUGH ARBORS PHASE 1
- JOINT USE AGREEMENT WITH ARBORS AT EAST VILLAGE FOR CLUBHOUSE, POOL, & TRASH
- THERE WILL BE NO SETBACK ENCROACHMENTS BASED ON THE PROPOSED RECOMBINATION.
- PROPOSED STORMWATER MANAGEMENT TO UTILIZE THE EXISTING SHARED STORMWATER CONTROL MEASURE (WET POND) ON ARBORS PHASE I SITE. THE DEVICE WAS SIZED TO ACCOMMODATE FUTURE DEVELOPMENT OF THE PHASE II SITE AREA.

THIS PLAN WAS DESIGNED IN ACCORDANCE WITH UDO SECTION 3.3.1 E. ALL DEVIATIONS AND/OR REDUCTIONS ARE DESCRIBED ON THE CONDITIONS OF APPROVAL NARRATIVE AND DEPICTED GRAPHICALLY ON THIS PLAN. THIS PLAN COMPLIES WITH UDO SECTION 3.3.1 E.4 AND THE NARRATIVE DESCRIBES THE PROJECTS HIGHER QUALITY STANDARD ASSOCIATED WITH EACH CONDITION

UTILITY PROVIDERS:
ELECTRICITY - TOWN OF CLAYTON
WATER - TOWN OF CLAYTON
SEWER - TOWN OF CLAYTON
SOLID WASTE COLLECTION - ALL STAR WASTE (TOWN OF CLAYTON)

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

EXHIBIT A



CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-413-1704
F: 919-413-1535

Joshua Date: 2025.12.12
Crumpl PE: 210-41-02
et PE: 05500

CONCEPTUAL PLANS
NOT FOR CONSTRUCTION

DATE

DESCRIPTION

REV.

CONCEPT PLAN
TOWN OF CLAYTON PROJECT NUMBER: 2025-041-CZM

THE ARBORS AT EAST VILLAGE PH II

E FRONT STREET
CLAYTON, NORTH CAROLINA

PROJECT NO.: 24021

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 11/05/25

SCALE: 1" = 40'

C-1

1 of 1

Conditions of Approval (2025-41-CZM)

1. Following Town Council approval, an electronic copy of the Concept Plan, Exhibit A, including the Conditions of Approval shall be submitted to the Planning Department for final Approval.
2. The Project shall meet all applicable adopted Town of Clayton Unified Development Ordinance (UDO) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved 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.
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 Project will construct driveways that count towards the multifamily dwelling parking requirements. Driveway dimensions will be a minimum of 18 feet in width and 20 feet in length.
9. The Project will construct attached 1 & 2 car garages that count towards the multifamily dwelling parking requirements. Prior to the issuance of a Certificate of Occupancy (CO), the applicant must provide a copy of the lease agreement, subject to approval by the Inspections Director and Planning Director.
10. Constructed driveways are to be spaced less than 20 feet apart with a minimum separation width of 2 feet.
11. Constructed car garage entries are to be more than 20 percent widths of the building façade on which garage access is provided.
12. The Project will provide 50% gathering space within the required open space area depicted on the Concept Plan that may include, but not limited to, benches, tables, or other seating areas.
13. A Cross-Access Use Agreement for site amenities, trash, & ingress/egress will be submitted to the Town of Clayton for approval, and then subsequently recorded at the Johnston County Registry of Deeds prior to site plan and construction drawing approval.

14. A Recombination Plat depicting the proposed lot lines in the associated Concept Plan will be submitted to the Town of Clayton for approval, and then subsequently recorded at the Johnston County Registry of Deeds prior to site plan & construction drawing approval.
15. The Sustainable Development Incentives per UDO Table 6.17.6 (12.16.24), shall be met with an enhancement of providing each constructed dwelling unit's garage with a dedicated receptacle that can host a Level 2 electric vehicle charger, affecting a minimum of 45 units. This will be shown on electrical drawings to be reviewed and approved by the Town of Clayton staff prior to the release of building permits.
16. A credit for existing vegetation shall be sought at the time of Site Plan submittal, as part of the Landscape Plan, per UDO 6.6.10 Planting Flexibility (12.16.24) to protect mature trees on the site's internal location, that do not pose any impact to the improvements shown on the Concept Plan. Those improvements include all buildings, structures, sidewalks, driveways, & utilities depicted on the Concept Plan. Town Staff will work with the Applicant to determine where mature trees can be protected at the time a Landscape Plan is submitted. Any tree identified on the Landscape Plan as a "Tree Save Area", that is removed or damaged during construction shall be replaced with an equivalent of two (2) native or non-invasive canopy tree species in accordance with Town of Clayton UDO Procedures Manual (11.18.25).
17. The applicant will submit an enhanced Landscape Plan with Site Plan submittal, that shall include one (1) additional species to the required number of species identified in UDO 6.6.7.E, Species Diversity (12/16/24).
18. The Sustainable Development Incentives per UDO Table 6.17.6 (12.16.24), shall be met with an enhancement of providing Energy Star rated appliance package, including, but not limited to, central air conditioners, washer, dryer, refrigerator, range, dishwasher, and microwave will be installed in each dwelling unit.
19. Smart home door locks and thermostats will be installed in each dwelling unit. These specs will be shown on the architectural plans at the time of construction drawings submission.
20. Internet service up to 1 Gigabit of data will be installed within each dwelling unit. Each dwelling unit will have a minimum of one ethernet connection port installed. This will be shown on the electrical drawings to be reviewed and approved by the Town of Clayton prior building permit release. The applicant will provide a willingness to serve letter from an internet provider that currently operates within the Town of Clayton town limits prior to site plan approval.
21. The multi-family design standards per UDO 6.2.4 (12.16.24) shall be met with the enhancements of providing a minimum four (4) architectural elements (6.2.4.D.4.b) and a minimum of four (4) variation elements (6.2.4.D.5.b).

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.

Thomas F. Taft Sr.

Print Name



Signature of Property Owner

1-16-26

Date

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

Conditions of Approval NARRATIVES (2025-41-CZM)

Conditions #1-7 - These are Town of Clayton standard conditions that the developer hereby agrees to abide by

Condition #8 - The applicant intends to develop multifamily townhomes on a single lot. UDO section 6.9.4.G.1 does not list multifamily developments as a use for driveways to count towards the parking requirement. Individual concrete driveways connecting directly to a unit are preferred in lieu of the standard asphalt parking lot on a typical multifamily development. All driveways will be at least 18' in width to allow for 2 cars to park on the driveway. They will also be 20' in length. This will allow residents with better access to their unit and allow for guests to park on their designated driveway.

Condition #9 – As stated in condition 8, the applicant intends to develop multifamily townhomes on a single lot. UDO section 6.9.4.H does not list multifamily developments as a use for 1 or 2 car garages to count towards the parking requirement. Garages are preferred as a parking option for residents. 2-bedroom units will have a 1-car garage while 3-bedroom units will have a 2-car garage. Language will be written into each individual lease requiring residents to use the garage for parking and not storage.

**Between conditions 8 & 9, the applicant is currently showing provided parking of 153 driveway & garage spaces along with 12 visitor spaces, which far exceeds the standard multifamily parking requirement of 1.25 spaces per unit (2 or more bedrooms). The applicant is showing an additional 96 parking spaces over the required parking for multifamily, which would be 57 unit spaces and 12 visitor spaces, equating to 69 total.*

Condition #10 – In order to provide ample parking for residents and their guests, driveways will need to be spaced less than 20 feet apart. Spacing driveways less than 20' apart will allow the applicant to provide 18' wide driveways to park at least 2 cars (As described in Condition #8). Spacing of the driveways will be anywhere from 2 to 4 feet apart as shown on the Concept Plan. Spacing more than 20', as required by UDO 6.1.4.4a, would decrease parking by shrinking the driveway widths.

Condition #11 – Architecturally, for townhomes, it would be difficult to fit garages in at less than 20 percent of the building façade width (Especially buildings with multiple 2-car garages). To comply with UDO 6.2.4.D.4c, it would require substantial widening of the building, by almost double, that would make for an inefficient build. Complying with this would force us to construct only 1-car garages. Most of our residents prefer a 2-car garage.

Condition #12 – The Project will incorporate meaningful community gathering opportunities within its designated open space. As shown on the Concept Plan, at least fifty percent (50%) of the required open space area will be intentionally designed as functional gathering space. This area may include amenities such as benches, tables, and other seating elements, or similar features that encourage passive recreation, social interaction, and resident enjoyment. The intent is to create a comfortable, accessible, and visually cohesive space that enhances the overall livability of the development while satisfying open-space standards.

Condition #13 - There will be a cross-access use agreement between Clayton Mult-Family Investments, LLC and East Village Investments, LLC. This agreement will lay out general terms for shared access of vehicular and pedestrian ingress/egress from both Bent Branch Loop and the drive aisles that will be constructed on the East Village Property. This agreement will also lay out terms for the shared use of amenities (as described in Condition 12), waste stations, and open space. There will also be a temporary construction easement in place to allow for the construction of the drive aisles that will connect to Bent Branch Loop on Clayton Mult-Family Investments Phase I, LLC's property. This document will be recorded and be binding to any future applicant or designees of the associated parcels.

Condition #14 – A draft recombination plat and lot descriptions are provided with the rezoning package. This will show the proposed lot lines for this rezoning. Obtaining additional space from the adjacent parcels are necessary to comply with all the setback requirements associated with the proposed use.

Condition #15 - The applicant is committed to supporting long-term sustainability and emerging transportation technologies within the Town of Clayton. To ensure that each future resident has the opportunity to utilize electric vehicle charging, every constructed dwelling unit will be provided with a dedicated electrical receptacle capable of supporting a Level 2 electric vehicle charger. This receptacle will be shown on the electrical drawings submitted during construction plan review and will be subject to review and approval by Town of Clayton staff prior to issuance of building permits. This proactive measure positions the community for future demand and aligns with broader environmental and efficiency objectives.

Condition #16 - As part of the Landscape Plan submitted during Site Plan review, the Applicant will seek planting flexibility credits pursuant to UDO Section 6.6.10 (12.16.24) to preserve mature, healthy trees located within internal portions of the site that do not conflict with the buildings, structures, sidewalks, driveways, utilities, or other improvements shown on the Concept Plan. Town Staff and the Applicant will work collaboratively during the Landscape Plan phase to identify appropriate Tree Save Areas and confirm that retained vegetation will not impede required site improvements. In addition to tree preservation, the Project will preserve the existing on-site wetland in its natural, undisturbed condition, consistent with the Concept Plan, which clearly identifies the "Existing Wetland to Remain". These areas will be protected throughout design and construction, and no improvements are proposed within or adjacent to the wetland that would alter its ecological function or hydrology. Preserving the wetland contributes to stormwater filtration, habitat value, and the overall environmental integrity of the site. Any tree designated on the approved Landscape Plan as part of a Tree Save Area that is removed, damaged, or rendered non-viable during construction shall be replaced at a ratio of two (2) native or non-invasive canopy trees per tree, consistent with the Town of Clayton UDO Procedures Manual (11.18.25). This replacement standard ensures that both canopy value and long-term environmental benefits are maintained as development progresses.

Condition #17 - The Applicant will provide an enhanced Landscape Plan at the time of Site Plan submittal that exceeds the minimum planting diversity requirements of UDO Section 6.6.7.E,

Species Diversity (12/16/24). In addition to the number of plant species required by ordinance, the Landscape Plan will incorporate one (1) additional species to further promote biodiversity, improve long-term landscape resiliency, and strengthen overall ecological value on site. This enhancement ensures a broader mixture of plant materials and complements the Project's commitments to vegetation preservation and high-quality landscape design.

Condition #18 - The applicant is committed to delivering efficient, high-quality homes that reduce long-term utility consumption for residents. To achieve this, each dwelling unit will be equipped with an Energy Star-rated appliance package and central air conditioning units, including but not limited to the refrigerator, range, dishwasher, microwave, washer, and dryer. These are designed to meet or exceed federal efficiency standards, resulting in reduced energy usage, lower resident utility costs, and environmental benefits consistent with modern building practices.

Condition #19 - To enhance resident convenience, safety, and energy management, each dwelling unit will include smart home features consisting of smart door locks and smart thermostats. These devices allow residents to manage access and temperature settings efficiently while contributing to energy conservation within the units. Specifications for these smart home systems will be shown on the architectural plans at the time of construction drawing submittal and will be reviewed as part of the standard approval process.

Condition #20 - Recognizing the importance of reliable and fast internet connectivity for modern living, the applicant will provide 1-Gigabit internet service availability within each dwelling unit. Each unit will include a minimum of one hard-wired ethernet port to support stable, high-speed data connections, allowing for a work-from-home option for residents. These features will be shown on the electrical drawings for staff review and approval prior to the release of building permits. Additionally, the applicant will provide a "willingness-to-serve" letter from an internet service provider operating within the Town of Clayton limits prior to site plan approval to confirm service availability.

Condition #21 - The Project has been designed to fully comply with the Town's multi-family residential design standards outlined in UDO Section 6.2.4 (12.16.24). To reinforce architectural quality and ensure compatibility with surrounding development, the buildings will incorporate a minimum of four (4) qualifying architectural elements, consistent with UDO Section 6.2.4.D.4.b. These elements will be selected from the approved menu of design features intended to enhance façade articulation, visual interest, and human-scale character. In addition, the Project will provide a minimum of four (4) building variation elements in accordance with UDO Section 6.2.4.D.5.b. These variation elements are intended to differentiate buildings within the multi-family development, reduce visual monotony, and meet the UDO's established standards for multi-building design diversity. Collectively, these enhancements demonstrate the Project's commitment to meeting and exceeding the Town's multi-family design expectations by delivering a thoughtfully articulated building design, reinforcing aesthetic quality, and promoting architectural variety throughout the development.

Motions for Consistency Statements

The Planning Board may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

Motion 1: Approval – Consistent with the 2045 Comprehensive Growth Plan

I make a motion to recommend approval of 2025-41-CZM Arbors at East Village Phase II based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- Policy LU 1.1 seeks to encourage quality development through the implementation of the plans and regulations adopted by the Town Council.**
- Policy LU 1.6 seeks to promote development in areas programmed to mitigate adverse impacts.**
- Policy LU 3.1 seeks to promote a range of housing types.**
- Policy DT 1.4 seeks to promote increased residential activity in Downtown.**

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

- The request is overall consistent with the 2045 Comprehensive Growth Plan, adding to the housing supply and introducing a new housing option to the surrounding area.**

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

I make a motion to recommend approval of 2025-41-CZM Arbors at East Village Phase II. While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- Policy LU 1.1 seeks to encourage quality development through the implementation of the plans and regulations adopted by the Town Council.
- Policy LU 1.6 seeks to promote development in areas programmed to mitigate adverse impacts.
- Policy LU 3.1 seeks to promote a range of housing types.
- Policy DT 1.4 seeks to promote increased residential activity in Downtown.

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

- The request is overall consistent with the 2045 Comprehensive Growth Plan, adding to the housing supply and introducing a new housing option to the surrounding area.

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

I make a motion to recommend denial of 2025-41-CZM Arbors at East Village Phase II. While the request is consistent with the below adopted 2045 Comprehensive Growth Plan policies, in that:

- Policy LU 1.1 seeks to encourage quality development through the implementation of the plans and regulations adopted by the Town Council.
- Policy LU 1.6 seeks to promote development in areas programmed to mitigate adverse impacts.
- Policy LU 3.1 seeks to promote a range of housing types.
- Policy DT 1.4 seeks to promote increased residential activity in Downtown.

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

- The request does not provide housing that is compatible with the surrounding area.
- The existing zoning is preferable to the request.

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

I make a motion to recommend denial of 2025-41-CZM Arbors at East Village Phase II based on inconsistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- Policy LU 1.1 seeks to encourage quality development through the implementation of the plans and regulations adopted by the Town Council.
- Policy LU 1.6 seeks to promote development in areas programmed to mitigate adverse impacts.
- Policy LU 3.1 seeks to promote a range of housing types.
- Policy DT 1.4 seeks to promote increased residential activity in Downtown.

