



Town of Clayton
Town Council Regular Meeting Agenda
Monday, March 16, 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

UPDATE: The applicant for Item 6A (Arbors at East Village Phase II Type 3 Conditional Rezoning) intend to request to Council to open the public hearing as noticed and immediately table/defer the item to the April 20th meeting for further consideration.

1. CALL TO ORDER

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

2. ADJUSTMENT OF THE AGENDA

- a. Adjust or Adopt Agenda as Presented
POTENTIAL ACTION: Adjust or Adopt Agenda as Presented

3. CONSENT AGENDA

- a. Minutes
 - February 25, 2026 Council Retreat Day 1
 - February 26, 2026 Council Retreat Day 2
 - March 2, 2026 Work Session
 - March 2, 2026 Regular Meeting

Presenter:
Heidi Holland, Town Clerk
- b. Amending Section 9 of the Human Resources Personnel Policy
Presenter:
Kenya Walls, Human Resources Director
- c. Authorizing Sale of Gym Equipment as Surplus Property
Presenter:
Shaun Mizell, Procurement, Contracts, and MWBE Manager
- d. Approval of Resolution to Abandon Existing Public Pedestrian and Utility Easements in Association with the Pritchard Woods (fka Dominion / Clayton Mixed Use) Development
Presenter:
Kinsey Holton, Assistant Engineering Director
- e. Approval of a Resolution Granting Wastewater Treatment Capacity for UNCH Johnston Clayton Hospital Expansion
Presenter:
Kinsey Holton, Assistant Engineering Director
- A** f. 2026-027-ANX Southwest Public Safety Center: Resolution to Authorize the Clerk to Investigate Sufficiency
Presenter:
Robert Tate, Senior Planner

- g. 2026-032-ANX Jack Road:Resolution to Authorize the Clerk to Investigate Sufficiency
Presenter:
Robert Tate, Senior Planner
- h. 2026-033-ANX Corbett Road:Resolution to Authorize the Clerk to Investigate Sufficiency
Presenter:
Robert Tate, Senior Planner
- i. Municipal Records Retention and Disposition
Presenter:
Heidi Holland, Town Clerk
POTENTIAL ACTION: Adopt Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

- a. Clayton4U
 - Capital Projects**Presenter:**
Nathanael Shelton, Communication Director

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. National Procurement Month Proclamation
Presenter:
Council Member Williams to Present to Procurement
- b. 2025 Sustained Professional Purchasing Award (SPPA) from the North Carolina Association of Governmental Purchasing (NCAGP)
Presenter:
Mayor Pro Tem to Present to Procurement
- c. World Water Day Proclamation
Presenter:
Council Member Casey to Present to Water Resources

6. PUBLIC HEARINGS

- a. 2025-41-CZM Arbors at East Village Ph II: Type 3 Conditional Rezoning
Presenter:
Robert Tate, Senior Planner
POTENTIAL ACTION: Adoption of Ordinance #2026-03-02 & Consistency Statement
The applicant for Item 6A (Arbors at East Village Phase II Type 3 Conditional Rezoning) intend to request to Council to open the public hearing as noticed and immediately table/defer the item to the April 20th meeting for further consideration.
- b. 2026-05-RZ Kenney, Troxler, Yeargan, Tree of Life Properties: Conventional Rezoning
Presenter:
Robert Tate, Senior Planner
POTENTIAL ACTION: Adoption of Ordinance #2026-03-03 & Consistency Statement
- c. 2025-147-RZ Powhatan Self Storage: Conventional Rezoning
Presenter:
Lori Bryant, Planner I
POTENTIAL ACTION: Adoption of Ordinance #2026-03-01 & Consistency Statement

7. QUASI-JUDICIAL HEARINGS

8. OLD BUSINESS

- a. Resolution of Final Award - Walmart Pump Station Abandonment and Gravity Sewer Ext Project

Presenter:

Shannon Poole, Project Controls Specialist

POTENTIAL ACTION: Adoption of Resolution #2026-17

POTENTIAL ACTION: Approval of Contract/Agreement

9. NEW BUSINESS

10. PUBLIC COMMENTS

11. STAFF REPORTS

- a. Town Manager
- b. Town Attorney
- c. Town Clerk
- d. Other Staff

12. OTHER BUSINESS

- a. Mayor and Council Comments

13. CLOSED SESSION

14. ADJOURNMENT

- a. Adjourn

POTENTIAL ACTION: Motion To Adjourn

Information for the Public

3. Consent Agenda

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

7. Quasi-Judicial Hearings

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

10. Public Comments

◆ Rules for Persons Addressing Town Council ◆

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



**Town of Clayton
Town Council Council Retreat Day 1 Minutes
Wednesday, February 25, 2026 at 8:30 AM
Clayton Police Department Training Room
315 E. Second Street**

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

Council Present:

Mayor McLeod
Mayor Pro Tem Andria Archer*
*Joined remotely from
10:35 a.m. – 12:00 p.m.
Council Member Ruth Anderson
Council Member Porter Casey
Council Member Amanda Underwood
Council Member Gretchen Williams

Council Absent:

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Chief of Staff and Strategic Initiatives
Lee Barbee, Deputy Town Manager
Greg Tart, Police Chief
David Ranes, Fire Chief
Robert McKie, Finance Director
Nathanael Shelton, Communication Director
Joe Stallings, Economic Development Director
Richard Livingston, Utility Analyst
Tim Robbins, Public Works Director
Todd Melton, Budget Manager
Michelle Snyder, Assistant to the Town Manager
Chris Gallant, Capital Program Manager
Emily Denison, Administrative Support Assistant
Todd Riddick, Parks and Recreation Director
Shannon Poole, Project Controls Specialist

1. BREAKFAST AND MORNING CHECK-IN

- a. 8:30 - 9:00 a.m.

2. CALL TO ORDER

- a. 9:00 a.m.
Call To Order

Mayor McLeod called the meeting to order at 9:04 a.m.

3. WELCOME

- a. 9:00 - 9:10 a.m.
Welcome/Meeting Materials Overview
Presenter:
Rich Cappola, Town Manager

Mr. Cappola stated Mayor Pro Tem Archer is in Boston and has not been able to fly out due to the snowstorm. She would not be able to join us in person but hoped to be able to join virtually later today and return in person tomorrow. Meeting norms were discussed and a timeline of the

agenda was shared.

4. ITEMS FOR DISCUSSION

- a. 9:10 - 9:40 a.m.
Setting the Stage for Decision Making
- Decision Matrix
 - Decision Making Styles Activity

Presenter:

Dolores Gill, Chief of Staff and Strategic Initiatives

Ms. Gill stated this retreat would be intense and fast-paced. Tomorrow would involve asking for a lot of input and decision making from Council.