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

- The request does not provide housing that is compatible with the surrounding area.
- The existing zoning is preferable to the request.



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

PUBLIC NOTICE

January 16, 2026

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

Scan **QR Code** for
more information:



RE: A Public Meeting by the Clayton Planning Board

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 meeting hosted by the Clayton Planning Board to share your comments on the proposed project. The meeting will be held on January 26, 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:	2025-41-CZM, Arbors at East Village Phase II
Location:	Within Town limits located on the northerly side of East Front Street at the intersection with Bent Branch Loop, addressed 60 Bent Branch Loop and two unassigned addresses, and identified as Johnston County Tax IDs 05037010R, 05037011A, and 05037010P.
PIN #(s):	166806-48-6804, 166806-49-3499, and 166806-39-9260
Applicant:	Crumpler Consulting Services, PLLC
Request:	Request to rezone approximately 4.19 acres of land from Residential Planned District (PD-R) to a Conditional Residential (CZR) zoning District. This is a Type 3 Conditional Rezoning with a Concept Plan. The Plan proposes 45 multi-family townhouse-style dwelling units.

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.

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AVISO PÚBLICO

Escanee el código QR
para más información:



16 de enero de 2026

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

RE: Una reunión pública de la Junta de Planificación 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 reunión pública organizada por la Junta de Planificación de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 26 de enero 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:	2025-41-CZM, Arbors en East Village Fase II
Ubicación:	Dentro de los límites de la ciudad, ubicado en el lado norte de East Front Street, en la intersección con Bent Branch Loop, con dirección 60 Bent Branch Loop y dos direcciones no asignadas, e identificado con los IDs de impuestos del Condado de Johnston 05037010R, 05037011A y 05037010P.
PIN #(s):	166806-48-6804, 166806-49-3499, y 166806-39-9260
Solicitante:	Crumpler Servicios de Consultoría, PLLC
Pedido:	Solicitud para reclasificar aproximadamente 4,19 acres de terreno de Distrito Residencial Planificado (PD-R) a un Distrito de Zonificación Residencial Condicional (CZR). Esta es una Rezonificación Condicional Tipo 3 con un Plan Conceptual. El plan propone 45 unidades de vivienda multifamiliar estilo townhouse.

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

VISIÓN | Una comunidad acogedora y comprometida que aprecia su encantador carácter local y promueve la vitalidad económica, la gestión ambiental, la seguridad y las oportunidades para todos.

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

PUBLIC NOTICE

January 23, 2026

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

Scan **QR Code** for
more information:



RE: Rescheduled: Public Meeting by the Clayton Planning Board

Dear Clayton Area Property Owner,

Due to inclement weather, the Planning Board meeting for Monday, January 26, 2026 has been cancelled. As such, the meeting for which you received this notice has been rescheduled to Monday, February 23, 2026. 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 meeting hosted by the Clayton Planning Board to share your comments on the proposed project. The meeting will be held on **February 23, 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:	2025-41-CZM, Arbors at East Village Phase II
Location:	Within Town limits located on the northerly side of East Front Street at the intersection with Bent Branch Loop, addressed 60 Bent Branch Loop and two unassigned addresses, and identified as Johnston County Tax IDs 05037010R, 05037011A, and 05037010P.
PIN #(s):	166806-48-6804, 166806-49-3499, and 166806-39-9260
Applicant:	Crumpler Consulting Services, PLLC
Request:	Request to rezone approximately 4.19 acres of land from Residential Planned District (PD-R) to a Conditional Residential (CZR) zoning District. This is a Type 3 Conditional Rezoning with a Concept Plan. The Plan proposes 45 multi-family townhouse-style dwelling units.

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

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TOWN OF CLAYTON

COMMUNITY DEVELOPMENT

111 E Second Street
Clayton, NC 27520
919-553-5002

AVISO PÚBLICO

23 de enero de 2026

Escanee el código QR
para más información:



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

RE: Reunión pública reprogramada de la Junta de Planificación de Clayton

Estimado propietario del área de Clayton:

Debido a las inclemencias del tiempo, la reunión de la Junta de Planificación prevista para el lunes 26 de enero de 2026 ha sido cancelada. Por lo tanto, la reunión para la que recibió este aviso ha sido reprogramada para el **lunes 23 de febrero de 2026**. 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 reunión pública organizada por la Junta de Planificación de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el **23 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:	2025-41-CZM, Arbors en East Village Fase II
Ubicación:	Dentro de los límites de la ciudad, ubicado en el lado norte de East Front Street, en la intersección con Bent Branch Loop, con dirección 60 Bent Branch Loop y dos direcciones no asignadas, e identificado con los IDs de impuestos del Condado de Johnston 05037010R, 05037011A y 05037010P.
PIN #(s):	166806-48-6804, 166806-49-3499, y 166806-39-9260
Solicitante:	Crumpler Servicios de Consultoría, PLLC
Pedido:	Solicitud para reclasificar aproximadamente 4,19 acres de terreno de Distrito Residencial Planificado (PD-R) a un Distrito de Zonificación Residencial Condicional (CZR). Esta es una Rezonificación Condicional Tipo 3 con un Plan Conceptual. El plan propone 45 unidades de vivienda multifamiliar estilo townhouse.

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

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

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: 2025-41-CZM, Arbors at East Village Phase II
Town Board: Planning Board
Date of Meeting: January 26, 2026

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	RA	1/16/26
2. Property Posted	Sign Posted on Property	(Signature)	1/16/26
3. Website Updated	Project Information added to the Website	RB	1/16/26
4. Newspaper Publish	Newspaper Ad published	N/A	N/A

Certified by:

Conrad Olmedo, AICP, CZO
Planning Director

1/16/26

Date

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

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

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: 2025-41-CZM, Arbors at East Village Phase II
Town Board: Planning Board
Date of Meeting: February 23, 2026

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	<i>[Signature]</i>	1/23/26
2. Property Posted	Sign Posted on Property	<i>[Signature]</i>	10/23/20
3. Website Updated	Project Information added to the Website	<i>[Signature]</i>	2/4/26
4. Newspaper Publish	Newspaper Ad published	N/A	N/A

Certified by:

Conrad Olmedo, AICP, CZO
Planning Director

2/9/26

Date

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

Planning Board Public Meeting: February 23, 2026
Town Council Public Hearing: TBD

STAFF REPORT			
Project Number:	2025-147-RZ		
Project Name:	Powhatan Self Storage Rezoning		
Property Pin #:	167700-39-7194		
Location:	Located easterly from the intersection of Clayton Blvd. and Powhatan Rd., addressed as Powhatan Road, and identified as Johnston County Tax ID 05I05019B		
Applicant:	Town of Clayton		
Property Owner:	American Self Storage, Inc.		
Public Noticing Dates:	Surrounding Property Letters Mailed: February 12, 2026 Sign Posted: February 13, 2026 Website Updated: February 12, 2026		
Request:	Rezone the currently split zoned parcel from Residential Large Lot (RLL) and Corridor Commercial (CRM), to Corridor Commercial (CRM) district.		
PROJECT OVERVIEW			
This is a Town initiated conventional rezoning to correct a split-zoning condition affecting the subject property. The parcel is currently split-zoned Residential Large Lot (RLL) and Corridor Commercial (CRM), despite having been developed and functioning as a single unified site. A Special Use permit (2023-146-SUP) was issued for the building and its associated use in 2023. While the SUP approval is specific to the portion of the CRM zoning district on the property, staff is initiating this rezoning to consolidate the zoning districts into a single CRM district. This request is technical with respect to zoning only and does not allow any new development, expansion, or alteration of the previously approved SUP.			
ADJACENT ZONING, LAND USES, AND FUTURE LAND USES			
Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Heavy Industrial (HID)	Warehouse/Distribution or Storage	Employment Center
South	Light Industrial (LID)	Single-Family Detached Dwelling	Employment Center
East	Residential Large Lot (RLL)	Convenience Store (with gasoline sales)	Employment Center

West	Commercial Corridor (CRM)	Convenience Store (with gasoline sales)	Employment Center
REVIEW CRITERIA			
The proposed rezoning supports the public’s health, safety, and overall well-being by correcting a split-zoning condition that affects a single, already-developed parcel with an approved SUP to allow future expansion. This request will realign the CRM zoning district boundaries with the property boundaries. This request does not introduce new development or intensify the existing use; rather, it brings the zoning map into alignment with what is currently built. The proposed rezoning is appropriated for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town’s adopted policy guidance. The parcel has been developed and is operating as a commercial property with an approved Special Use Permit. This rezoning is for The small portion currently designated RLL to the CRM district. This will provide zoning consistency across the entire parcel and supports the intent of the CRM district. Approving this rezoning is reasonable and, in the public’s, best interest by correcting a technical zoning map without any development impacts.			
CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP			
The Town’s Future Land Use Map designates the subject property as Employment Center, which is intended to support primary employment uses and economic development opportunities along major transportation corridors with adequate infrastructure. Employment Centers are intended to accommodate uses such as industrial, warehouse, office, research and development, technology, fabrication, assembly, and similar employment-generating activities. The designation also allows for limited supporting commercial uses that serve employees within the area. The requested rezoning is consistent with the Employment Center designation, as it supports an existing developed site and maintains land use patterns aligned with employment-focused development. The rezoning does not introduce incompatible uses and instead ensures zoning consistency across the parcel. The request aligns with Policy ED 1.2, Strategy ED 1.2.2, which encourages compatible uses within and near designated Employment Center areas to protect industrial land. By maintaining consistent zoning across the site, the Town supports compatible development patterns within the Employment Center. The request also supports Policy ED 1.5, Strategy ED 1.5.1, which promotes business retention and expansion efforts. Ensuring that the zoning accurately reflects the existing development helps support continued operation of the established business and reinforces the Town’s commitment to economic stability and growth.			
PLANNING BOARD CONSIDERATIONS			
The Planning Board will hear this item in a public meeting on February 23, 2026 at their regular meeting. The Planning Board may make a recommendation of approval or denial to the Town Council.			
TOWN COUNCIL CONSIDERATIONS			
Following the Planning Board Meeting, this application will be scheduled for a public hearing to be held			

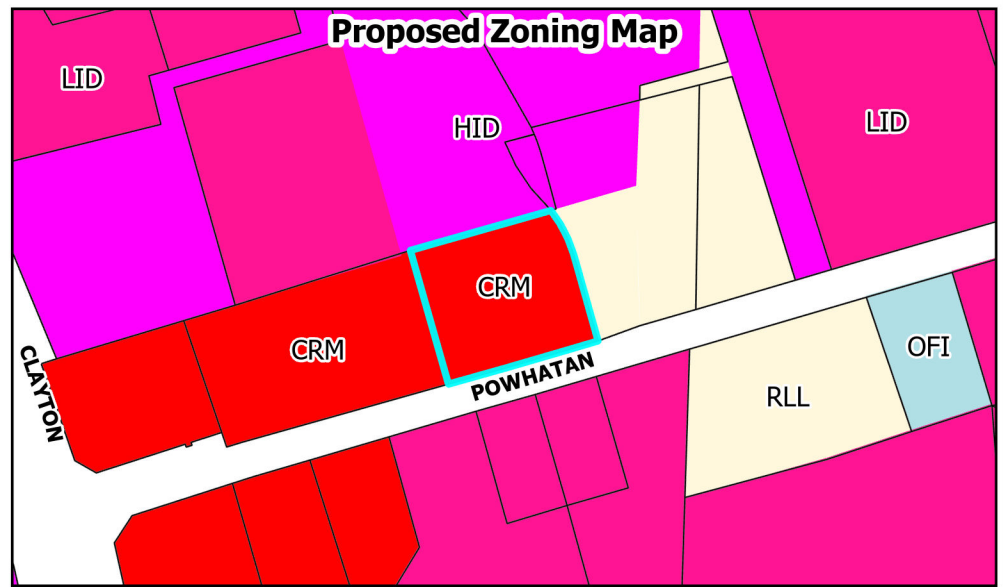
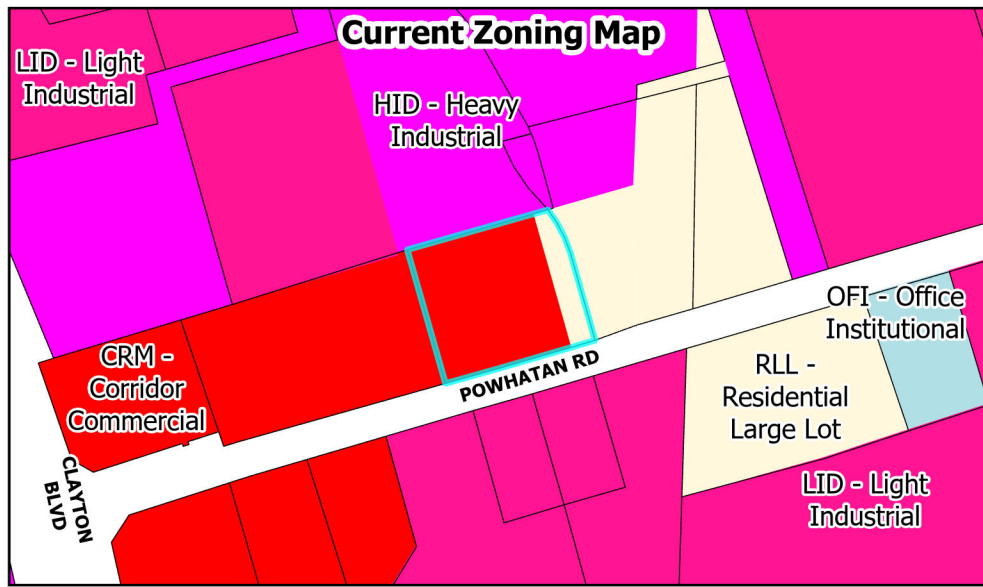
at a future Town Council meeting.

STAFF RECOMMENDATION

The Technical Review committee has thoroughly reviewed the proposed rezoning and associated concept plan. Planning staff recommends **APPROVAL** as a motion 1 of the consistency statements sheet.

ATTACHMENTS:

1. Staff Report Map
2. Application
3. Neighborhood Meeting Materials
4. Surrounding Property Notice
5. Consistency Statements Sheet



Request: Conventional Rezoning
Project Name: Powhatan Road Rezoning
Project Number: 2025-147-RZ

Applicant: Town of Clayton
 Property Owner: American Self Storage, Inc.
 Johnston County Parcel ID: 05I05019B

 Site Location



Staff Report Map
February 11, 2026

0 160 320 640
 Feet

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 Street
Clayton, NC 27520
919-553-5002

CONVENTIONAL REZONING COVER SHEET

Name of Project: Powhatan Self Storage Rezoning Date: 12/5/2025

Applicant Name: Lori Bryant

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

☒ Pre-Application Meeting on: 11/18/2025
Note: Pre-application meeting must be held no more than 6-months prior to the submittal.

☒ Neighborhood Meeting on: October 28, 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

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

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

Conventional Rezoning Application

www.ClaytonNC.org/Fees

Applicable Fees: Conventional Rezoning Fee

PROJECT & SITE INFORMATION

Name of Project: Powhatan Self Storage Rezoning
Acreage of Property: 1.4 Existing use: Indoor Self Storage
County Tag #: 05I05019B NC Pin #: 167700-39-7194
Address/Location: 3936 Powhatan Rd.
Existing Zoning District: RLL & CRM Proposed Zoning District: CRM

APPLICANT INFORMATION

Applicant: Town of Clayton
Mailing Address: 111 E. Second St. Clayton, NC 27520
Phone Number: 919.553.5002 Fax: _____
Contact Person: Lori Bryant
Email Address: Lbryant@townofclaytonnc.org

PROPERTY OWNER INFORMATION

Name: American Self Storage, Inc.
Mailing Address: 3805 S Smithfield Rd. Knightdale, NC 27545
Phone Number: 919-673-7452 Fax: _____
Email Address: Adam@americanstoragenc.com

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EXPLANATION OF PROJECT

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

Town initiated action on behalf of the property owner to rezone the currently split zoned parcel (RLL and CRM), to a unified CRM zoning designation. This application is to correct a clerical error.