She stated a couple of years ago at a retreat, we did the True Colors Assessment, which is a fun way to discover how one makes decisions. She stated Council received a book at the last meeting to take the assessment. Handouts on how to communicate using your true color assessment color were distributed and all were divided into groups to discuss their results.

Decision making matrix sheets were distributed to Council. She stated this is important as we go through the agenda today and tomorrow, Council would see what staff is asking them to consider. There is a note section, outcome section, and a new focus area section which refers to the 7 key focus areas in the Strategic Plan.

- b. 9:40 - 10:30 a.m.
Strategic Planning: Reflections and Progress
- Presenters:**
Dolores Gill, Chief of Staff and Strategic Initiatives
Lee Barbee, Deputy Town Manager

Ms. Gill stated the Strategic Plan forces us to be proactive and think about our vision for the future. Discussion on this topic would include a quick update, revisit the vision, mission, values, and discuss the 7 key focus areas.

There would be quarterly updates provided to Council on strategic highlights. In April, Ms. Gill would meet with all the Town's Advisory Boards to provide updates on the strategic planning. She stated Department Heads are wrapping up their 2025 goals and initiating their 2026 goals.

She asked Council to read the Vision Statement (A welcoming and engaged community that cherishes its charming local character and promotes economic vitality, environmental stewardship, safety, and opportunities for all.) and discuss if they still think our vision is still inclusive and reflective of our community. She asked Council to read the Mission Statement (Dedicated and responsive public servants who provide essential services that bring people together and promote quality of life in the Clayton Community.) and ask what word resonates with them the most. Regarding our values (responsibility, community, commitment, respect), she asked if we are still reflective of who we are today. There was group discussion on this.

She spoke on the 7 key focus areas in the Strategic Plan. She divided all into groups to discuss their thoughts on whether these areas are still headed in the right direction. There was group discussion on this.

Richard Livingston provided Council with a handout of things that are underway and that have been delivered at the Operations Center.

He stated these past 2 storms were the first time staff could really implement an Incident Command System (ICS). Being prepared with this in place really strengthened response times.

During those two incidents, there were 12-hour shifts providing 24-hour service and 550 lane miles treated and plowed. No water and power outages were reported.

Shared were statistics that have been completed and what is to come.

What has been delivered included:

Water Resources

NPDES Permit Renewal

24 Hour staffing @ WRF

Water & Sewer Replacement Projects

New and Extended Bulk Agreements

2 Nitrogen Purchases

Country Lane Pump Station Upsizing Agreement

Sam's Branch Phase 2 Prelim. Eng. Report

Completed Total Dissolved Solids Study

Operations

Implemented centralized warehouse and inventory control

Standardized procedures to improve readiness and consistency

Enhanced emergency communications and coordination (NIMS/ICS implementation)

Improved the damage reimbursement process and tracking (\$75k collected to date)

Public Works

Delivered a stabilized paving program to improve roadway conditions

Launched an active street sweeping program

Completed trails and public space improvements enhancing walkability and recreation

Improved fleet fueling and maintenance practices to support daily operations

Electric

Completed targeted electric reliability upgrades

Improved system monitoring and operational readiness (OMS)

Advanced planning to support growth and load management (Clayton Blvd. Ext.)

Projects underway included:

Water Resources

Ongoing system maintenance and replacement planning

Enhanced SCADA coordination and security to protect critical infrastructure

Completion of Sam's Branch WRF Phase 1

Operations

Facility planning and readiness initiatives

Modernized service request processes to improve responsiveness

Focus on fleet and equipment readiness

Continued rollout of standardized processes, metrics, and performance tracking

Public Works

ADA and sidewalk improvements to enhance accessibility and safety

Continued focus on facility readiness and operational space optimization

Electric

Electric system planning to support growth, reliability, and resilience
Continued coordination across operations and engineering functions

5. BREAK

- a. 10:30 - 10:35 a.m.

6. ITEMS FOR DISCUSSION

- a. 10:35 - 11:45 a.m.

Parks and Recreation: Programming and Facility Updates

- Review of Multigenerational Programming Research and Recommendations
- Clayton Fitness Property Acquisition and Next Steps

Presenter:

Todd Riddick, Parks and Recreation Director

Mr. Riddick provided an update on programming and facility.

The Town recently purchased 1370 Cameron Way (Clayton Fitness Center) with the goal of converting it into a community center for all ages. The planning stage has begun, and would include discussion on staffing, operation and hours, and potential programming/partnerships. The budget has been submitted for this facility.

He stated the Town has worked with Sara Burroughs with SageDesign on the Parks and Recreation Master Plan, which was adopted November 2024. Included in the plan were survey response highlights which included: new facilities to meet current demand, demand for additional indoor space, provide intergenerational features, create connections and develop sense of community, promote health and wellness, and senior and intergenerational programs.

At the open house held for citizens' input of this plan, information was gathered on space needs and demands. Shared were the goals of this project. He stated this would still be a community center for all ages, so the spaces need to be flexible enough to hold classes for anyone. The potential spaces at Clayton Fitness would allow for larger classes if many of the current classes were moved to this location. Space is needed for more of our current offerings such as fitness, social groups/classes, community meetings and for classes we don't have now but need similar space. Space is also needed for older adult classes and socialization. The goal is to have a space as a "senior room", senior-focused classes would be held in other spaces in the building as well.

A rendering of a conceptual design for the front of the building was shared, which included sliding doors to improve accessibility. Ideas for the front desk reception area were also presented, including a lower reception desk to create a more open and welcoming environment. Concepts for the lobby and passive gathering space were discussed, with an emphasis on creating an open, inviting, and comfortable area for visitors.

Additional ideas included incorporating a demonstration kitchen, classroom space, and office areas. He also discussed the potential for a large multi-purpose room that could be rented for meetings and used for various programs. Plans for a fitness classroom with dedicated storage were presented, along with a flexible space that could accommodate future fitness expansion or additional storage needs.

The current locker room is a good size; the existing lockers would be auctioned off. There is a need to have babies and adults changing stations, but showers are not suggested. Accessible restrooms are necessary and possibly private restrooms.

There is a small inclusion space that would fit about 4 people; this could be a “chill/calm room” playing soft music for a child that may be overwhelmed. He stated this would also be a good space for an office but not big enough for programming.

There is currently a racquetball court that needs an update on the acoustics. If it did not remain a racquetball court, it could be turned into a climbing wall for kids, a small cycle room, or a golf simulator.

Right now, the court in the gym is small with a basketball goal on one side, it would not accommodate youth basketball games. There are pickleball lines, but they do not meet any safety standards.

There was discussion on a name for the facility. A poll was conducted with the Parks and Recreation Advisory Board and staff and the top three names were:

- Clayton Multipurpose Center (or Multigenerational)
- Clayton Active Living and Wellness Center
- Clayton Connect

Mayor McLeod stated he likes the word “Active” because it plays into our “*Premier Community for Active Families*” tagline.

Ms. Gill stated once we land on a name, we would add temporary signs, so citizens can see activity.

It was Consensus of Council to have the word Active in the title.

Mr. Gallant stated an architect has been selected and has walked the space. They have provided a proposal for pre-design, so we are ready to go.

Next steps would be to provide Council with information on architectural work. Mr. Cappola asked Council if the brick pillars in the front of the building could be removed; it was consensus of Council to remove them. Mr. Cappola confirmed there would be some type of covered area in the front.

It was consensus of Council for the name to be Clayton Active Center.

Mr. Gallant stated he would get all this feedback and get test fits for the site and building. He would bring those back to Council so we could get started on true design.

Ms. Gill asked Council to include any feedback on their decision making matrix.

- b. 11:45 a.m. - 12:30 p.m.
Downtown Mobility Projects Updates
Presenter:
Shannon Poole, Project Controls Specialist

Ms. Poole provided an update on the Downtown Mobility Projects.

E. Main St. Sidewalk Connector (BL-0050) project involves extending the sidewalk on both sides along East Main Street and Clayton Boulevard to E. 2nd Street. Council should have an update on the construction by the fall retreat. 100% of the design drawings are complete as well as the right-of-way acquisitions and NCDOT right-of-way certifications. This would be advertised in July for construction bids.

She stated there is a wireline agreement between NCDOT and NCRR for the wireline adjustment at Central and Main Street that is still in negotiation. Construction cannot begin until we receive the utility certification from NCRR.

E. Main St Public Parking Lot project involves creating a public parking lot on an existing empty lot along the railroad corridor. A total of 18 spaces is expected. Design drawings have been completed and currently NCRR is review design.

Main St Pedestrian Improvements (BL-0125) project involves improving targeted intersections and mid-block crossing for pedestrian safety along Main Street from Robertson to Smith Street. A stakeholder meeting was held with great attendance from downtown businesses. This is only a concept plan at this time. Staff expects to have 25% of design completed in the next few weeks.

Downtown Parking & Utilization Study is a complete data-driven Downtown Parking Inventory and Utilization Study. The Town's last comprehensive parking study was completed in 2007 which showed the Town did not have a parking problem. Having a new study completed would help us out and show us where the utilization is.

She stated there are three ways to collect data for this study; aerial, manual, and camera analysis collection. This data would be able to tell us where the hot spots are.

Mr. Gallant stated there are two pieces to this in-depth study; the count - how many public and loading zones are, and utilization - which collects hourly data on certain days. This study would be in Phase 1 which will tell us if we have a parking problem. The results of the study would come to Council at a future work session.

Clayton Connector Robertson St Sidewalk (HL-0129) project involves extending the sidewalk and multi-use pathway along a portion of Amelia Church Road, S. Robertson Street, and Main Street. 65% of the design plan has been completed and is under review with NCDOT. There was discussion on possibly being able to incorporate water and sewer line replacement into this project.

Chief Tart stated when Clayton High School renovation is completed, the front of the school would face Robertson Street and all the pedestrian traffic now on Fayetteville Street would offset to Robertson Street. It's crucial for this project to be completed by the end of the renovation. Ms. Poole stated funding for design and right-of-way has been approved.

First Street Roadway and Parking Improvements project involves creating approximately 40 parking spaces along First Street and reconstructing the street to be an asphalt pavement surface. With this project being in the railroad right-of-way, it involves close coordination and approval. A concept plan has been created and reviewed by NCRR in December 2025.

NCRR Pilot Program Grant – Railroad Safety is a project that would focus on installing

protective measures at high-priority commercial and pedestrian areas to reduce the risk of collisions and enhance safety for motorists and pedestrians. The Town is seeking grant funding from NCRR to improve the safety along the railroad corridor downtown. The grant request has been submitted and is under NCRR submittal review. There was discussion of turn-over with staff at NCRR and the possibility this program may not move forward.

7. LUNCH

- a. 12:30 - 1:00 p.m.

8. TRAVEL TO ADAPTIVE REUSE SITES

- a. 1:00 - 2:00 p.m.

Council will travel to Wake Forest, NC to visit two types of adaptive reuse projects

Mayor McLeod, Council Member Anderson, Council Member Underwood, Council Member Casey, Council Member Williams, Tim Robbins, Chief Ranes, Michelle Snyder, Heidi Holland, Tim Robbins, Robert McKie, and Rich Cappola traveled to Wake Forest to tour two adaptive reuse projects.

9. TOUR OF SITES

- a. 2:00 - 4:00 p.m.

Tour of Sites

Presenter:

Joe Stallings, Economic Development Director

Council and staff toured 535 Warehouse at 535 S. White Street and The Loading Dock at 525 S. White Street in Wake Forest. 535 Warehouse is an adaptive-reuse redevelopment project on South White Street in Downtown Wake Forest, led by Raleigh-based developer Atlas Stark. The 16,200-sq-ft building, originally the Welsh Warehouse, was built in 1962. The project is positioned to help catalyze growth in the south end of downtown. The Loading Dock is a renovated warehouse turned flexible coworking and community hub, located in Downtown Wake Forest. The space offers a blend of modern work amenities and community-focused gathering areas, serving remote workers, small businesses, and growing teams.

10. TRAVEL BACK TO TOWN OF CLAYTON

- a. 4:00 - 4:50 p.m.

Council and staff traveled back to Clayton.

11. ADJOURNMENT

- a. Adjourn

With nothing further, the meeting was adjourned at 4:46 p.m.

Motion To Adjourn

Result:	Passed 4-0
Mover:	Ruth Anderson
Second:	Gretchen Williams
Yes:	Ruth Anderson, Porter Casey, Amanda Underwood, Gretchen Williams

No:	None
Absent:	Andria Archer

Duly Adopted by the Town Council on Monday, March 16, 2026 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Heidi L. Holland, MMC, NCCMC
Town Clerk



**Town of Clayton
Town Council Council Retreat Day 2 Minutes
Thursday, February 26, 2026 at 8:30 AM
Clayton Police Department Training Room
315 E. Second Street**

Council Present:

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

Council Absent:

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Chief of Staff and Strategic Initiatives
Lee Barbee, Deputy Town Manager
Greg Tart, Police Chief
David Ranes, Fire Chief
Robert McKie, Finance Director
Nathanael Shelton, Communication Director
Chris Gallant, Capital Program Manager
Michelle Snyder, Assistant to the Town Manager
Todd Melton, Budget Manager
Tim Robbins, Public Works Director
Joe Stallings, Economic Development Director
Shannon Poole, Project Controls Specialist
Emily Denison, Administrative Support Assistant
Sam Shumate, Electus
Chappell Jordan, Jacobs Engineering

1. BREAKFAST AND MORNING CHECK-IN

- a. 8:30 - 9:00 a.m.