REVIEW CRITERIA

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

1. Whether the proposed rezoning advances public health, safety, or welfare.

The proposed rezoning supports the public's health, safety, and overall well-being by correcting a zoning map issue on a property that has already been developed.

the property is split between two zoning districts, even though it functions as one site. This request simply adjusts the zoning lines so they match the property lines.

2. Whether and the extent to which the proposed rezoning is appropriated for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

The proposed rezoning is appropriated for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

The parcel has been developed and operated as a unified commercial property under an approved Special Use Permit. Rezoning the small portion currently

designated RLL to CRM ensures zoning consistency across the entire parcel and supports the intent of the CRM district.

3. Whether an approval of the rezoning is reasonable and in the public interest.

Approving this rezoning is reasonable and in the public's best interest because it fixes an issue on the zoning map without creating any new impacts.

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.

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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.

Lori Bryant

Print Name



Signature of Applicant

11/19/2025

Date

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October 16, 2025

Dear Property Owner,

The purpose of this letter is to notify you of the intent for the Town of Clayton to file an application for a Conventional Rezoning Application involving property within 300 feet of property shown in your ownership by Johnston County tax records. Per Town of Clayton Unified Development Ordinance, a neighborhood meeting is required to be held to provide information to area residents and businesses about the proposal. A representative of the Town will be present to explain the application, answer questions, and solicit comments.

Meeting Information:

Date: Tuesday, October 28, 2025

Time: 6:00pm – 7:00pm

Location: Town of Clayton Town Hall

111 East Second Street

Clayton, NC, 27520

Room: Council Chambers

Application Details: This is a Town-initiated Conventional Rezoning of the existing parcel, of which Powhatan Self-Storage is located upon, to correct a clerical error in past processing of their development application for expansion.

The property is currently split-zoned Residential Large Lot (RLL) and Commercial Corridor (CRM) zoning districts. The use of the property, Indoor Self-Storage, is operating under the issuance of a Special Use Permit that was issued in 2023-146-SUP. The use is not permitted in the RLL district. Staff is pursuing a rezoning of the parcel to ensure the entirety of the parcel is CRM for consistency purposes. No uses are being modified with this request.

This application is anticipated to go to Planning Board on Tuesday December 16, 2025. Following Planning Board recommendation, the request will proceed to Town Council for a Public Hearing and final decision.

Type of Application: Conventional Rezoning Application

Project/proposal address: 3936 Powhatan Rd.

Project Overview: The rezoning is a Town initiated action on behalf of the property owner to rezone the currently split zoned parcel Residential Large Lot (RLL) and Commercial Corridor (CRM), to a unified Commercial Corridor (CRM) zoning designation.

A map is enclosed with this letter showing the location of the property that is adjacent to the property subject to the application.



TOWN OF CLAYTON
COMMUNITY DEVELOPMENT
111 E Second Street
Clayton, NC 27520
919-553-5002

If you have any immediate questions prior to or following the meeting, please contact the project manager, Lori Bryant, at Lbryant@townofclaytonnc.org or 919.553.5002.

Thank you for your understanding and support.

Sincerely,

Lori Bryant
Planner I
Town of Clayton Planning Department

*Cc: Haley Downey, Assistant Planning Director
Conrad Olmedo, Planning Director*

AMERICAN SELF STORAGE, INC.
3805 S SMITHFIELD RD
KNIGHTDALE, NC 27545-7621

AMERICAN SELF STORAGE, INC.
3805 S SMITHFIELD RD
KNIGHTDALE, NC 27545-7621

DUKE ENERGY PROGRESS LLC
525 S TRYON ST # DEP09A
CHARLOTTE, NC 28202-1839

FRANKLIN CLAYTON ASSOCIATES
8636 VINTAGE CLUB DR
WILMINGTON, NC 28411-7685

GRIFOLS THERAPEUTICS LLC
79 TW ALEXANDER DR STE 4101
DURHAM, NC 27713-2919

IRONWOOD DEVELOPERS, LLC
442 1/2 E MAIN ST
CLAYTON, NC 27520-2500

3986 POWHATAN LLC
3805 S SMITHFIELD RD
KNIGHTDALE, NC 27545-7621

ABREU, HILDA MERCEDES GARIA
3936 POWHATAN RD
CLAYTON, NC 27520-9236

FRANCISCO FAVELA
3936 POWHATAN RD
CLAYTON, NC 27520-9236

BLACKTIP PROPERTIES LLC
PO BOX 189
CLAYTON, NC 27528-0189

ALPHA HOME CARE SERVICES,
5842 FARINGDON PL STE 2
RALEIGH, NC 27609-3930

BLACKTIP PROPERTIES LLC
PO BOX 189
CLAYTON, NC 27528-0189

TROPICANA GROUP HOLDINGS
104 LILY XING
CLAYTON, NC 27527-5205

MARVEL MANAGEMENT LLC
2127 WILLOW HILL LANE
CLAYTON, NC 27520-0000

GRIFOLS THERAPEUTICS LLC
79 TW ALEXANDER DR STE 4101
DURHAM, NC 27713-2919

MAYE, BARBARA J
PO BOX 1192
CLAYTON, NC 27528-1192

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the neighborhood meeting is to inform landowners and occupants of nearby lands about a development application that is going to be reviewed under this by the Town of Clayton and to provide the applicant an opportunity to hear comments and concerns about the proposed development from landowners and occupants of nearby lands. It is not the intent of these standards to unreasonably delay or prevent an applicant from filing their development application.

Meeting Date:

The meeting shall take place prior to the application being initially filed with the Town. Nothing shall limit the Town Council from requiring one or more neighborhood meetings be conducted prior to the application being decided.

Meeting Time & Location:

The neighborhood meeting shall take place in a location open to the general public that is as close as possible to the site where development is proposed. In the event no suitable location open to the general public is available, the meeting may take place at a Town-owned or -operated site, subject to any Town requirements for its use. Additionally, the applicant may hold a Virtual neighborhood meeting conducted in a manner consistent with the Town's policies for virtual meetings.

Meeting Notice Mailing requirements:

1. The applicant shall provide notification of the neighborhood meeting via first class mail to all landowners within 300 linear feet of the parcel(s) where the development is proposed.
2. Mailed notice shall be provided no less than ten days prior to the date of the neighborhood meeting.
3. Landowners are advised that any required public notice of a subsequent development application will be provided in accordance with Section 2.4.8, Public Notice, which may be less than 300 feet from the parcel where development is proposed.
4. Multiple meetings may take place, but advance notification for each meeting shall be provided in accordance with subsection 2.4.4 of the Neighborhood Meeting section of the UDO.

Information required to be provided at the Neighborhood Meeting Invitation:

1. The purpose of the meeting;
2. A description of the proposed development;
3. The time, date, and location of the meeting;
4. Telephone and email contact information for the applicant or applicant's representative; and
5. Any additional information that would promote understanding of the development proposal

Information required to be provided at Neighborhood Meeting:

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

Information provided to the Planning Department:

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

Deliver the following items to the Planning Department at the time of application submittal in electronic copy format: Planning-EngineeringSubmittals@TownofClaytonNc.org

- ☐ A list of all parties and mailing addresses who were mailed a meeting notice;*
- ☐ Written proof of mailing was provided in accordance with Section 2.4.4C.3, Notification;*
- ☐ A copy of the meeting notice;*
- ☐ A sign-in sheet of meeting attendees; and*
- ☐ A list of the items discussed, including any questions posed by attendees and the answers provided*

**Submitted with completed application at the time of submittal.*

ADJACENT PROPERTY OWNERS LIST

Project Name: Powhatan Rezoning

The following are all the persons, firms, or corporations owning property within 300 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

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

[illegible]

SAMPLE NEIGHBORHOOD MEETING LETTER

(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

Dear Clayton Area Property Owner:

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

Meeting Date:	Meeting Time:
Meeting Location:	
Type of Application:	
Project/proposal:	
Property address:	
Description of Project/Proposal:	
Upcoming public meetings for this application (Planning Board and/or Town Council):	

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

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

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal. If you have any questions prior to or after this meeting, you may contact us at **<Insert phone number of applicant>**. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Department

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Powhatan Rezoning

Application: Rezoning

Location/Date: Clayton Town Hall- 111 E. Second St. / October 28, 2025 / 6-7pm

	NAME	ADDRESS
1	No attendees	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:	Rezoning
Date of Mailing:	October 16, 2025
Date of Meeting:	October 28, 2025 Time of Meeting: 6- 7:00 pm
Location of Meeting:	Clayton Town Hall / 111 E. Second St Clayton, NC
Printed Name:	Lori Bryant Signature:

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

Town Planner and Assistant Planning Director were in attendance to conduct meeting starting at 6:00pm. No adjacent property owner or other members of the public showed up attend meeting. Meeting concluded at 7:00pm.

The logo for Clayton School of Law is a circular emblem. At the top, the word 'CLAYTON' is written in a large, serif font. Below it, there is a stylized illustration of a building with columns and two trees. At the bottom of the emblem, the year '1869' is displayed. The entire logo is rendered in a light gray color.

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



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

PUBLIC NOTICE

February 12, 2026

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

Scan **QR Code** for
more information:



RE: A Public Meeting by the Clayton Planning Board

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 meeting hosted by the Clayton Planning Board to share your comments on the proposed project. The meeting will be held on February 23, 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:	2025-147-RZ Powhatan Self Storage Rezoning
Location:	3936 Powhatan Rd.
PIN #(s):	167700-39-7194
Applicant:	Town of Clayton
Request:	Town initiated action on behalf of the property owner to rezone the currently split zoned parcel of Residential Large Lot (RLL) and Corridor Commercial (CRM), to CRM zoning designation.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5505 or at Lbryant@townofclaytonnc.org.

Sincerely,

Lori Bryant | Planner I

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AVISO PÚBLICO

Escanee el código QR
para más información:

12 de febrero de 2026

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



RE: Una reunión pública de la Junta de Planificación 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 reunión pública organizada por la Junta de Planificación de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 12 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:	2025-147-RZ Powhatan Self Storage Rezoning
Ubicación:	3936 Powhatan Rd.
PIN #(s):	167700-39-7194
Solicitante:	Ciudad de Clayton
Pedido:	"Acción iniciada por el Municipio/Ayuntamiento en nombre del propietario para rezonificar la parcela actualmente dividida en zonas de Residencial de Lotes Grandes (RLL) y Corredor Comercial (CRM) , a una designación de zonificación CRM unificada . Esta solicitud tiene como finalidad corregir un error administrativo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5505 o en Lbryant@townofclaytonnc.org.

Atentamente,

Lori Bryant | Planner I

VISIÓN | Una comunidad acogedora y comprometida que aprecia su encantador carácter local y promueve la vitalidad económica, la gestión ambiental, la seguridad y las oportunidades para todos.

MISIÓN | Servidores públicos dedicados y receptivos que brindan servicios esenciales que unen a las personas y promueven la calidad de vida en la comunidad de Clayton.

VALORES | RESPONSABILIDAD • COMUNIDAD • COMPROMISO • RESPETO

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Motions for Consistency Statements

The Planning Board may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

Motion 1: Approval – Consistent with the 2045 Comprehensive Growth Plan

I make a motion to recommend approval of 2025-147-RZ Powhatan Self Storage Rezoning based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- Policy ED 1.2 - Strategy ED 1.2.2 Protect industrial land uses by encouraging compatible uses within and near the Employment Center areas identified on the Future Land Use Map.**
- Policy ED 1.5 - Strategy ED 1.5.1, which promotes business retention and expansion efforts. Ensuring that the zoning accurately reflects the existing development helps support continued operation of the established business and reinforces the Town's commitment to economic stability and growth.**

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

- The request is overall consistent with the 2045 Comprehensive Growth Plan, as it ensures zoning consistency across the entire parcel without creating any new impacts, and supports the intent of the Commercial Corridor (CRM) district.**

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

I make a motion to recommend approval of 2025-147-RZ Powhatan Self Storage Rezoning. While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- Policy ED 1.2 - Strategy ED 1.2.2 Protect industrial land uses by encouraging compatible uses within and near the Employment Center areas identified on the Future Land Use Map.
- Policy ED 1.5 - Strategy ED 1.5.1, which promotes business retention and expansion efforts. Ensuring that the zoning accurately reflects the existing development helps support continued operation of the established business and reinforces the Town's commitment to economic stability and growth.

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

- The request ensures zoning consistency across the entire parcel without creating any new impacts and supports the intent of the Commercial Corridor (CRM) district.

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

I make a motion to recommend denial of 2025-147-RZ Powhatan Self Storage Rezoning. While the request is consistent with the below adopted 2045 Comprehensive Growth Plan policies, in that:

- Policy ED 1.2 - Strategy ED 1.2.2 Protect industrial land uses by encouraging compatible uses within and near the Employment Center areas identified on the Future Land Use Map.
- Policy ED 1.5 - Strategy ED 1.5.1, which promotes business retention and expansion efforts. Ensuring that the zoning accurately reflects the existing development helps support continued operation of the established business and reinforces the Town's commitment to economic stability and growth.

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

- The request does not ensure zoning consistency across the entire parcel without creating any new impacts and supports the intent of the Commercial Corridor (CRM) district.

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

I make a motion to recommend denial of 2025-147-RZ Powhatan Self Storage Rezoning based on inconsistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- Policy ED 1.2 - Strategy ED 1.2.2 Protect industrial land uses by encouraging compatible uses within and near the Employment Center areas identified on the Future Land Use Map.
- Policy ED 1.5 - Strategy ED 1.5.1, which promotes business retention and expansion efforts. Ensuring that the zoning accurately reflects the existing development helps support continued operation of the established business and reinforces the Town's commitment to economic stability and growth.

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

- The request is not consistent with the 2045 Comprehensive Growth Plan, as it does not ensure zoning consistency across the entire parcel without creating any new impacts, and does not support the intent of the Commercial Corridor (CRM) district.



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

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: Powhatan Self Storage Rezoning
Town Board: Planning Board
Date of Meeting: February 23, 2026

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	<i>R. Bryant</i>	<i>2/12/26</i>
2. Property Posted	Sign Posted on Property	<i>CONRAD</i>	<i>2/13/26</i>
3. Website Updated	Project Information added to the Website	<i>R. Bryant</i>	<i>2/12/26</i>
4. Newspaper Publish	Newspaper Ad published	N/A	N/A

Certified by:

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

2.13.26

Date



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

Planning Board Public Meeting: 02.23.2026
Town Council Public Hearing: TBD

STAFF REPORT	
Project Number:	2026-05-RZ
Project Name:	Kenney, Troxler, Yeargan, Tree of Life Properties
Property Pins #:	163700-69-9043, 163700-76-0525, 163700-96-4601, 163700-77-8774
Location:	4583 Cornwallis Road, 4974 Cornwallis Road, 4777 Cornwallis Road
Applicant:	Bass, Nixon and Kennedy, Inc. - Consulting Engineers
Property Owners:	Brollel, LLC; William Troxler, Jr; Walter Rand Yeargan Irrevocable Trust; Polly P. Yeargan Hardie; Tree of Life Anglican Church
Public Noticing Dates:	Surrounding Property Letters Mailed: February 13, 2026 Sign Posted: February 13, 2026 Website Update: February 12, 2026
Request:	A Conventional Rezoning of four parcels of land totaling 476.82 acres to assign an initial Town of Clayton zoning designation of RLL, Residential Large Lot following the recent Annexation of the subject properties.
PROJECT OVERVIEW	
The 476.82 acre track of land, subject of this rezoning request, consists of four individual parcels (Kenney-Ford, Troxler, Yeargan, and Tree of Life properties) straddling both side of Cornwallis Road that were recently approved for Annexation to the town of Clayton, effective February 16th 2026. The annexations were approved by Town Council during their November 17th, 2025 meeting. The properties are mostly vacant with residential and agricultural uses present. In keeping with State statute, the properties need to be rezoned within 60 days of annexation and therefore zoning designation of RLL, Residential Large Lot is requested. This is a Conventional Rezoning so no site plan or Conditions of Approval have been submitted; there is no plan for development at this time. The applicant has indicated should the properties be developed in the future, another rezoning request would be filed at that time. At the time of preparation of this Staff review, the Annexation has not yet become effective and the information provided in the table below refers to the Johnston County zoning and future land use. These areas are not particularly referenced in the 2025 Comprehensive Growth Plan with designated future land uses, nor are they included on the Town of Clayton zoning.	