2. CALL TO ORDER

- a. 9:00 a.m.
Call To Order

Mayor McLeod called the meeting to order at 9:00 a.m.

3. ITEMS FOR DISCUSSION

- a. 9:00 - 10:30 a.m.
Robertson Mule Stable Adaptive Reuse Project

9:00 - 9:10 a.m.
Outcomes Overview
Presenter:
Dolores Gill, Chief of Staff and Strategic Initiatives

9:10 - 9:40 a.m.
Final Presentation Report

Presenter:

Chappell Jordan, Jacobs Engineering

9:40 - 10:20 a.m.

Discussion and Decisions (Council and Town Staff)

10:20 - 10:30 a.m.

Next Steps

Presenters:

Dolores Gill, Chief of Staff and Strategic Initiatives

Chris Gallant, Capital Program Manager

Ms. Gill shared the goals for today regarding the Robertson Mule Stables.

Chappel Jordan with Jacobs Engineering joined us remotely. Mr. Stallings stated what we toured yesterday in Wake Forest is not exactly what we have in Clayton but hoped Council got an idea of an adaptive reuse. The thought was to get Council in buildings similar and show a unique use and how local government can help investment decisions on these projects.

Mr. Jordan stated the Robertson family members who participated in the interview process were excited and all had an idea of an active and open space for the building. He stated the purpose of this study was to identify the most appropriate use to meet the Town's vision. He noted the purchase agreement stated the preservation of the building's historic integrity and façade must be maintained with minimal changes for 10 years.

He stated there are upfront expenditures necessary to get the building in shape. A Facility Condition Assessment was conducted as part of the Town's due diligence prior to purchase, which identified a number of items that need to be addressed in the short term for stabilization. To make repairs to the building and improve the structural integrity, it would cost approximately \$600,000 and to add a new free-span roof would be an additional \$400,000.

He spoke about the most common ideas for the building: affordable and accessible "third place", community and educational use, event venue, cultural and arts center, commercial/rentable kitchen, and museum and event space integration. Things to consider are this building only has one bathroom and there would be improvements necessary to be made to meet code and ADA requirements.

He mentioned this is a 6,600 sq. ft. building and most of what Council toured yesterday was in the 16,000 sq. ft. range. By the time you add restrooms and storage, it reduces the usable space. He stated this building needs to be thought of as a specialized boutique use instead of on a broader scale. He stated when determining usable square footage, think in terms that 1/3 would go to storage, etc. It is his estimate that for this building only 4,000 sq. ft. would be usable. He stated if we decided to use it as an auditorium, we could get 200 people max.

The study stated, "based on our observations, the current condition of the masonry walls of the building are functionally inadequate for its proposed change in use". This confirms there needs to be structural work done.

It was suggested that the structure be designed as a freestanding building without interior columns and that a cupola be incorporated into the structural design. Mr. Cappola noted the

importance of stabilizing the building. Mr. Gallant stated that a structural engineer evaluated both immediate and long-term repair needs and found that many joists were not properly connected; however, the building is considered stable for the immediate future. There was also discussion regarding a small corner area of the site where oil is present in the ground, estimated to be about 10% of the area.

Mr. Cappola stated our sales tax has passed us with what had been anticipated for this year, and it could be approximately \$600,00-\$700,000 and possibly higher. This could potentially produce what is needed to make the necessary repairs to this building.

There was discussion on grants, however, not knowing the end user for this project makes it tough to apply for any grants. Mr. Stallings did state we received a \$15,000 grant from Electricities which was used to complete this study.

Mr. Cappola asked Council if they were comfortable moving forward with paying the \$1-\$1.5 million to secure the building. This would not provide a bathroom or air conditioning but would provide a solid shell. He stated he would get a scope of fees from the structural engineer. In the meantime, Council could think about what they would like to see in this building. This also gives us time to talk with community partners.

Ms. Gill stated she would like to invite all the stakeholders involved as well as the family to a movie showing, possibly in the auditorium, to share information and data points and let all know there are efforts happening.

Mayor Pro Tem Archer shared her thoughts on the project and other projects that have been on the Capital Improvement Plan (CIP) list for an extended period. She noted that infrastructure improvements and missing greenway links are priorities listed ahead of this project. Council Member Anderson stated she understands that concern; however, stabilizing the stable structure is an immediate need and the Town should consider the potential increased costs if stabilization is delayed.

Council Member Casey stated this represents a once-in-a-lifetime opportunity and that the Town should take advantage of it while possible. He emphasized the importance of stabilizing the structure now until the Town is able to move forward with the next phase of the project.

Mr. Cappola noted that other portions of the building could continue to deteriorate if action is not taken and stated that the issue should not be allowed to persist for too long.

Mayor McLeod stated the Town should focus on what is essential at this time, which is securing the structure. He also suggested creating goodwill by establishing a community-focused project related to the effort. He added that as the Town continues to work through the CIP, it should remain flexible since other projects may arise, and priorities may shift.

Council Member Underwood stated that storage would be needed for items currently inside the building before repairs could begin. She also noted that many citizens have strong feelings about the project but believes that if the Town clearly communicates the plan and explains that other projects are also priorities, the community would understand the need to wait for future phases as long as there is a plan in place and the building is not left to deteriorate.

Council Member Williams stated she thinks we should move forward with stabilizing and find ways to accommodate storage.

There was discussion on when to have the movie showing. It was suggested to email those involved with an email update in the meantime. Ms. Gill asked Council to put their thoughts on their decision matrix sheet.

4. BREAK

- a. 10:30 - 10:40 a.m.

5. ITEMS FOR DISCUSSION

- a. 10:40 a.m. - 12:30 p.m.

Facilities Management and Renovation Plan

- Overview of Acquired Properties
- Property Planning and Renovation Considerations
- Next Steps

Presenters:

Tim Robbins, Public Works Director

Lee Barbee, Deputy Town Manager

Deputy Town Manager Barbee provided background on all town facilities and stated we have outgrown every facility. He stated Fire Station 2, built in May 2000 as a 3,200 sq. ft. building, has had 3 expansions so far. Fire Station 1, built in April 2005, has had 4 upfits so far. The Police Department has had 3 major upfits so far.

There was discussion on working from home options but stated face-to-face working environments are important.

Mr. Robbins stated staff levels have increased significantly over the last decade, 25% in 5 years. Buildings/workspaces to accommodate staff and customer service functions have not kept up with the pace. This results in inefficiencies, safety concerns, and poor public perceptions.