ADJACENT ZONING, LAND USES, AND FUTURE LAND USES			
Direction	Zoning (Johnston County)	Existing Land Use(s)	Future Land Use (Johnston County)
North	General Business, Community Business, Agriculture and Residential	Commercial; SF Detached Residential	Low Density Residential Rural Living
South	Agriculture and Residential	Vacant; SF Detached Residential	Open Space and Conservation
East	Agriculture and Residential; Agriculture and Residential - Conditional Zoning	Commercial; SF Detached Residential	Low Density Residential Rural Living
West	Agriculture and Residential	Commercial; SF Detached Residential	Low Density Residential Rural Living
REVIEW CRITERIA			
Per Section 2.3.8 of the Unified Development Ordinance (UDO), prior to approval of a Conventional Rezoning the applicant shall include and address the following: 1. Whether the proposed rezoning advances the public health, safety, or welfare; 2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance; 3. Whether an approval of the rezoning is reasonable and in the public interest; and, 4. Other factors, as the Town Council may determine to be relevant.			
CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP			
As mentioned previously, these properties are not contiguous to other Town of Clayton properties and therefore this geographic area is not included on the Future Land Use Map nor is it assigned Town of Clayton zoning designations. However, the most proximate Town of Clayton property to this area is zoned RLL and is included on the Future Land Use Plan in the 2045 Comprehensive Growth Plan as Low Density Residential and Community Center (along Veteran's Parkway). The area, however, is included in the Gateway 42 Small Area Plan and is designated as LDR, Low Density Residential (Existing Land Use) and COC, Complete Communities and COC, Complete Communities Commercial Area (Future Land Use). The area is also identified as a Proposed Park Study Area. The request is not consistent with the designation in the Gateway 42 Small Area Plan at this time, however, the designation is important in assigning a future land use on the Town of Clayton Future Land Use Map. Further, the Johnston County Future Land Use Map calls for this area to consist of Low Density Residential Rural Living and Open Space and Conservation. The Johnston County Zoning is primarily AR, Agriculture and Residential or AR-CZ, which indicates an Agricultural and Residential property with a Conditional Rezoning. This rezoning request is consistent with the Johnston County designations.			

PLANNING BOARD CONSIDERATIONS

The Planning Board will hear this item in a public meeting on February 23, 2026 at their regular meeting. The Planning Board may make a recommendation of approval or denial to the Town Council.

TOWN COUNCIL CONSIDERATIONS

Following the Planning Board Meeting, this application will be scheduled for a public hearing to be held at a future Town Council meeting.

STAFF RECOMMENDATION

The Planning Staff has reviewed the proposed rezoning. The request is consistent with existing land uses and the Johnston County Future Land Use and Conservation Plan. However, the subject properties are not designated on the Future Land Use Plan of the 2045 Comprehensive Growth Plan nor is the proposed zoning consistent with the designation in the Gateway 42 Small Area Plan. ***Planning staff is recommending APPROVAL as per motion 2 of the Consistency Statement Sheet.***

ATTACHMENTS:

1. Application
2. Neighborhood Meeting Materials
3. Staff Reports Maps
4. Annexation Maps
5. Consistency Statements Sheet
6. Surrounding Property Notice
7. Public Notice Certification



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

CONVENTIONAL REZONING COVER SHEET

Name of Project: Kenney, Troxler, Yeargan, Tree of Life Properties Date: 12/22/25

Applicant Name: Bass, Nixon and Kennedy, Inc. - Consulting Engineers

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

- ☒ Pre-Application Meeting on: November 18, 2025
Note: Pre-application meeting must be held no more than 6-months prior to the submittal.
- ☒ Neighborhood Meeting on: December 18, 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

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

Conventional Rezoning Application

www.ClaytonNC.org/Fees

Applicable Fees: Conventional Rezoning Fee

PROJECT & SITE INFORMATION

Name of Project: Kenney, Troxler, Yeargan, Tree of Life Properties

Acreage of Property: 22.45, 225.94, 225.14, 3.29 Existing use: Vacant/Residential

County Tag #: 05E01002C, 05F02010A, 05F02011B, 05F02010B NC Pin #: 163700-69-9043, 163700-76-0525, 163700-96-4601, 163700-77-8774

Address/Location: 4583 CORNWALLIS RD, 4974 CORNWALLIS RD, 4777 CORNWALLIS RD

Existing Zoning District: None Proposed Zoning District: RLL

APPLICANT INFORMATION

Applicant: Bass, Nixon and Kennedy, Inc. - Consulting Engineers

Mailing Address: 6310 Chapel Hill Road, Ste. 250, Raleigh, NC 27607

Phone Number: 919-851-4422 Fax: 919-851-8968

Contact Person: Marty D. Bizzell, PE, CPESC

Email Address: marty.bizzell@bnkinc.com

PROPERTY OWNER INFORMATION

Name: SEE ATTACHMENT

Mailing Address: _____

Phone Number: _____ Fax: _____

Email Address: _____

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PROPERTY OWNERS:

163700-69-9043
BROLEL, LLC
701 EXPOSITION PL STE 101
RALEIGH, NC 27615-3356

163700-76-0525
TROXLER, WILLIAM F JR
P O BOX 6423
RALEIGH, NC 27628-6423

163700-96-4601
WALTER RAND YEARGAN IRREVOCABLE TRUST
HARDIE, POLLY P. YEARGAN
7777 WHITE OAK RD
GARNER, NC 27529

163700-77-8774
TREE OF LIFE ANGLICAN CHURCH
PO BOX 1851
GARNER, NC 27529-1851

EXPLANATION OF PROJECT

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

The properties noted in this application were annexed into the Town of Clayton at the November 17th Town Council meeting. The properties are required to be zoned within 60 days of the effective date of the annexation. This application is being submitted in order to meet this requirement. Should the properties develop in the future, another rezoning request will be filed at that time.

REVIEW CRITERIA

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

1. Whether the proposed rezoning advances public health, safety, or welfare.

The purpose of the rezoning application is to zone the recently annexed properties within 60 days of the effective date of the annexation. Should the properties develop in the future, another rezoning request will be filed that will address specifically the public health, safety and welfare.

2. Whether and the extent to which the proposed rezoning is appropriated for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

The purpose of the rezoning application is to zone the recently annexed properties. The properties fall within the Town's Gateway 42 Small Area Plan and any future development will be consistent with the plan.

3. Whether an approval of the rezoning is reasonable and in the public interest.

The purpose of the rezoning application is to zone the recently annexed properties.

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.

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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.

Marty D. Bizzell

Print Name

Marty D. Bizzell

Signature of Applicant

Digitally signed by Marty D. Bizzell
DN: C=US, E=marty.bizzell@bnkinc.com,
O="Bass, Nixon and Kennedy, Inc.
Consulting Engineers", CN=Marty D. Bizzell
Date: 2025.12.22 18:21:54-05'00'

12/22/25

Date

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TOWN OF CLAYTON
PLANNING DEPARTMENT
111 E Second Street
Clayton, NC 27520
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: Troxler Property

AGENT/APPLICANT INFORMATION:

Marty D. Bizzell, PE

(Name - type, print clearly)

6310 Chapel Hill Road, Ste. 250, Raleigh, NC 27607

(Address)

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*):

Annexation

Rezoning

Site Plan

Construction Drawings

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:

William F. Troxler, Jr

(Name - type, print clearly)

(Address)

William F. Troxler, Jr

(Owner's Signature)

(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Notarization is not required for trade permits.

Sworn and subscribed before me Mary Ellen Potanovic,
a Notary Public for the above State and County, this the 6th day
of January, 2026.

Mary Ellen Potanovic
Notary Public

My Commission Expires: June 15, 2028

SEAL:

MARY ELLEN POTANOVIC
Notary Public, North Carolina
Wake County
My Commission Expires
June 15, 2028

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919-553-5002

OWNER'S CONSENT FORM

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Project Name: Kenney Property

AGENT/APPLICANT INFORMATION:

Marty D. Bizzell, PE

(Name - type, print clearly)

6310 Chapel Hill Road, Ste. 250, Raleigh, NC 27607

(Address)

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*):

Annexation

Rezoning

Site Plan

Construction Drawings

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:

Brolel, LLC

701 Exposition Place, Ste. 101

(Name - type, print clearly)

(Address)

[Signature]
(Owner's Signature)

Raleigh, NC 27615-3356

(City, State, Zip)

STATE OF North Carolina

COUNTY OF Johnston

Notarization is not required for trade permits.

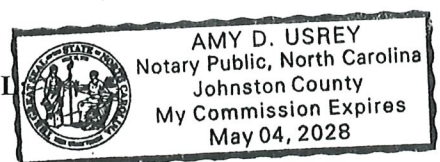
Sworn and subscribed before me Amy D. Usrey,
a Notary Public for the above State and County, this the 6th day
of January, 2026.

Amy D. Usrey

Notary Public

My Commission Expires: May 04, 2028

SEAL



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PLANNING DEPARTMENT
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Clayton, NC 27520
919-553-5002

OWNER'S CONSENT FORM

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Project Name: TREE OF LIFE ANGLICAN CHURCH

AGENT/APPLICANT INFORMATION:

Marty D. Bizzell, PE

(Name - type, print clearly)

6310 Chapel Hill Road, Ste. 250, Raleigh, NC 27607

(Address)

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*):

Annexation

Rezoning

Site Plan

Construction Drawings

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:

PATRICK DOMINGUEZ

(Name - type, print clearly)

(Address)

[Signature]

(Owner's Signature)

(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Notarization is not required for trade permits.

Sworn and subscribed before me Mary Ellen Potanovic,
a Notary Public for the above State and County, this the 7th day
of January, 2026.

[Signature]
Notary Public

My Commission Expires: June 15, 2028

SEAL:

MARY ELLEN POTANOVIC
Notary Public, North Carolina
Wake County
My Commission Expires
June 15, 2028

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PLANNING DEPARTMENT
111 E Second Street
Clayton, NC 27520
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: Yeargan Property

AGENT/APPLICANT INFORMATION:

Marty D. Bizzell, PE

(Name - type, print clearly)

6310 Chapel Hill Road, Ste. 250, Raleigh, NC 27607

(Address)

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*):

Annexation

Rezoning

Site Plan

Construction Drawings

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:

(Name - type, print clearly)

(Address)

(Owner's Signature)

(City, State, Zip)

STATE OF

North Carolina

COUNTY OF

Wake

Notarization is not required for trade permits.

Sworn and subscribed before me Mary Ellen Potanovic
a Notary Public for the above State and County, this the 5th day
of January, 2026.

Mary Ellen Potanovic
Notary Public

My Commission Expires: June 15 2028

SEAL:

MARY ELLEN POTANOVIC
Notary Public, North Carolina
Wake County
My Commission Expires
June 15, 2028

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December 5, 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 land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: December 18, 2025

Meeting Time: 6:30 p.m.

Meeting Location: Rainbow Lanes Family Fun Center
Meeting Room
850 Veterans Parkway
Clayton, NC 27520

Type of Application: Rezoning

Property address: 4583 Cornwallis Road, Garner, NC 27529 : PIN: 163700-76-0525
4777 Cornwallis Road, Garner, NC 27529 : PIN: 163700-77-8774
4974 Cornwallis Road, Garner, NC 27529 : PIN: 163700-96-4601
Veterans Pkwy. & Cornwallis Rd Property : PIN: 163700-69-9043

Description of project/proposal: Request to rezone properties listed above to RLL (Residential Large Lot). The properties noted above were recently annexed into the Town of Clayton Corporate Limits and a Town zoning district must be assigned within 60 days of effective date of the annexation. This rezoning is proposed in order to adhere to this requirement.

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

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

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

If you have any questions prior to or after this meeting, you may contact us at 919-851-4422. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Marty D. Bizzell, PE

Bass, Nixon & Kennedy, Inc

Cc: Town of Clayton Planning Dept.