Shared were existing facility needs.

The 653 Veterans Parkway Operations Center does not meet current & future needs. The warehouse, fleet shop, fueling, equipment storage, training/meeting, and office spaces, parking and overall traffic flow do not meet current and future needs. NCDOT planned road improvements will encroach on the property and functionality for our use. Their right-of-way line goes through our loading dock, so we would no longer have a loading dock once those improvements are completed. This will also impact parking in the front. The property's 14 acres is located on a commercial corridor would soon be fronted by roads on 3 sides.

Town Hall is also critical. Major repairs and renovations are needed there that would have to be addressed at some point. Leaking windows and masonry, water damage, fire separation concerns, electrical and mechanical systems that do not meet current needs, and outdated building system controls and technology in conference spaces.

He spoke about properties the Town has acquired.

100 Guy Road (Meehan Property)

This property is 1.73 acres, 7,500 sq. ft. with 50 parking spaces.

Unique Attributes: large front door canopy, large lobby area, and opportunity for collaborative work areas.

Potential Challenges: additional parking is needed, it's a medical facility floorplan.

Potential Use: Community Development Center

Proposed Department Relocations: Engineering – Private Development, Planning, Development Services, Building Inspections

480 E. Main Street

This property is .27 acres, 3,500 sq. ft. with 12 parking spaces.

Unique Attributes: Duplex floorplan (potential abandonment of dead-end), two front doors on the building, well-located.

Potential Challenges: needs full interior renovation before anyone moved in, building is close to property line

Potential Uses: Utilities and Billing Customer Service Center

Proposed Department Relocations: Utilities/Billing Customer Service and Human Resources

501 Atkinson St (The Warehouse)

This property is 4.76 acres, 32,000 sq. ft. with 45 parking spaces and a lot of open land.

Unique: conditioned warehouse space, office space ready for move-in, outdoor storage area

Potential Challenges: Public utility easement on property (it is our utility and we can move it)

Potential Use: Public Services Annex

Proposed Department Relocations: Public Services Leadership Team, Warehouse Operations, Engineering – Capital Projects, Information Technology

317 E. Second Street (IT Building currently)

This property is 2.14 acres, 1,500 sq. ft. (partial) with 35 parking spaces.

Unique Attributed: located in Downtown, minor interior renovations needed, space for quality meeting space

Potential Challenges: limited parking due to Police Department needs

Potential Use: Economic Development Office

Proposed Department Relocations: Economic Development Office and Downtown Development

Shared were wins and next steps.

Wins:

- The Town needs space to accommodate growth, critical renovations to existing facilities, and impacts to the Operations Center property.
- The Town has the opportunity to add 43,000 sq. ft. of space to facility inventory.
- The properties under contract would likely be taken for other uses.
- Open opportunity to market the Operations Center Property.
- Atkins St. Property is "move-in ready"

Next Steps:

- Architect has been engaged to scope the immediate needs.
- Evaluate available rough square footage and site opportunities.
- Perform test-fits for work groups and their respective workflows.
- Develop concepts for upfits and renovations.

- Advance approved concepts to SD's.
- Develop preliminary budgets and schedules.

Items to keep in mind for keeping our eye on the ball:

- Engage Evergreen to provide staffing projections for the Town that align with anticipated growth over 5, 10, 20 years
- Engage with consultant to conduct Space Needs Study using projected staff levels
- Consider existing town properties for potential uses
- Consider temporary facilities for Public Services work groups to facilitate early exit from Ops Center property
- Consider re-use study for 111 East Second Street while pursuing exterior rehabilitation efforts to the building

Mayor McLeod stated we need to do minor renovations on these properties.

6. LUNCH

- a. 12:30 - 1:00 p.m.

7. ITEMS FOR DISCUSSION

- a. 1:00 - 1:45 p.m.
Capital Improvement Plan Transparency
ClearGov Module Demonstration
Presenters:
Christopher Gallant, Capital Program Manager
Shannon Poole, Project Controls Specialist

Ms. Poole introduced the ClearGov Transparency Capital Project Module link which would go live next week. This module would eliminate misinformation on our projects, builds public trust, centralizes project communication, improves organizational efficiency, and reduces staff time spent obtaining updates to responding to inquiries. There would be an interactive map showing current Town projects.

This is a Phase 1 launch. There are only a select few projects on there now, more will be added but would eventually include all projects currently displayed on the Town's Engineering website. The purpose of Phase 1 is to focus on launching a functional, consistent, and digestible public-facing project dashboard. Phase 2 - Expanded Transparency would include additional projects and show project level financial transparency.

All projects entered would follow a consistent information template and include project title, project description, project phase, project manager, objectives and strategic goals, location, project team, project milestones, public engagement opportunities, anticipated shutdowns or disruptions, project updates, and project history.

Citizens would be able to subscribe to project updates. There is a link for citizens to have the opportunity to send questions or comments. It shows past and future public engagement and would contain notes from those meetings.

Ms. Poole asked for consensus to move forward with going live, which could be tomorrow. It

was consensus of Council to move forward.

b. 1:45 - 2:10 p.m.

Town of Clayton Newsletter Proposal

Presenters:

Nathanael Shelton, Communication Director

Emily Denison, Administrative Support Specialist

Mr. Shelton stated currently the Town has a quarterly newsletter, 8.5x14, which is included in utility bills. With 9,500 utility customers, we are one of the few municipalities that still prints a newsletter. This proposal is to shift from a quarterly to a monthly newsletter which would be two-pages, four pages of content, to allow us to take a deeper dive into different subjects.

He stated we would provide both a printed and digital newsletter for 1 fiscal year. We would use this year to build and update our customer information. The benefit of this is we would gain 200% content for 15% increase in cost, improve transparency, broaden reach, modernize methods, and deepen education efforts.

Mayor McLeod stated he would like to see a larger percentage of content geared toward educating the public. It was suggested including legal constraints as to why projects are approved.

Mr. Shelton stated his department is working with Customer Service on a quarterly digital newsletter that discusses ways to conserve.

There was discussion on educating the public about topics upcoming on the meeting agendas. It was stated there needs to be a consistent message to the public to remind them to check all meeting agendas. There was discussion on creating a Clayton4U to educate the public on how to sign up to receive meeting agendas and how to navigate through them. There was also discussion on more communication to citizens about Town events.

It was stated to keep printed copies as well for those that would prefer a hard copy. There was confirmation there would be a printed copy in all utility bills, utility customers that get a digital bill would receive this digitally, and it would be available on the website.

c. 2:10 - 2:30 p.m.

Community Education Partners Project

Presenters:

Todd Melton, Budget Manager

Nathanael Shelton, Communication Director

Mr. Melton stated the Community Education Partners Project was introduced briefly at the last Work Session. He stated citizens from the community were invited and 20 citizens have accepted to become a partner with the Town. He stated these are citizens that are interested in getting more involved. The first session was on Tuesday, 14 people attended.

This group consists of a broad representation of the community from different neighborhoods, Advisory Board members and even the Student Body President from Clayton High.

He stated he hoped this project would increase public understanding of how the Town operates, especially the budget, so residents can engage confidently and share accurate information.

The primary focus would be on the annual budget process, but other key topics would include Budget 101, Capital Improvement Planning (CIP), Utility Rate Modeling, and Manager Recommended and Adopted Budget.

Each session lasts 90 minutes and includes staff education presentation, interactive activity or workshop, and open discussion and feedback. He stated he is adamant about this being a two-way communication and would be intent about listening.

These meetings would be held on the fourth Tuesday of the month in the Rotary Room.

8. BREAK

- a. 2:30 - 2:45 p.m.

9. ITEMS FOR DISCUSSION

- a. 2:45 - 3:15 p.m.
Legislative Affairs Update
Presenter:
Sam Shumate, Electus

Mr. Shumate shared state services to include providing clients with strategic counsel on matters involving local, state and national governmental affairs, engaging in regulatory and budgetary lobbying on client's behalf, and serving as liaison between clients and NC Legislature, NC Executive Branch, numerous state agencies/departments, and other pertinent associations (NCDOT, NCDEQ, OSA, NCLM).

He stated things are being done differently this year with the Town. He stated last year, there was an annual trip to the legislature that was productive; players outside of Johnston County met with local delegation.

He shared information on the State Budget process and provided a timeline. This budget operates on a 2-year budget and begins in the Governor's office.

He stated the federal lobbying ban was for a year but ended in December; he is now doing federal services for the Town.

Shared were Federal Services, which included an annual trip to Washington to meet delegation (Congressman Knott/staff, Senator Budd, and Senator Tillis), assist with applying for direct appropriations for specific client projects and identifying opportunities, work with Town Manager to keep Council aware of federal activity that would impact the Town of Clayton, serve as liaison between Town of Clayton, staff, and relevant agencies, and monitor committee action that is relevant to Clayton's long-term legislative interests.

Shared was a Legislative Agenda, created by Mr. Stallings and the Communication Department, which was recently shared with the General Assembly. He stated this blueprint was a great visual to share when he met with agencies to frame conversation and inform legislators what the Town's needs are.

Mayor McLeod stated as we continue to grow and our water and sewer needs grow, it would be important to be able to go to the federal level with our needs.

Mr. Shumate stated the advice that he could give to the Town is when speaking with our legislators, keep great relationships. He also stated that when making an ask, make sure you know what you are asking for.

b. 3:15 - 3:45 p.m.

Tourism Funds

Presenter:

Joe Stallings, Economic Development Director

Mr. Stallings discussed the Town's occupancy tax, which is collected from hotels, bed and breakfasts, and other short-term rentals. Johnston County currently assesses a 3% tax, the Town receives 2%. He noted that current lodging establishments within the Town include Comfort Inn & Suites, Magnolia Inn, and several Airbnb properties.

Mr. Stallings reported that the Town received approximately \$65,000 in occupancy tax revenue last year. Under state legislation, two-thirds of the revenue must be used for marketing purposes, while the remaining one-third may be used for tourism-related expenditures, including capital projects.

There was discussion regarding how the funds should be used. Mr. Stallings suggested allowing the funds to accumulate; however, he noted that the County prefers to see the funds utilized before the balance reaches approximately \$1 million.

It was also noted that the Johnston County Visitors Bureau already conducts marketing efforts on the Town's behalf; however, the two-thirds portion allocated for marketing remains a separate funding source.

It was consensus of Council to allow the funds to continue to accumulate and to revisit potential uses for the funds at a later date.

c. 3:45 - 4:30

Council Discussion Items

Council discussion included social media and closed session.

Attorney Cauley reiterated the importance of not disclosing information discussed in closed session.

Regarding social media, it was suggested for Council and staff not to engage. It was stated when you post or respond, to think about the optics. It was also stated that social media commentary provides us information on where and how we need to better community out to the public. Regarding commentary, we should stick to the facts and direct anyone to our website where our factual information lives.

There was discussion on the proper process of different topics such as not posting on social media when there is a fire, to call 911 or if there is a water leak call our Operations Center.

There was discussion on making staff agenda cover sheets more robust to provide more information about topics to the community.

- d. 4:30 - 4:45 p.m.
Meeting Closeout and Next Steps

Presenter:

Dolores Gill, Chief of Staff and Strategic Initiatives

Ms. Gill reminded Council that CIP scores are due tomorrow to Mr. Gallant. April 6 and May 4, 2026 work sessions will be held from 12:00 – 5:00 p.m. There was discussion on what went well and what could be better. Mr. Cappola thanked all staff and Council for dedicating two full days.

10. ADJOURNMENT

- a. Adjourn

With nothing further, the meeting was adjourned at 4:27 p.m.

Motion To Adjourn

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

Duly Adopted by the Town Council on Monday, March 16, 2026 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Heidi L. Holland, MMC, NCCMC
Town Clerk



Town of Clayton
Town Council Work Session Agenda Minutes
Monday, March 2, 2026 at 3:00 PM
Council Chambers, Town Hall
111 E. Second Street

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

Council Present:

Council Member Ruth Anderson
Council Member Amanda Underwood
Council Member Gretchen Williams

Council Absent:

Mayor Pro Tem Andria Archer
Council Member Porter Casey

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Lee Barbee, Deputy Town Manager
David Ranes, Fire Chief
Nathanael Shelton, Communication Director
David White, Water Reclamation Superintendent
Matthew McMillan, Plant Maintenance Supervisor
Lisa Joseph, Plant Operations Supervisor
Juan Rodriguez, Instrumentation Control/Pump Technician
Jacob Lowder, Pretreatment/FOG Coordinator
Sharon Weisbeck, Business Analyst – ERP
Jerome Parker, Risk & Safety Officer
Tim Robbins, Public Works Director
Chris Gallant, Capital Program Manager
Brandon Carroll, Grounds Superintendent
Conrad Olmedo, Planning Director
Matt Proctor, Electric Systems Director

1. CALL TO ORDER

- a. Call To Order

Mayor McLeod called the meeting to order at 3:07 p.m.

2. ADJUSTMENT OF THE AGENDA

- a. No adjustments were made to the agenda.