BROLEL, LLC
701 EXPOSITION PL STE 101
RALEIGH, NC 27615-3356

HOLMES OIL COMPANY, INC.
100 EUROPA DR STE 550
CHAPEL HILL, NC 27517-2394

AGM PROPERTIES, LLC
G.A. FORD PROPERTIES, L.L.C.
209 HARDEE ST
CLAYTON, NC 27520-2510

TROXLER, WILLIAM F JR
P O BOX 6423
RALEIGH, NC 27628-6423

LEE, JOHN ANTHONY
LEE, NANCY JANE
3924 VETERANS PKWY
GARNER, NC 27529-8415

LOVE, TOMMIE LEE
LOVE, MARILYN
2040 TWIN ACRES RD
CLAYTON, NC 27520-9467

SIMONEAU, BARBARA
SIMONEAU, MARK
4150 VETERANS PKWY
GARNER, NC 27529-8426

SOUTHEASTERN INVESTMENT CO LLC
28 JOHN ST
DUNN, NC 28334-8392

SOUTHEASTERN INVESTMENT CO LLC
28 JOHN ST
DUNN, NC 28334-8392

SOUTHEASTERN INVESTMENT CO LLC
28 JOHN ST
DUNN, NC 28334-8392

MUTCHLER, MARY ELISABTH
5347 CORNWALLIS RD
GARNER, NC 27529-8173

SQUIRES, ALISON
108 SAMANTHA DR
GARNER, NC 27529-8161

SOUTHEASTERN INVESTMENT CO LLC
28 JOHN ST
DUNN, NC 28334-8392

WILLIAM RAY BARBOUR REVOCABLE TRUST
BARBOUR, WILLIAM RAY TRUSTEE
3621 PINE HOLLOW DR
CLAYTON, NC 27520-8024

GARCIA, SIMON
GARCIA, ADRIANA
7825 BLANEY FRANKS RD
APEX, NC 27539-7458

J & G EVANS FAMILY FARM, LLC
379 OLD EVANS RD
GARNER, NC 27529-8457

WATSON, BILLIE JO
WATSON, ROBERT
5367 CORNWALLIS RD
GARNER, NC 27529-8173

SLATE, TERRY E
4201 FAYETTEVILLE RD
RALEIGH, NC 27603-3607

SOUTHEASTERN INVESTMENT CO LLC
28 JOHN ST
DUNN, NC 28334-8392

ARIAS, CARLOS M QUINTEROS
QUINTEROS, IRIS RODRIGUEZ
3940 VETERANS PKWY
GARNER, NC 27529-8415

FORD, MARIA ELIZABETH
5402 CORNWALLIS RD
GARNER, NC 27529-8182

THOMAS, WILLIAM FULLER JR
4034 VETERANS PKWY
GARNER, NC 27529-8424

PITTMAN, BILLY E
PITTMAN, EMMA E
3908 VETERANS PKWY
GARNER, NC 27529-8415

THORNTON, ANTHONY F.
THORNTON, TRACEY J.
4358 CLEVELAND RD
SMITHFIELD, NC 27577-8158

ARIAS, CARLOS M QUINTEROS
QUINTEROS, IRIS RODRIGUEZ
3940 VETERANS PKWY
GARNER, NC 27529-8415

PITTMAN, BILLY E
PITTMAN, EMMA E
3908 VETERANS PKWY
GARNER, NC 27529-8415

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

Label Type: AV5160
26 label(s) printed

TROXLER, WILLIAM F JR
P O BOX 6423
RALEIGH, NC 27628-6423

FORD LIVING TRUST
FORD, GLEN JR. TRUSTEE
298 WESTERMAN PLACE
GARNER, NC 27529-8171

COUNTY OF JOHNSTON
PO BOX 2263
SMITHFIELD, NC 27577-2263

FORD LIVING TRUST
FORD, GLEN JR. TRUSTEE
298 WESTERMAN PLACE
GARNER, NC 27529-8171

WALTER RAND YEARGAN IRREVOCABLE TRUST
HARDIE, POLLY P. YEARGAN
7777 WHITE OAK RD
GARNER, NC 27529-8808

AGM PROPERTIES, LLC
G.A. FORD PROPERTIES, L.L.C.
209 HARDEE ST
CLAYTON, NC 27520-2510

LANGSTON, DAVID C
LANGSTON, SANDRA KAY MCGEE
4163 CORNWALLIS RD
GARNER, NC 27529-8149

EVIL GENIUS, LLC
7112 KASEY DEE CIR
GARNER, NC 27529-8954

FL CORNWALLIS, LLC
1004 WAKE FOREST RD
RALEIGH, NC 27604-1358

MUTCHLER, MARY ELISABTH
5347 CORNWALLIS RD
GARNER, NC 27529-8173

SQUIRES, ALISON
108 SAMANTHA DR
GARNER, NC 27529-8161

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

SMITH, TRENT M.
TUSH-SMITH, HANNAH L.
192 FORD MEADOWS DR
GARNER, NC 27529-7843

MODEL HOMES, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

EASTWOOD HOMES OF RALEIGH LLC
2857 WESTPORT ROAD
CHARLOTTE, NC 28208

CHUNG, ANTHONY J
PONZINI, ANGELA
1053 DREW DR
GARNER, NC 27529-0000

BROLEL, LLC
701 EXPOSITION PL STE 101
RALEIGH, NC 27615-3356

THORNTON, ANTHONY F.
THORNTON, TRACEY J.
4358 CLEVELAND RD
SMITHFIELD, NC 27577-8158

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

HOOD, MARVIN
HOOD, JAMIE C.
329 FORD MEADOWS DR
GARNER, NC 27529-7845

SIMMONS, KENYA
326 FORD MEADOWS DR
GARNER, NC 27529-7845

MAHAVRATAYAJULA, SARAT
VARAHABHATLA, HARSHITA
258 FORD MEADOWS DR
GARNER, NC 27529-7844

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

ROYSTER, EUGENE
ROYSTER, ROSHONDA
240 FORD MEADOWS DR
GARNER, NC 27529-7844

MEDI, NIKHITA JOINT TENANTS (WROS)
DASARI, AMITHA DEVI JOINT TENANTS (WROS)
210 FORD MEADOWS DR
GARNER, NC 27529-7844

LAWRENCE, JANICE D. BRADSHAW
LAWRENCE, CHARLES
251 FORD MEADOWS DR
GARNER, NC 27529-7844

MCCAULEY, SYLVIA H.
230 FORD MEADOWS DR
GARNER, NC 27529-7844

KAYA, CHRIST
KAYA, VIVIANE
225 FORD MEADOWS DR
GARNER, NC 27529-7844

BASNET, KESHAB JOINT TENANTS (WROS)
BASNET, AMRIT BAHADUR JOINT TENANTS
(WROS)
296 FORD MEADOWS DR
GARNER, NC 27529-7844

SMITH, DONNIE CHRIS
SMITH, TAMMY WILLIAMS
202 FORD MEADOWS DR
GARNER, NC 27529-7844

PATEL, VRAJ A
PATEL, KIRAN
112 STEPPE WAY
GARNER, NC 27529-7847

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

VASQUEZ, JOSE ABEL JOINT TENANTS (WROS)
VASQUEZ, YOELISSA JOINT TENANTS (WROS)
243 FORD MEADOWS DR
GARNER, NC 27529-7844

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

GONGATI, NAGARJUNA YADAV
SAPPA, KAVITHA
281 FORD MEADOWS DR
GARNER, NC 27529-7844

FORD MEADOWS LLC
5160 NC HIGHWAY 42 W
GARNER, NC 27529-8417

GOYTOM, YIBRAH MEBRAHTOM
GIDAY, TRHAS KEHASE
304 FORD MEADOWS DR
GARNER, NC 27529-7845

MEDLIN, MATTHEW
MEDLIN, CRYSTAL
7112 KASEY DEE CIR
GARNER, NC 27529-8954

DENNING, JONI PRUITT
DENNING, RICHARD ADAM
7116 KASEY DEE CIR
GARNER, NC 27529-8954

GONZALEZ, JENNIFER
309 FORD MEADOWS DR
GARNER, NC 27529-7845

NOLAN, ANN MARIE
349 FORD MEADOWS DR
GARNER, NC 27529-7845

NUNYALA, JESSICA
NUNYALA, LANRE
359 FORD MEADOWS DR
GARNER, NC 27529-7845

JAIN, RAHUL
JAIN, ACHALA
268 FORD MEADOWS DR
GARNER, NC 27529-7844

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

ANDREWS OUTDOORS, LLC
7585 OLD FAIRGROUND RD
BENSON, NC 27504-6132

EASTWOOD HOMES OF RALEIGH LLC
2857 WESTPORT ROAD
CHARLOTTE, NC 28208

FORD MEADOWS HOMEOWNERS' ASSOCIATION,
INC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

HANFT, MARVIN JOINT TENANTS (WROS)
HANFT, CANDACE JANE JOINT TENANTS (WROS)
319 FORD MEADOWS DR
GARNER, NC 27529-7845

NOLAN, SHAUNA
314 FORD MEADOWS DR
GARNER, NC 27529-7845

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

MCLENDON, LAMAR
MUKENGE, BENITA
215 FORD MEADOWS DR
GARNER, NC 27529-7844

JAIN, ANKIT
RAJ, SEEPIKA
248 FORD MEADOWS DR
GARNER, NC 27529-7844

DAWKINS, KENDALL DEON
RAY-DAWKINS, ALISSIA
233 FORD MEADOWS DR
GARNER, NC 27529-7844

BANJARA, BIMAL
BHATTARAI, ASHMA
261 FORD MEADOWS DR
GARNER, NC 27529-7844

BUTLER, RUSSELL LEE JR.
CHAPMAN, MIRIAM
271 FORD MEADOWS DR
GARNER, NC 27529-7844

THOMAS, MELVIN
THOMAS, SHIELA LYNN
339 FORD MEADOWS DR
GARNER, NC 27529-7845

FELDMAN, JODI JOINT TENANTS (WROS)
NOBLE, THOMAS JOINT TENANTS (WROS)
369 FORD MEADOWS DR
GARNER, NC 27529-7845

EASTWOOD HOLDING FUND, LLC
2857 WESTPORT RD
CHARLOTTE, NC 28208-3647

SARAB, SUSHEEL SARAT CHANDRA
TADURI, VEERA BHARANI
286 FORD MEADOWS DR
GARNER, NC 27529-7844

NUNEZ, AILEEN GARCIA JOINT TENANTS (WROS)
LIRANZO, RAY ANGEL FERNANDEZ JOINT
TENANTS (WROS)
222 FORD MEADOWS DR
GARNER, NC 27529-7844

COSNYKA, EDWARD LEONARD JR.
COSNYKA, ANDREA MARIE
205 FORD MEADOWS DR
GARNER, NC 27529-7844

MUNIGANTI, RAKESH
SARAB, SHOBHITHA
278 FORD MEADOWS DR
GARNER, NC 27529-7844

CEMETERY

FORMICA, JOSEPH
FORMICA, HELEN
291 FORD MEADOWS DR
GARNER, NC 27529-7844

JUDKINS, JARRETT T
JUDKINS, RACHEL
299 FORD MEADOWS DR
GARNER, NC 27529-7844

FORD LIVING TRUST
FORD, GLEN JR. TRUSTEE
298 WESTERMAN PLACE
GARNER, NC 27529-8171

TREE OF LIFE ANGLICAN CHURCH
PO BOX 1851
GARNER, NC 27529-1851

CLEVELAND FIRE DEPARTMENT INC
9039 CLEVELAND RD
CLAYTON, NC 27520-0000

EVIL GENIUS, LLC
7112 KASEY DEE CIR
GARNER, NC 27529-8954

ANDREWS, ROBERT MICHAEL
ANDREWS, JENNIFER
7585 OLD FAIRGROUND RD
BENSON, NC 27504-6132

SON-LAN DEVELOPMENT CO INC
5160 W NC 42 HWY
GARNER, NC 27529-0000

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

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

WALTER RAND YEARGAN IRREVOCABLE TRUST
HARDIE, POLLY P. YEARGAN
7777 WHITE OAK RD
GARNER, NC 27529-8808

GABRIELLI, STEVEN A III
424 LOBLOLLY CIR
CLAYTON, NC 27520-7401

JACKSON, GREGORY
JACKSON, DEBORAH
410 LONG NEEDLE DR
CLAYTON, NC 27520-7400

ADAMS, DWIGHT R
ADAMS, WANDA B
417 LONG NEEDLE DRIVE
CLAYTON, NC 27520-0000

HILBURGER, DAVID PETER JOINT TENANTS
(WROS)
CAMPBELL, MARY BETH JOINT TENANTS
(WROS)
121 FAWN LILLY PL
GARNER, NC 27529-7967

FORD LIVING TRUST
FORD, GLEN JR. TRUSTEE
298 WESTERMAN PLACE
GARNER, NC 27529-8171

COUNTY OF JOHNSTON
PO BOX 2263
SMITHFIELD, NC 27577-2263

FORD LIVING TRUST
FORD, GLEN JR. TRUSTEE
298 WESTERMAN PLACE
GARNER, NC 27529-8171

GUPTON, JEREMY G
PO BOX 130
CLAYTON, NC 27528-0130

JOHNSON, DEBORAH E
3555 VETERANS PKWY
CLAYTON, NC 27520-8367

3719 LLC
PO BOX 953
CLAYTON, NC 27528-0953

ALONZO, OSCAR
ALONZO, JESSIE
3625 VETERANS PKWY
CLAYTON, NC 27520-8368

ALONZO, OSCAR
ALONZO, JESSIE
3625 VETERANS PKWY
CLAYTON, NC 27520-8368

AGM PROPERTIES, LLC
G.A. FORD PROPERTIES, L.L.C.
209 HARDEE ST
CLAYTON, NC 27520-2510

JOHNSON, DEBORAH E
3555 VETERANS PKWY
CLAYTON, NC 27520-8367

JOHNSON, JOHN C III
PO BOX 1812
GARNER, NC 27529

M,B,S FARMS, LLC
2767 GOVERNMENT RD
CLAYTON, NC 27520-8436

EVIL GENIUS, LLC
7112 KASEY DEE CIR
GARNER, NC 27529-8954

TROXLER, WILLIAM F JR
P O BOX 6423
RALEIGH, NC 27628-6423

TREE OF LIFE ANGLICAN CHURCH
PO BOX 1851
GARNER, NC 27529-1851

CLEVELAND FIRE DEPARTMENT INC
9039 CLEVELAND RD
CLAYTON, NC 27520-0000

EVIL GENIUS, LLC
7112 KASEY DEE CIR
GARNER, NC 27529-8954

WARREN, JAMES D
2428 WHISPERING PINES DRIVE
CLAYTON, NC 27520-7406

BARKLEY, IAN
BARKLEY, SUSAN
425 LOBLOLLY CIR
CLAYTON, NC 27520-7401

BOSHART, JAMES C
428 LOBLOLLY CIRCLE
CLAYTON, NC 27520-0000

JACOBY, BRIAN
JACOBY, KELLY
2421 WHISPERING PINES DR
CLAYTON, NC 27520-7403

ALONZO, OSCAR
ALONZO, JESSIE
3625 VETERANS PKWY
CLAYTON, NC 27520-8368

SNOW, JODY J
SNOW, PAIGE K
105 JORDAN CIR
GARNER, NC 27529-7953

YUZIUK, JEFFREY ADAM
122 FAWN LILLY PLACE
GARNER, NC 27529-0000

ELAMOR, FARAJ
ELAMOR, FATEN
111 JORDON CIR
GARNER, NC 27529-7953

TARRH, ANDREW CAMERON
TARRH, ERIN E.
215 CREEK DR
GARNER, NC 27529-7764

ELLIS, DONNA KAREN
211 CREEK DRIVE
GARNER, NC 27529-0000

SUTTON, DAVID
SUTTON, CHARLOTTE
134 BOBBY DR
GARNER, NC 27529-7960

WILSON, MICHAEL J
WILSON, VICKIE N
137 BOBBY DR
GARNER, NC 27529-7959

FISHER, TRAVIS
FISHER, MARIA
219 CREEK DR
GARNER, NC 27529-7764

HOBBY, GREGORY W
HOBBY, JULIE K
5401 HARDISON RD
CHARLOTTE, NC 28226-6427

SCHERER, SCOTT
SCHERER, CHRISTINE
133 BOBBY DRIVE
GARNER, NC 27529-0000

RAY, MARA MICHELLE
124 FAWNLLILLY PLACE
GARNER, NC 27529-0000

CARBO, CHERYL L
109 BEARGRASS COURT
GARNER, NC 27529-0000

BOYETTE, JACLYN
117 FAWNLLILLY PL
GARNER, NC 27529-7967

SON-LAN DEVELOPMENT CO INC
5160 W NC 42 HWY
GARNER, NC 27529-0000

HARRIS, LORETTA
SPARROW, KALVIN C
223 CREEK DRIVE
GARNER, NC 27529-0000

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

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



Kenney, Troxler, Yeargan, Tree of Life Properties - Rezoning Neighborhood Meeting – December 18, 2025, 6:30 PM

Meeting Place: 850 Veterans Parkway
Clayton, NC 27520

Attendees:

Marty D. Bizzell – Bass, Nixon and Kennedy, Inc.
John Smith – Owner Representative
Stephen Kenney - Owner
John N. Davis – 5347 Cornwallis Road, Garner
Stan & Eloise Lee – 28 John Street, Dunn, NC 28334
Scott & Christine Schurur – 133 Bobby Drive, Garner, NC 27529
Bill Buck – 4777 Cornwallis Road
Ed & Andrea Cosnyka – 205 Ford Meadows Drive
Debbie Johnson – Veterans Parkway, Clayton
Evan Johnson – Veterans Parkway, Clayton
Jeremy Gupton – Veterans Parkway, Clayton
Aretha Harris & Calvin Spain – Creek Drive, Garner
Patrick Dominguz – 1003 Mulberry Road, Clayton
Ann Marie Nolan – 349 Ford Meadows Drive, Clayton
Melvin & Sheila Thomas – 339 Ford Meadows Drive, Garner
Ashley Smith – Veterans Parkway, Clayton
Tommie Love - Veterans Parkway, 4086 Garner
Mary E. Mutchler – 5347 Cornwallis Road, Garner
Alison Squires – 5317 Cornwallis Road, Garner
Jamie & Marvin Hood – 329 Ford Meadows Drive, Garner

A PowerPoint presentation was made by Marty Bizzell with BNK which included the following:

- Aerial views showing property location
- Acreage of each property
- Summary of the recent annexation of the properties
- Explanation of requirement to rezone within 60 days of the annexation date. It was noted that the zoning district RLL was being requested in order to meet the 60 day requirement. Should the property be considered for development, another rezoning application with development plan would be required and presented.
- Copy of rezoning application was shown.
- A proposed schedule was presented showing potential Planning Board and Town Council dates.

Following the presentation, the floor was opened for questions from the neighbors.

Major concerns and questions:

Property owners expressed concerns about possible increased traffic in an already busy road area. The response was that no development was being proposed with this development and that should another rezoning application be filed with a master plan that a traffic study would be required to be submitted and approved by the developer/owner.

A property owner expressed concern for school capacity.

A property owner expressed concern about stormwater runoff, environmental concerns with the creek biodiversity. It was noted and discussed that no development was proposed with this rezoning request.

A property owner asked questions about the proposed density of a previous subdivision plan.

Property owners asked about Site Plans for this property and it was noted that no site plans were being submitted with this rezoning request.

Property owners asked about the time frame for rezoning and full procedure Infrastructure approval. The proposed schedule for review and potential Planning Board and Town Council meeting dates were presented to the group.

The meeting concluded at approximately 7:45 p.m.