Adoption of the Agenda

Result:	Passed 3-0
Mover:	Ruth Anderson
Second:	Gretchen Williams
Yes:	Ruth Anderson, Amanda Underwood, Gretchen Williams

No:	None
Absent:	Andria Archer, Porter Casey

3. STAFF INTRODUCTIONS AND RECOGNITION

- a. 3:00 - 3:10 p.m.
Matthew McMillan, Plant Maintenance Supervisor
Lisa Joseph, Plant Operations Supervisor
Juan Rodriguez, Instrumentation Control/ Pump Technician
Heather Boyd, Laboratory Technician
Jacob Lowder, Pretreatment/FOG Coordinator

Presenter:

David White, Water Reclamation Superintendent

Sharon Weisbeck, Business Analyst - ERP

Presenter:

Rich Cappola, Town Manager

David White introduced new staff and stated they bring over 60 years of water/sewer experience. He stated they are still down one Pump Technician, once that is filled the department would have a fully functioning maintenance staff, not only for continued operation at Little Creek but for when Sam's Branch is operating.

Mr. Cappola introduced Sharon Weisbeck, our new Business Analyst for the ERP (Enterprise Resource Planning) system. She brings over 20 years of experience working with these types of systems.

4. ITEMS FOR DISCUSSION

- a. 3:10 - 3:40 p.m.
Safety Update
Presenter:
Jerome Parker, Risk & Safety Officer

Mr. Parker provided an update on safety initiatives and training that have taken place over the past several months. He stated every year, the Town must report any injuries and illnesses to OSHA and the Department of Labor public and private sectors.

He stated the Town reported 9 injuries in 2024 and 10 in 2025. In 2025, staff worked 1,077,768 total hours (that does not include any hours Council worked) with 550 employees, including full-time, part-time and summer camp employees. With 10 reportables, that reports to 1.76% reportable injuries per employee, which is a great number.

He shared information about the contracted training conducted in 2025, which included flagger training, chainsaw training, chipper training, reasonable suspicion training at the Director level, and a mock storm exercise that allowed staff to practice safely removing trees from power lines.

In 2025, 6 employees qualified in the Entry Level Driving training, which saved the Town \$40,000. Currently, 5 employees are enrolled in the ELDT CDL program and are scheduled to take their skills test in March, which would save the Town over \$35,000.

Devin Evans, Safety Technician, has recently been certified as a First Aid/CPR/AED instructor.

March 2, 2026 Work Session
Minutes

This allows the Town to streamline our First Aid/CPR training. Training for Operations and the Wastewater Treatment plant employees are complete and training for Parks and Rec. and Town Hall employees will be held in April and May.

AED's have been added to every floor to include the basement in Town Hall. Emergency Evaluation maps have been revised, printed, and placed on all floors at Town Hall. The maps show fire extinguisher locations, AED locations, fire alarm pull stations, and primary and secondary egress routes.

A 12-month safety schedule is being developed. It would enable all departments to be able to schedule around operational commitments. A plan is being developed to place AED's in and around parks, greenways, and other public gathering locations.

He shared upcoming trainings for supervisors this year which included Reasonable Suspicion Training. In March, a Safe Driving training course would be available to employees. Staff have collaborated with the NC League of Municipalities to develop an informative Safe Driving presentation for all employees.

He stated in 2024, there were 23 vehicle incidents and 25 in 2025. On the risk management side, there is only 1 active claim to personal property.

The Town would be purchasing "on the go" tests for dehydration. Having these tests would help test employee's hydration levels on the job before they get to the point of being dehydrated.

He shared placards that are currently in Town vehicles, "What To Do If Involved In A Motor Vehicle Incident or Have a Disabled Vehicle". He stated Devin Evans has worked with Fleet Management to revise and add more detail. These would be revised and put in all Town vehicles.

Mayor McLeod asked Mr. Parker to explain what Reasonable Suspicion Training is. It is training provided to supervisors or managers to help them recognize signs that an employee may be under the influence of drugs or alcohol while at work, and how to properly document and respond to those situations according to workplace policies.

b. 3:40 - 4:00 p.m.

Library Update: Construction and Exterior Upgrades

Presenters:

Tim Robbins, Public Works Director

Christopher Gallant, Capital Program Manager

Brandon Carroll, Grounds Superintendent

Mr. Gallant provided an update on the library renovation. Council toured the facility when it was just a rough frame. Since then, all rough-ins for the mechanical, electrical and plumbing have been completed, as well as the dry wall and mudding, second coat of paint, and all drop-in ceiling lights installed. Door frames are in, restroom tiles are near completion, ceiling tiles, millwork and countertops are being installed, storefront and glass are being installed, and the exterior demolition and renovation work is taking place. Next steps would be installation of the carpet, LVP flooring, final paint, and MEP trim-out. He stated we are tracking on budget and on time for a completion date of May/June this year.

Shared were photos of the interior progress of the main library area and the teen area, which included a fireplace and study areas. The main corridor would have restrooms and a laptop bar. The children's area and community space photos were shared.

Mr. Robbins spoke about the exterior renovations. He spoke about plans for new landscaping for the building as well as ADA improvements. Some of the sidewalks from the parking lot access into the building had an opportunity for improvement. He stated they would remove the existing ADA crossing and entrance and reconfigure some of the striping in the parking lot, relocate the existing ADA parking to get that space closer to the building, and construct a new ADA access to the main entrance.

The foundation shrubs would be replaced, and the site would be resodded with Bermuda sod. The brick pavers along Church Street would be removed, the current art sculpture pad would be removed and a new one installed towards Main Street, a monument sign would be installed on the corner of Main and Church Street, and the existing bike rack would be removed and replaced with a new one.

Shared was a site plan for exterior renovation.

Mayor McLeod asked if the big tree to the right of the door would remain on site. Mr. Robbins identified it as a Magnolia Tree and stated it would be pruned and would remain. He stated there is an American Holly that is aged and diseased. He is proposing it be removed and replaced with a maple tree. Mr. Carroll provided Council a report on the health and safety of that holly tree.

The monument sign would be a scaled-down version of the Town's signs similar to the ones at the entrance of Sam's Branch and Fire Station 2. The location of the book drop would be moved closer to the entrance and align with traffic flow better.

It was discussed to move the existing bike rack near a trail, he stated it would be repurposed.

5. ITEMS FOR DISCUSSION

- a. 4:00 - 4:30 p.m.

Political Signs Update

Presenters:

Rich Cappola, Town Manager

Conrad Olmedo, Planning Director

Mr. Cappola stated this time of year we receive a lot of questions about political signage. With our current UDO, our language is a little more restrictive. He asked Mr. Olmedo to check statutes and any federal laws that may apply and provide recommendations on how the Town may be able to streamline the process.

Mr. Olmedo stated this topic was discussed at the Council retreat on November 10, 2025. A point was made there about standards for political signs and there seemed to be a lack of consistency in the Town's application of standards. During the last election cycle, there was direction to provide notices to certain candidates to acquire permits for their signs on their private property, which led to some enforcement action.