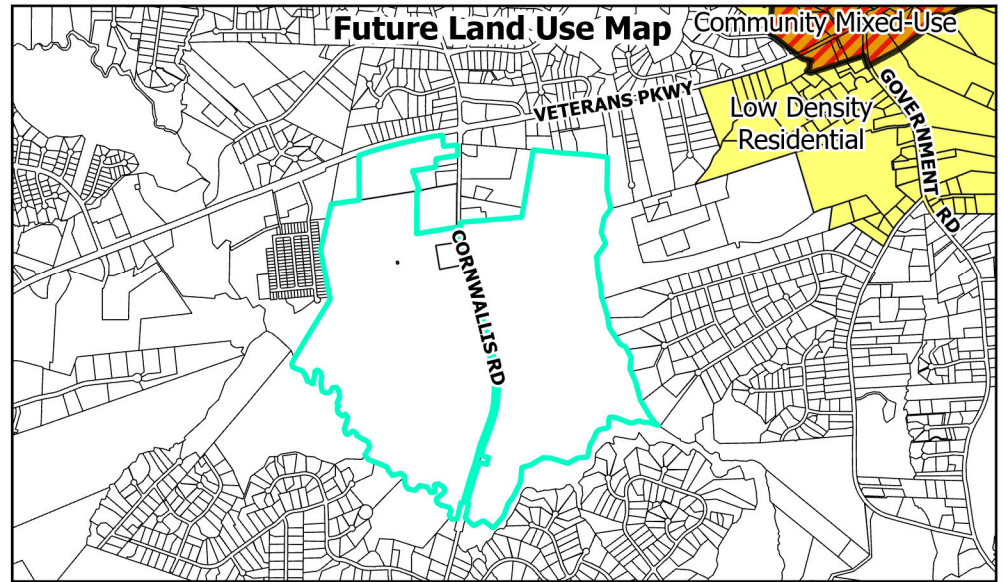
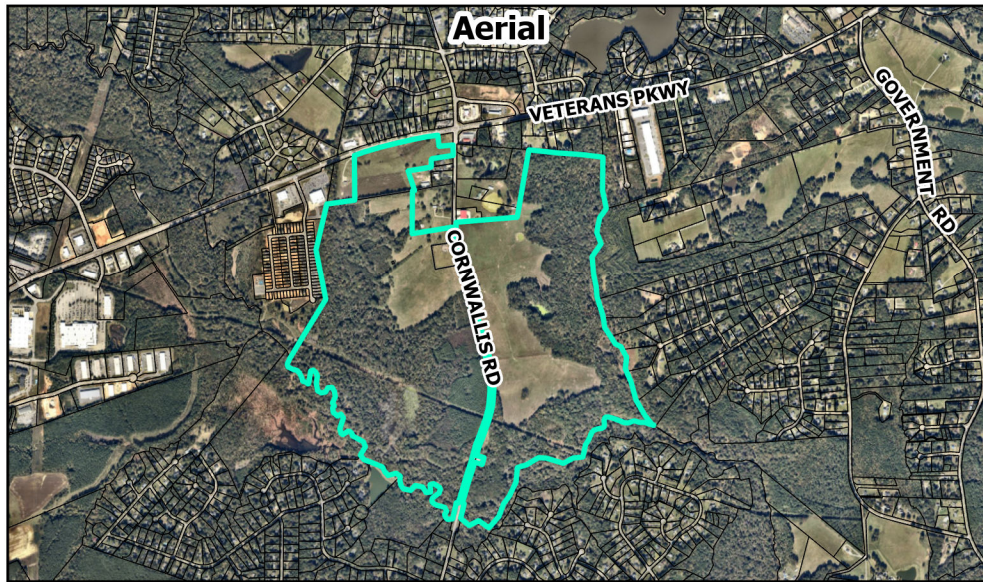
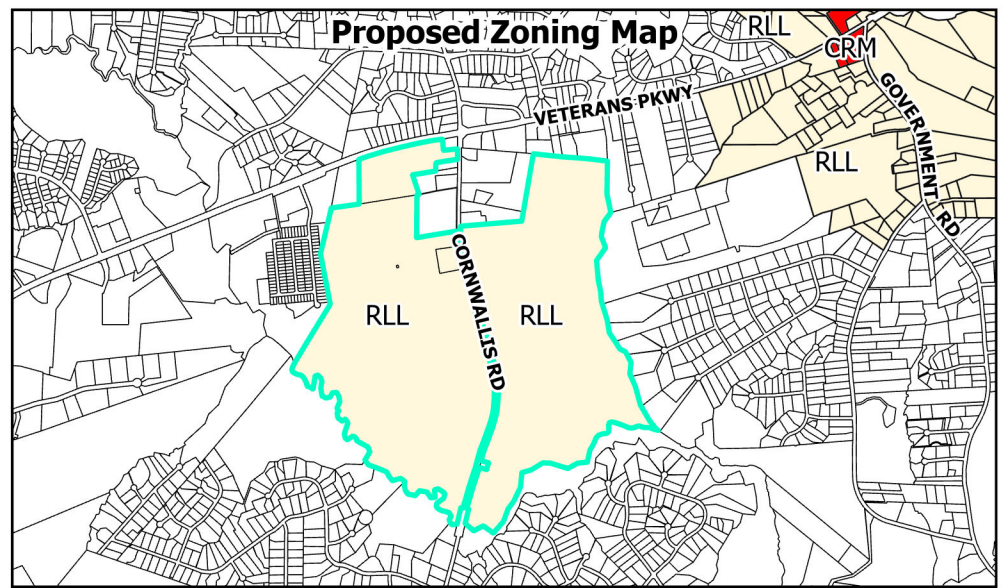
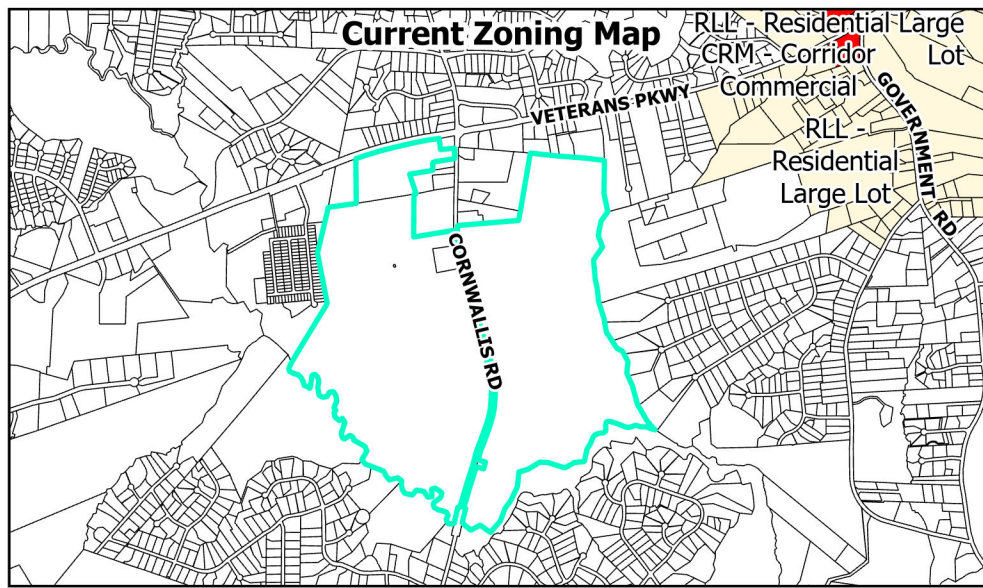
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Kenney, Troxler, Yeargan, Tree of Life Properties

Application: Rezoning

Location/Date: Rainbow Lanes Meeting Room - December 18, 2025

	NAME	ADDRESS
1	Steve & Elaine Lee	28 John St., Dunn, NC 28334
2	Christine Schum	133 Bobby Drive Garner NC 27529
3	Bill Bock	585 4777 Cornwallis Rd,
4	Ed & Andrea Casnyka	205 Ford Meadows Dr.
5	Debbie Johnson	Veterans Parkway Clayton
6	Evans Johnson	Veterans Parkway Clayton, NC
7	Jeremy Aupton	Veterans Parkway Clayton, NC
8	Wendell Harris & Kalvin Sam	Creek View, Garner
9	PATRICK DOMINGUEZ	1003 MULBERRY RD CLAYTON
10	Ann Marie Nolan	349 Ford Meadows Dr Garner
11	Melvin Thomas	339 Ford Meadows Garner
12	Shiel Thomas	339 Ford Meadows Garner
13	Ashley Smith	Vet Parkway Clayton
14	Tommi Lou	Vet Park way 4086 Garner
15	Mary E. Mutchler	5347 Cornwallis Rd. Garner
16	John N. Davis	"
17	Alison Squires	5317 Cornwallis Rd Garner
18	Jamie & Marvin Hood	329 Ford Meadows Drive Garner
19		
20		



Request: Conventional Rezoning

Project Name: Kenney, Troxler, Yeargan, Tree of Life Properties

Project Number: 2026-05-RZ

Applicant: Bass, Nixon and Kennedy, Inc. - Consulting Engineers

Property Owner: BROLEL, LLC, TROXLER, WILLIAM F JR, WALTER RAND YEARGAN
IRREVOCABLE TRUST, TREE OF LIFE ANGLICAN CHURCH

Johnston County Parcel ID: 05E01002C, 05F02010A (partial), 05F02011B, 05F02010B

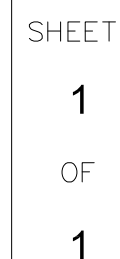
 Site Location

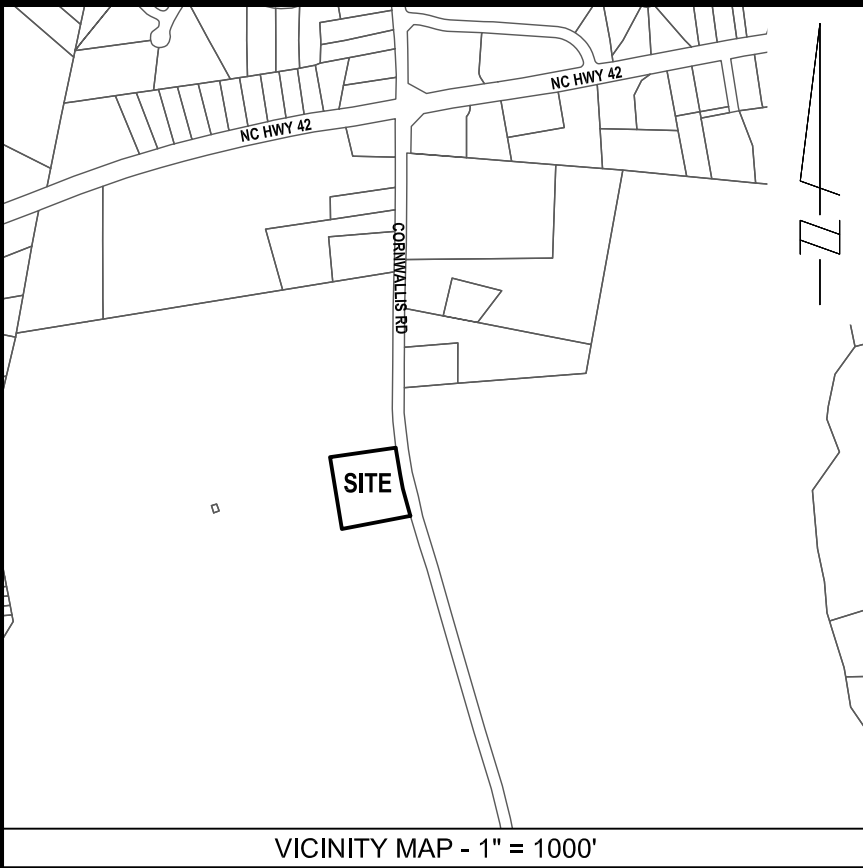


**Staff Report Map
February 11, 2026**

0 1,500 3,000 6,000
Feet

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





VICINITY MAP - 1" = 1000'

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK, SEE, PAGE, REFERENCES, ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, SEE, PAGE, REFERENCES, ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

C. 1. THAT THIS IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

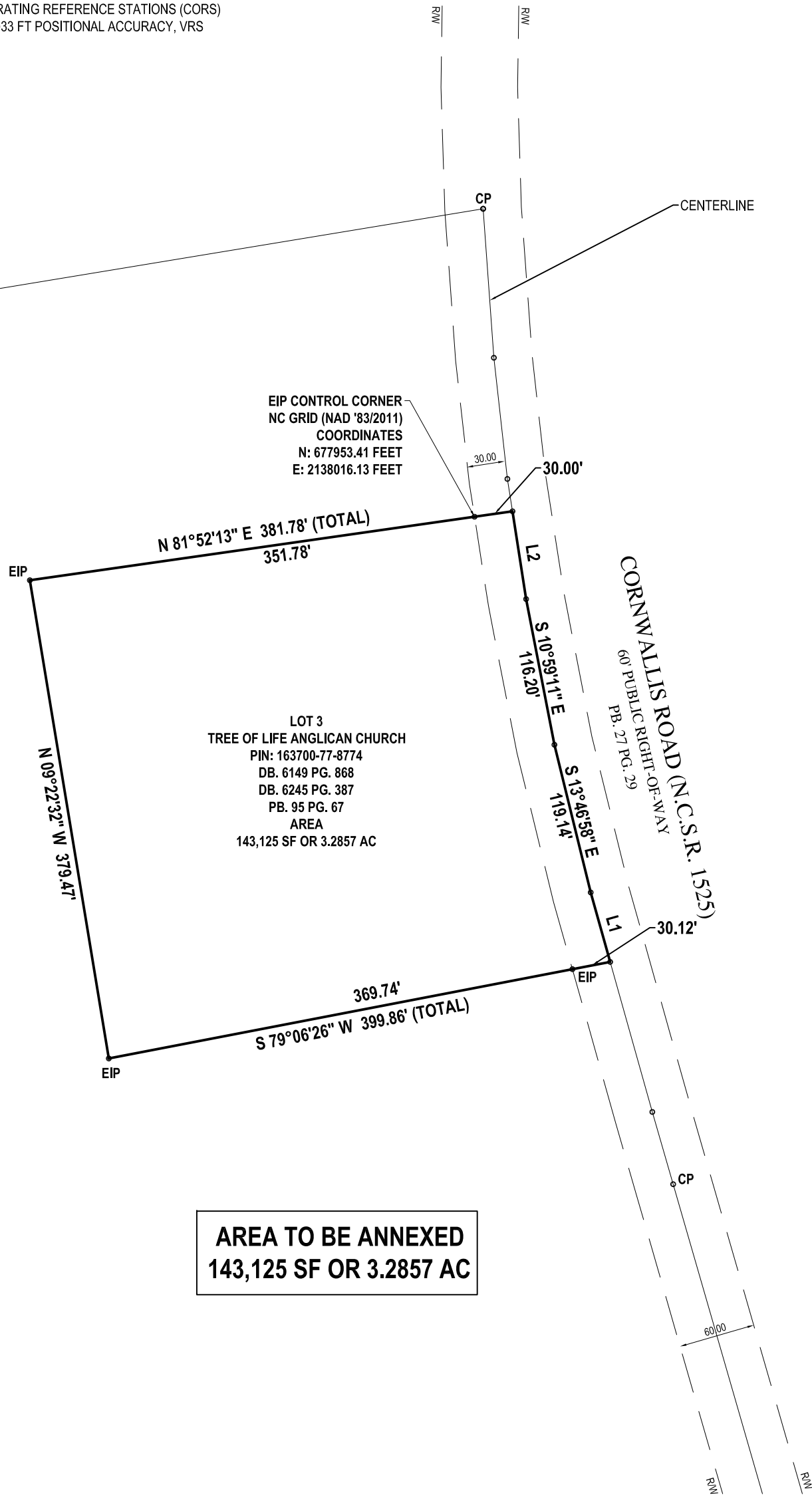
24 DAY OF OCTOBER, A.D., 2025.

DAN GREGORY, PLS L-5240



- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO NCOS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
 7. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA FLOOD HAZARD AREA PER FIRM # 3720163700K DATED JUNE 20, 2018
 8. PROPERTY IS ZONED AR.
 9. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS), THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY, CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

WILLIAM F. TROXLER JR
PIN: 163700-76-0525
DB. 991 PG. 87
PB. 27 PG. 29



AREA TO BE ANNEXED
143,125 SF OR 3.2857 AC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°42'11" W	56.47'
L2	N 08°51'56" W	69.52'

SCALE: 1" = 100'



REV.	DATE	DESCRIPTION	BY
1	10-23-25	REVISED PER COMMENTS #1	AMH



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

- 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
- FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	MG
DRAWN BY	AMH
CHECKED BY	DG
DATE	02/09/2023

SATELLITE ANNEXATION MAP
(ANNEXATION PROJECT #: 2023-35-ANX)
FOR
THE TOWN OF CLAYTON

CLAYTON TWSP JOHNSTON COUNTY NORTH CAROLINA

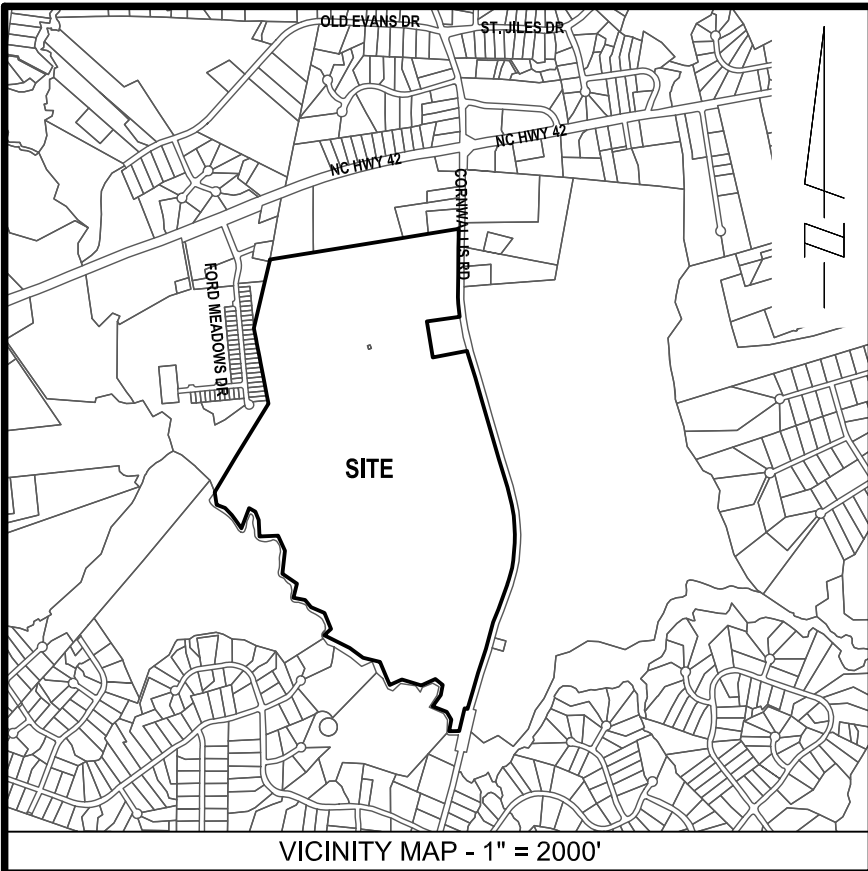
REFERENCES:
DB. 6149 PG. 868
DB. 6245 PG. 387
PB. 95 PG. 67

LEGEND

- EIP = EXISTING IRON PIPE
- CP = CALCULATED POINT

OWNER
TREE OF LIFE ANGLICAN CHURCH
PO BOX 1851
GARNER, NC 27529-1851

SHEET
1
OF
1



I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK, SEE, PAGE, REFERENCES, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, SEE, PAGE, REFERENCES, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

C. 1. THAT THIS IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

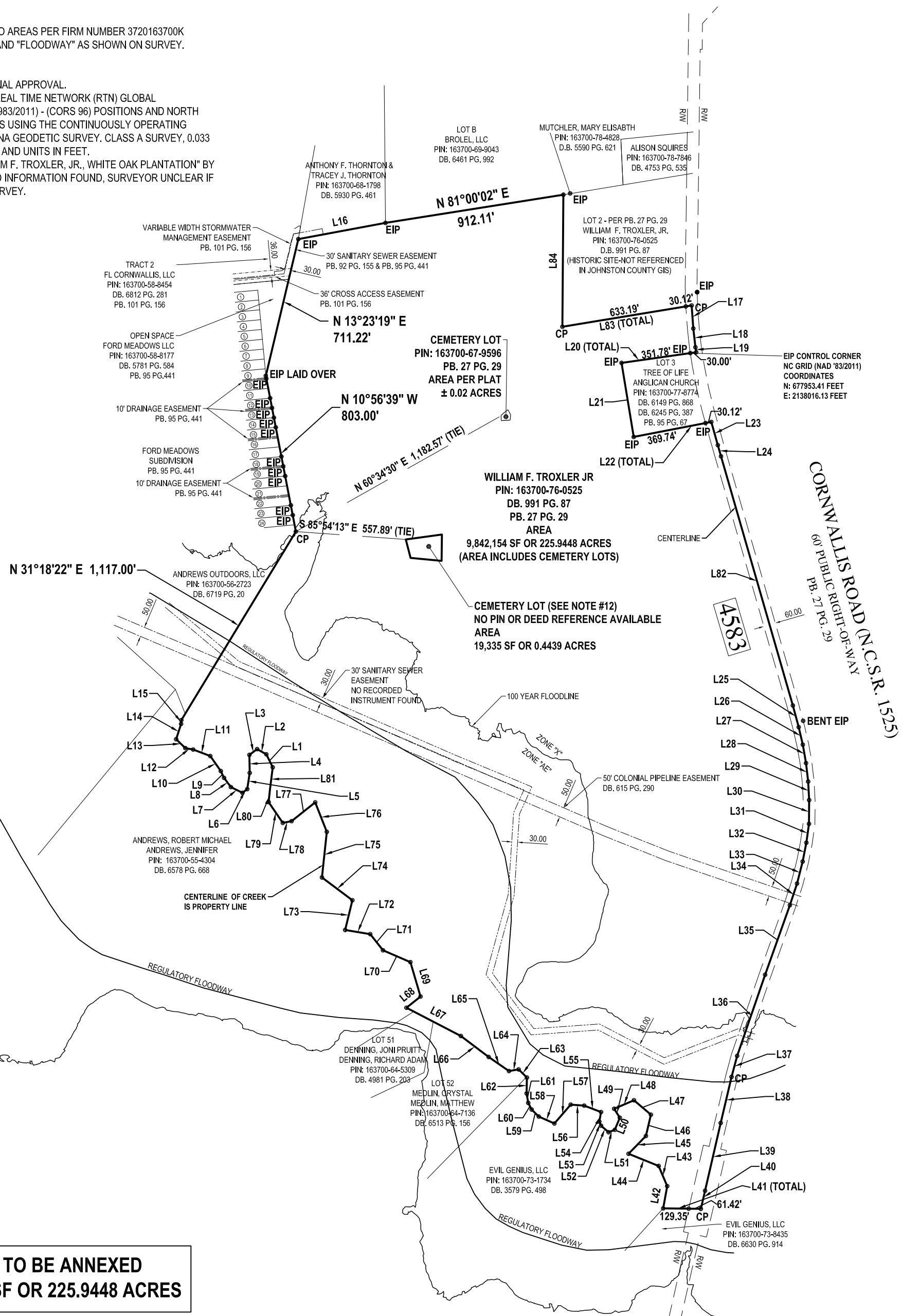
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

24 DAY OF OCTOBER, A.D., 2025.

DAN GREGORY, PLS L-5240



- NOTE:
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 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
 7. A PORTION OF THE SUBJECT PROPERTY LIES IN FLOOD HAZARD AREAS PER FIRM NUMBER 3720163700K DATED JUNE 20, 2018, PROPERTY LIES IN ZONE "X", ZONE "AE" AND "FLOODWAY" AS SHOWN ON SURVEY.
 8. PROPERTY IS ZONED "AR".
 9. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
 10. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
 11. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY, CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.
 12. CEMETERY LOT APPEARS ON MAP TITLED "SURVEY FOR WILLIAM F. TROXLER, JR., WHITE OAK PLANTATION" BY WALLACE G. CAWTHORNE DATED JULY 19, 1985, NO RECORDED INFORMATION FOUND, SURVEYOR UNCLEAR IF CEMETERY EXISTS, NO EVIDENCE FOUND AT TIME OF FIELD SURVEY.



AREA TO BE ANNEXED
9,842,154 SF OR 225.9448 ACRES

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 26°15'53" W	73.43'	L43	N 22°57'11" W	110.90'
L2	N 60°33'40" W	53.18'	L44	N 68°00'14" W	164.68'
L3	S 53°27'11" W	49.07'	L45	N 44°20'53" E	125.93'
L4	S 01°07'59" E	91.13'	L46	N 13°11'51" E	110.93'
L5	S 08°46'39" W	83.18'	L47	N 49°35'29" W	112.38'
L6	S 51°34'55" W	30.51'	L48	S 66°47'48" W	109.34'
L7	N 63°28'44" W	65.72'	L49	S 32°34'19" E	53.61'
L8	N 36°24'40" W	58.18'	L50	S 22°36'46" W	66.55'
L9	N 25°35'42" W	37.56'	L51	S 68°49'48" W	33.97'
L10	N 34°58'29" W	93.10'	L52	N 48°56'41" W	50.26'
L11	N 69°06'16" W	92.87'	L53	N 22°22'18" W	22.55'
L12	N 80°02'48" W	40.21'	L54	N 09°47'27" E	49.31'
L13	N 45°58'36" W	64.67'	L55	N 69°12'13" W	91.37'
L14	N 17°48'06" E	81.35'	L56	N 85°69'33" W	68.18'
L15	N 02°59'17" E	19.46'	L57	S 40°58'11" W	126.11'
L16	N 79°26'38" E	448.99'	L58	N 66°17'12" W	86.46'
L17	S 04°08'47" E	116.95'	L59	N 45°00'31" W	51.06'
L18	S 06°22'23" E	95.48'	L60	N 27°04'26" W	37.31'
L19	S 08°51'56" E	25.69'	L61	N 10°04'09" W	48.49'
L20	S 81°52'13" W	381.78'	L62	N 01°10'11" E	80.74'
L21	S 09°22'32" E	379.47'	L63	N 45°41'39" W	58.92'
L22	N 79°06'26" E	399.86'	L64	S 80°10'18" W	49.60'
L23	S 15°42'11" E	122.05'	L65	N 55°15'01" W	125.20'
L24	S 16°05'21" E	58.87'	L66	N 52°59'49" W	176.17'
L25	S 14°58'16" E	113.48'	L67	N 62°32'32" W	310.53'
L26	S 13°10'34" E	91.15'	L68	N 51°30'17" E	90.96'
L27	S 09°56'08" E	94.82'	L69	N 16°23'13" W	181.34'
L28	S 06°37'32" E	93.75'	L70	N 66°38'21" W	151.24'
L29	S 03°13'08" E	93.75'	L71	N 38°17'15" W	104.20'
L30	S 00°23'38" W	120.40'	L72	N 80°33'12" W	128.67'
L31	S 07°59'44" W	96.68'	L73	N 13°38'24" E	154.81'
L32	S 11°11'10" W	97.08'	L74	N 53°05'32" W	192.75'
L33	S 14°17'37" W	114.89'	L75	N 06°07'25" E	231.92'
L34	S 18°10'11" W	115.44'	L76	N 21°26'35" W	160.42'
L35	S 19°37'53" W	373.57'	L77	S 51°32'21" W	152.87'
L36	S 19°01'30" W	434.75'	L78	S 79°04'34" W	45.50'
L37	S 14°54'54" W	109.77'	L79	N 34°22'31" W	127.16'
L38	S 13°18'26" W	239.67'	L80	N 05°59'51" E	56.51'
L39	S 13°00'42" W	352.12'	L81	N 07°05'33" E	121.02'
L40	S 13°00'42" W	93.89'	L82	S 16°05'15" E	1,312.67'
L41	N 89°20'31" W	190.77'	L83	N 80°38'28" E	663.31'
L42	N 10°14'49" E	114.45'	L84	S 00°25'54" W	668.44'

LEGEND

- EIP = EXISTING IRON PIPE
- CP = CALCULATED POINT

OWNER
WILLIAM F. TROXLER JR.
P O BOX 6423
RALEIGH, NC 27628-6423

SCALE: 1" = 500'

REV.	DATE	DESCRIPTION	BY
1	10-23-25	REVISED PER COMMENTS #1	AMH



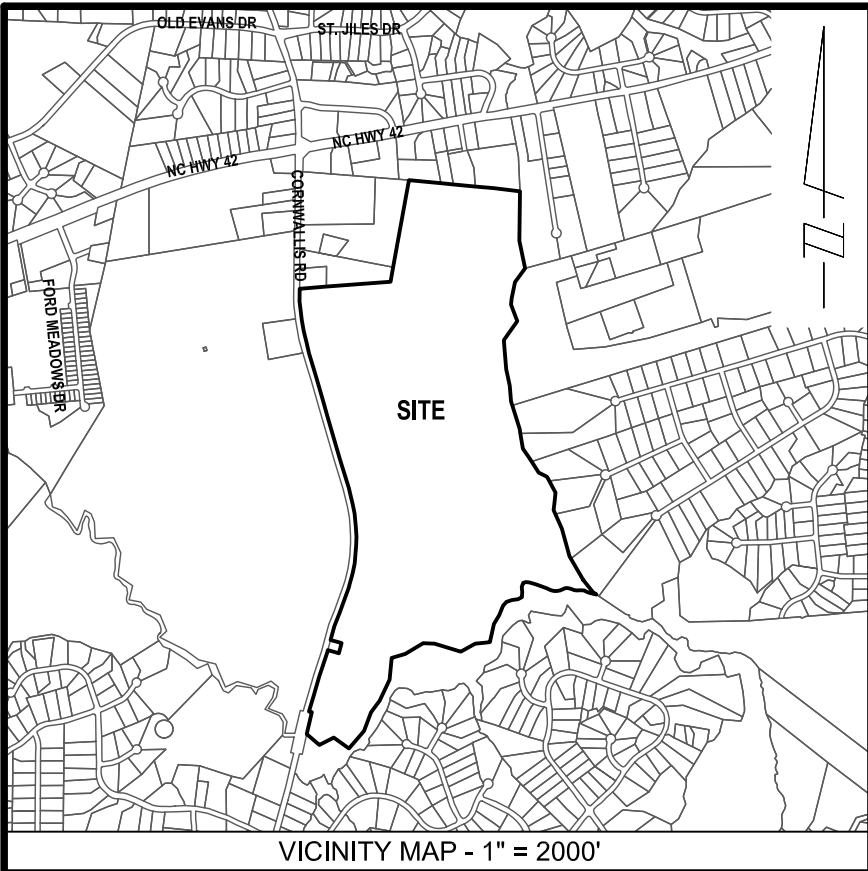
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	MG
DRAWN BY	AMH
CHECKED BY	DG
DATE	07-30-2023

SATELLITE ANNEXATION MAP
(ANNEXATION PROJECT #: 2023-32-ANX)
FOR
THE TOWN OF CLAYTON

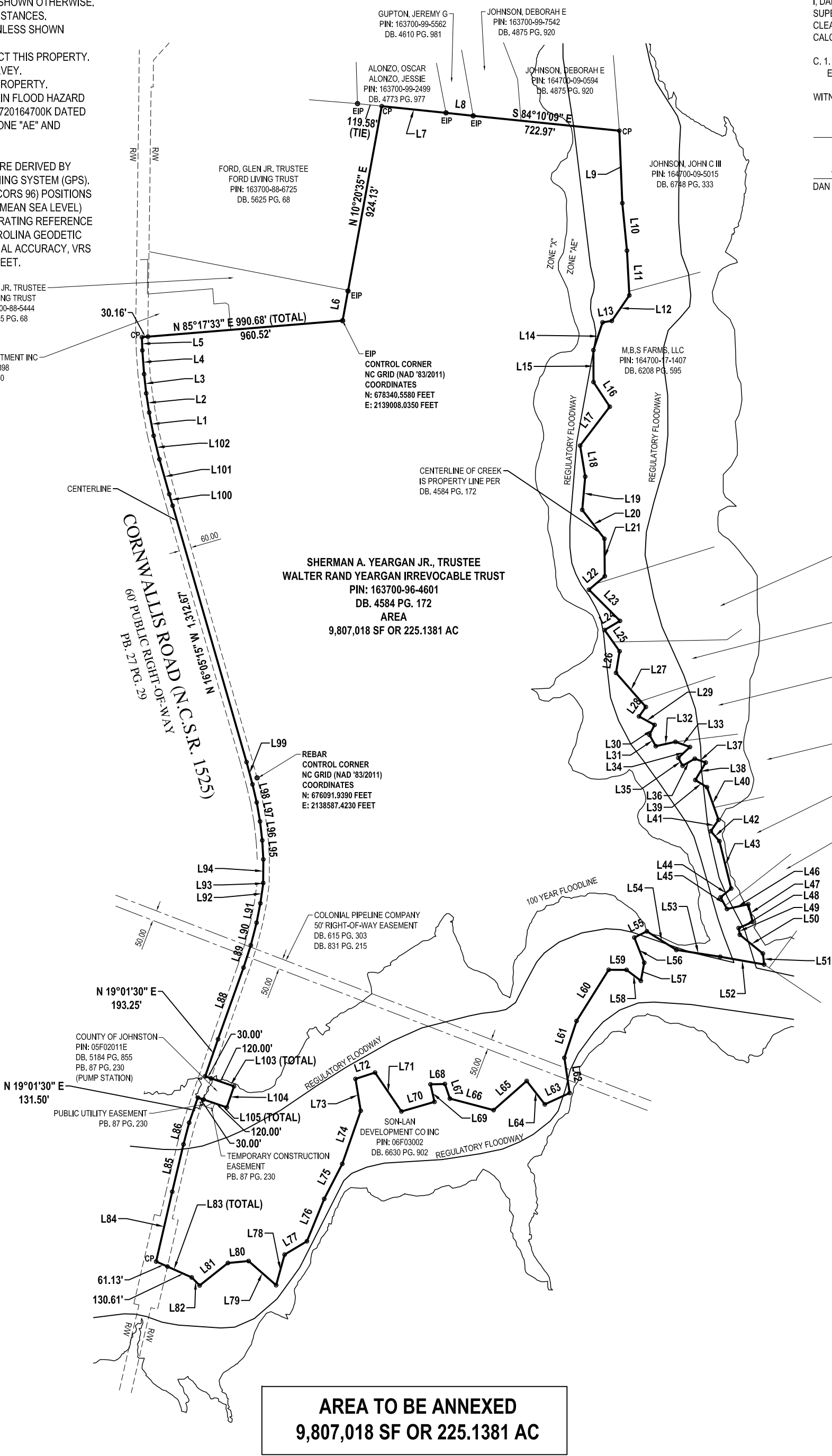
CLAYTON TWSP JOHNSTON COUNTY NORTH CAROLINA

SHEET
1
OF
1



- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
 7. A PORTION OF THE SUBJECT PROPERTY LIES IN FLOOD HAZARD AREAS PER FIRM NUMBER(S) 3720163700K & 3720164700K DATED JUNE 20, 2018. PROPERTY LIES IN ZONE "X", ZONE "AE" AND "FLOODWAY" AS SHOWN ON SURVEY.
 8. PROPERTY IS ZONED "AR".
 9. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 10°59'11" W	116.20'	L54	N 57°50'18" W	171.26'
L2	N 08°51'56" W	95.21'	L55	S 63°42'08" W	68.76'
L3	N 06°22'23" W	95.48'	L56	S 21°25'28" E	133.10'
L4	N 04°08'47" W	116.95'	L57	S 10°32'44" W	90.51'
L5	N 01°52'54" W	64.72'	L58	N 52°42'58" W	88.29'
L6	N 10°20'35" E	148.39'	L59	N 89°37'38" W	88.01'
L7	S 84°02'48" E	317.83'	L60	S 32°06'25" W	296.90'
L8	S 83°46'30" E	134.53'	L61	S 18°22'34" W	190.92'
L9	S 02°21'08" E	356.61'	L62	S 08°30'11" E	175.01'
L10	S 05°37'10" E	234.41'	L63	S 65°26'49" W	134.24'
L11	S 03°04'21" E	220.14'	L64	N 37°49'07" W	145.31'
L12	S 34°29'13" W	152.88'	L65	S 48°39'44" W	217.02'
L13	S 81°25'00" W	45.91'	L66	N 75°10'08" W	222.32'
L14	S 18°07'27" W	143.75'	L67	N 18°53'48" W	75.63'
L15	S 00°04'24" E	157.28'	L68	S 88°30'23" W	70.90'
L16	S 33°27'40" E	144.99'	L69	S 12°48'12" E	88.07'
L17	S 37°16'48" W	240.34'	L70	S 73°45'51" W	169.33'
L18	S 09°16'52" E	154.59'	L71	N 34°14'32" W	231.25'
L19	S 05°07'50" W	164.54'	L72	S 72°11'05" W	100.93'
L20	S 37°36'08" E	179.14'	L73	S 09°23'19" E	159.18'
L21	S 00°31'16" E	184.15'	L74	S 19°12'44" W	276.55'
L22	S 49°41'17" W	102.46'	L75	S 27°22'01" W	193.43'
L23	S 44°56'36" E	216.78'	L76	S 22°11'09" W	225.20'
L24	S 59°27'53" W	88.32'	L77	S 59°05'06" W	127.79'
L25	S 35°13'08" E	127.92'	L78	S 15°27'54" W	156.30'
L26	S 09°17'11" W	107.91'	L79	N 48°49'21" W	180.40'
L27	S 41°15'34" E	222.43'	L80	S 84°33'02" W	102.02'
L28	S 35°39'37" W	57.67'	L81	S 51°32'26" W	177.57'
L29	S 61°20'20" E	87.09'	L82	N 44°27'10" W	55.85'
L30	S 26°40'10" W	54.94'	L83	N 65°57'44" W	191.74'
L31	S 29°11'05" E	63.28'	L84	N 13°00'42" E	352.12'
L32	N 77°41'24" E	99.15'	L85	N 13°18'26" E	239.67'
L33	S 70°21'38" E	75.58'	L86	N 14°54'54" E	109.77'
L34	S 46°47'12" W	78.09'	L87	N 19°01'30" E	434.75'
L35	S 28°29'37" E	43.87'	L88	N 19°37'53" E	373.57'
L36	N 59°56'37" E	69.12'	L89	N 18°10'11" E	115.44'
L37	S 70°23'38" E	57.19'	L90	N 14°17'37" E	114.89'
L38	S 30°58'02" W	100.16'	L91	N 11°11'10" E	97.08'
L39	S 58°47'33" E	67.35'	L92	N 07°59'44" E	96.68'
L40	S 19°28'38" E	170.35'	L93	N 00°29'11" E	4.57'
L41	S 34°14'27" W	67.77'	L94	N 00°23'25" E	115.83'
L42	S 41°15'52" E	64.79'	L95	N 03°13'08" W	93.75'
L43	S 13°55'40" E	240.33'	L96	N 06°37'32" W	93.75'
L44	S 50°13'38" W	67.71'	L97	N 09°56'08" W	94.82'
L45	S 28°42'34" E	65.23'	L98	N 13°10'34" W	91.15'
L46	N 77°31'01" E	107.18'	L99	N 14°58'16" W	113.48'
L47	S 14°00'06" E	89.76'	L100	N 16°05'21" W	58.87'
L48	S 66°39'08" W	74.99'	L101	N 15°42'11" W	178.52'
L49	S 09°24'06" E	33.67'	L102	N 13°46'58" W	119.14'
L50	S 50°51'48" E	146.39'	L103	S 70°58'30" E	150.00'
L51	S 06°23'11" E	54.07'	L104	S 19°01'30" W	110.00'
L52	N 80°01'46" W	219.48'	L105	N 70°58'30" W	150.00'
L53	N 81°04'52" W	218.41'	L106	N 19°01'30" E	110.00'



I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK, SEE, PAGE, REFERENCES, ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, SEE, PAGE, REFERENCES, ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

C. 1. THAT THIS IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

24 DAY OF OCTOBER, A.D., 2025.

DAN GREGORY, PLS L-5240



NC GRID (NAD 83/2011)

REFERENCES:

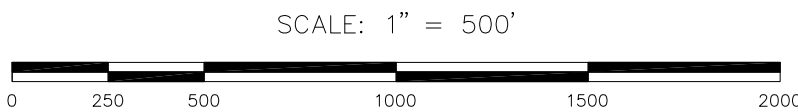
- DB. 4584 PG. 172
- SURVEY FOR WILLIAM F. TROXLER JR. "WHITE OAK PLANTATION," BY CAWTHORNE AND ASSOCIATES, DATED JULY 19, 1985.
- "PROPERTY OF L.C. YEARGAN ET AL." BY LINWOOD E. BYRD, INC. DATED JULY 1, 1988.
- PB. 87 PG. 230

LEGEND

- EIP = EXISTING IRON PIPE
- CP = CALCULATED POINT

OWNER

SHERMAN A. YEARGAN JR., TRUSTEE
WALTER RAND YEARGAN IRREVOCABLE TRUST
HARDIE, POLLY P. YEARGAN
7777 WHITE OAK RD
GARNER, NC 27529-8808



REV.	DATE	DESCRIPTION	BY
1	10-23-25	REVISED PER COMMENTS #1	AMH



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

- 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
- FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	MG
DRAWN BY	AMH
CHECKED BY	DG
DATE	07/30/2025

SATELLITE ANNEXATION MAP
(ANNEXATION PROJECT #: 2023-33-ANX)
FOR
THE TOWN OF CLAYTON

CLAYTON TWSP JOHNSTON COUNTY NORTH CAROLINA

SHEET
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OF
1

Motions for Consistency Statements

The Planning Board may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

Motion 1: Approval – Consistent with the 2045 Comprehensive Growth Plan and the Johnston County Future Land Use and Conservation Plan.

I make a motion to recommend approval of the Kenney, Troxler, Yeargan, Tree of Life Properties Rezoning to RLL, Residential Large Lot, based on consistency with the adopted 2045 Comprehensive Growth Plan and the Johnston County Future Land Use and Conservation Plan., in that:

- Goal LU 1 of the 2045 Comprehensive Growth Plan moves to preserve Clayton's character while allowing for growth and development in appropriate areas.
- The Johnston County Future Land Use and Conservation Plan calls for this area to be Low Density Residential Rural Living and Open Space and Conservation.

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

- The zoning to RLL, Residential Large Lot is consistent with the development patterns in the area and serves as a transition area from the 42 Corridor to the more rural parts of Johnston County.

Motion 2: Approval – Inconsistent with the 2045 Comprehensive Growth Plan and Gateway 42 Small Area Plan

I make a motion to recommend approval of the Kenney, Troxler, Yeargan, Tree of Life Properties Rezoning to RLL, Residential Large Lot. While the request is not fully applicable to the current Future Land Use Map in the 2045 Comprehensive Growth Plan and is inconsistent with the Gateway 42 Small Area Plan, in that:

- **The subject properties are not adjacent to the contiguous Town of Clayton municipal boundary area and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.**
- **The Gateway 42 Small Area Plan calls for this area to be COC, Complete Communities, and Complete Communities Commercial Area.**

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

- **Development of this parcel is not planned at this time. The zoning to RLL, Residential Large Lot is consistent with the development patterns in the area and serves as a transition area from the 42 Corridor to the more rural parts of Johnston County.**

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

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

- Goal LU 1 of the 2045 Comprehensive Growth Plan moves to preserve Clayton’s character while allowing for growth and development in appropriate areas.
- The Johnston County Future Land Use and Conservation Plan calls for this area to be Low Density Residential Rural Living and Open Space and Conservation.

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

- Recently annexed, the subject properties are not otherwise adjacent to the contiguous Town of Clayton municipal boundary and is not included on the Future Land Use Map of the 2045 Comprehensive Growth Plan or Future Land Use Map.
- The rezoning is not consistent with the Gateway 42 Small Area Plan future land use designation.
- A zoning of greater intensity should be considered.

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

I make a motion to recommend denial of this rezoning request based on inconsistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan and the Gateway 42 Small Area Plan, in that:

- Recently annexed, the subject properties are not adjacent to the contiguous Town of Clayton municipal boundary area and is not included on the Future Land Use Map of the 2045 Comprehensive Growth Plan or Future Land Use Map.
- The rezoning is not consistent with the Gateway 42 Small Area Plan future land use designation.

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

- A designation of grater intensity should be considered.



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

PUBLIC NOTICE

February 13, 2026

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

Scan **QR Code** for
more information:



RE: A Public Meeting by the Clayton Planning Board

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 meeting hosted by the Clayton Planning Board to share your comments on the proposed project. The meeting will be held on Monday, February 23, 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:	Kenney, Troxler, Yeargan, Tree of Life Properties (2026-05-RZ)
Location:	4583 Cornwallis Road, 4974 Cornwallis Road, 4777 Cornwallis Road
PIN #(s):	163700-69-9043, 163700-76-0525, 163700-96-4601, 163700-77-8774
Applicant:	Bass, Nixon and Kennedy, Inc. - Consulting Engineers
Request:	A Conventional Rezoning of four parcels of land totaling 476.82 acres to assign an initial Town of Clayton zoning designation of RLL, Residential Large Lot following the recent Annexation of the subject properties.

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

Sincerely,

Karen M. Mallo, AICP, MCRP, NJPP | Planning Consultant

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



TOWN OF CLAYTON COMMUNITY DEVELOPMENT

111 E Second Street
Clayton, NC 27520
919-553-5002

AVISO PÚBLICO

Escanee el código QR
para más información:



13 de febrero de 2026

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

RE: Una reunión pública de la Junta de Planificación 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 reunión pública organizada por la Junta de Planificación de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 02.23.2026 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:	Propiedades Kenney, Troxler, Yeargan y Tree of Life (2026-05-RZ)
Ubicación:	4583 Cornwallis Road, 4974 Cornwallis Road, 4777 Cornwallis Road
PIN #(s):	163700-69-9043, 163700-76-0525, 163700-96-4601, 163700-77-8774
Solicitante:	Bass, Nixon and Kennedy, Inc. - Ingenieros Consultores
Pedido:	Rezonificación convencional de cuatro parcelas de terreno con un total de 476.82 acres para asignarles la designación inicial de zonificación RLL, Lote Residencial Grande, de la ciudad de Clayton, tras la reciente anexión de las propiedades en cuestión.

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

Atentamente,



TOWN OF CLAYTON COMMUNITY DEVELOPMENT

111 E Second Street

Clayton, NC 27520

919-553-5002

Karen M. Mallo, AICP, MCRP, NJPP | Planning Consultant

VISIÓN | Una comunidad acogedora y comprometida que aprecia su encantador carácter local y promueve la vitalidad económica, la gestión ambiental, la seguridad y las oportunidades para todos.

MISIÓN | Servidores públicos dedicados y receptivos que brindan servicios esenciales que unen a las personas y promueven la calidad de vida en la comunidad de Clayton.

VALORES | RESPONSABILIDAD • COMUNIDAD • COMPROMISO • RESPETO

www.TownofClaytonNC.org



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

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: Kenney, Troxler, Yeargan, Tree of Life Properties (2026-05-RZ)
Town Board: Planning Board
Date of Meeting: February 23, 2026

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	Karen Mallo Lori Bryant	2/12/26
2. Property Posted	Sign Posted on Property	Susan Long	2/13/26
3. Website Updated	Project Information added to the Website	Lori Bryant	2/12/26
4. Newspaper Publish	Newspaper Ad published	N/A	N/A

Certified by:

Conrad Olmedo, AICP, CZO
Planning Director

2.13.26
Date

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

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