He stated the UDO speaks to statute NCGS 136.32, which is specific to political signage in the

right-of-way. When it's not in the right-of-way, the question is asked where do we park these signs? He stated that's when we look at our Temporary Signs standards and would look into issuing permits for these types of signs.

He stated state law distinguishes political signs with the period of time in which they are put out in the public. He stated it is 30 days before early voting and up to 10 days after election day. The statute also states they may place these signs in the right-of-way of the state highway system as well as states they have to be 3' from the edge of the pavement, not higher than 42", and no bigger than 864 square inches (which is 6 sq. ft. or 2' x 3'). It further states, in the absence of a local standard, the municipality defaults to this statute.

He stated the statute is silent with respect to private property. He stated he researched other municipalities' UDO and found not one town does it the same. He also reached out to the NC Plan Listserv and received 6 responses. He discussed his findings. Some municipalities do apply standards for signs on private property, some say they're just exempt signs, and some require permits. What is consistent is they are allowed in all zoning districts.

Shared with Council was proposed guidelines which were created and reviewed by the Town Attorney and also reviewed by Chad Meadows with CodeWright, who helped write the current UDO. These guidelines incorporate the height, size, location, and period of time allowed for political signs. It includes clear dates for when these signs could be put up and when they must be removed, based on the Johnston County Board of Elections schedule from 2026 to 2030. It also separates into 4 areas of placement: private property, private street, Town street rights-of-way, and NCDOT State Highway System rights-of-way.

Shared was the definition of political sign, "Any sign that advocates for a particular political candidate, party, position, or political action, designed to influence the outcome of an election, that is made available for view by the public before and during the portion of a calendar year when elections are underway as per the Johnston County Board of Elections and described in NCGS 136-32. Political signs are also referred to as "campaign" signs or "election" signs. Signs of a political nature that are placed on private property outside the period of time when elections are underway shall be subject to review of the corresponding sign type standards."

Political signs are being proposed to be allowed in all zoning districts. There was discussion about the placement of the signs. State law says you must have permission from the property owner on which that frontage is. If someone puts a sign out on a public right-of-way, if it abuts the neighbor's property who has not provided you permission to put the sign up, that sign does not have a right to be there. He stated unless we start issuing permits, we would have to assume if there is a sign up, the property owner has given permission for it to be there. He stated the language in the property guidelines mirrors the state statutes with respect to private streets, town street rights-of-way, and NCDOT State Highway System rights-of-way. He noted the Town could still prohibit political signs within its own town-maintained streets; he stated he is not proposing that.

Shared was more proposed language which included the number of signs per lot, maximum height, maximum sign face area, and minimum setback from a lot line, as well as the time period to allow political signs.

The Communication Department has created a webpage with detailed information and the guidelines on political signs. A printable flyer was created to easily provide all this information to

a citizen or political candidate. This would be available on this website along with a map of the Town and NCDOT roads.

Mr. Cappola stated this language would be included in the next UDO amendment, which would go to the Planning Board in May for their recommendation and then to Council for adoption at a regular meeting.

- b. 4:30 - 5:00 p.m.
Wholesale Power Bill Update
Presenter:
Matt Proctor, Electric Systems Director

Mr. Cappola stated a couple of weeks ago we received a formal notification regarding rate increases to the wholesale bill.

Mr. Proctor provided background information on this subject. The Town is 1 of 32 member municipalities in the NC Eastern Municipal Power Agency (NCEMPA). NCEMPA has a Full Requirements Power Purchase Agreement (FRPPA) with Duke Energy Progress to supply the Members' wholesale power needs. ElectriCities serves as the membership organization responsible for managing power supply on behalf of all NCEMPA members. Duke Energy Progress issues monthly wholesale power invoices to NCEMPA. NCEMPA subsequently bills each member community for its portion.

Our wholesale power costs consist of primarily two elements plus several riders; Energy (kWh) and Coincident Peak Demand (kW), Clayton's demand during the single hour each month when Duke Energy Progress experiences its system-wide peak. This would be consistent with most any other commercial or industrial rate, you would be charged on your energy and demand.

These two components are the subject of the 4.5% increase which would be effective April 1, 2026.

Shared were the wholesale rate riders. The wholesale bill includes several riders that account for true ups, delivery charges, lease facilities, generation credits, compliance obligations, and other support service.

- Rider 1: Annual true-up reconciling estimated and actual power costs
 - At the beginning of every year, Duke Energy Progress has no way of knowing what the actual cost would be for the year for supplying power for parts of North Carolina and South Carolina. The Town is billed on a monthly basis on what those estimated power costs are and the following year they true everything up.
- Rider 2: Recovers delivery point metering costs (\$0.06/kW of Billing Demand)
- Rider 3: Charges related to leased facilities (transformer at South Substation)
 - The Town leases the transformer at South Substation and the two transformers at the North Substation we have purchased.
- Rider 6A/6B: Generation credits associated with NCEMPA owned assets
 - Each month the power agency runs them for load management peak shaving. Any O&M cost is backed out, and any credits left over for reducing the coincident peak are dispersed out to the members.
- Rider 7A: Power Agency Services (PAS) charges
 - These are a lot of support services, including NERC and CIRC, compliance activities, APPA dues, legislative, financial and legal support including territorial

rights

- Rider 7B: Renewable Energy Portfolio Standards (REPS) compliance costs
 - This is compliance cost associated with hitting our annual renewable energy targets.
- Rider 8: Debt Defeasance Support Charge
 - In 2015, Duke took back over control of our generation assets. There was some debt left over that the power agency spread out over the course of 10 years to the members. Rider 8 was our portion of the debt. The debt was satisfied at the end of June 2025.

Key factors contributing to the upcoming cost increase include:

- Delayed retirements of coal-fired generating units
- Addition of new natural gas-fired generation scheduled for 2030
- Increases in fixed operations and maintenance costs
- Reduced energy demand across the Duke Energy Progress system
- Lower market natural gas prices

There are several significant changes that would occur in 2026 that affect the overall power supply costs.

These included:

- Expiration of Rider 1-22 in March 2026 (\$33,650 x 24 months)
 - When we receive our March wholesale power bill, that would be our last and final payment of Rider 1-22, this is a true-up cost. A few years ago, the true-up costs got to be so large the members elected to spread it out over 24 months.
- Expiration of Rider 1-23 in September 2026 (\$30,165 x 24 months)
- Rider 8 debt bond released in April 2026, resulting in a credit of approximately \$297,000
 - He stated he mentioned the debt was paid off, this was a big celebration with the power agency last July. As part of us paying off that debt, there was a debt bond release. For our portion, we would receive a credit of \$297,000 in April
- Rider 1-24 will be split into two separate payments:
 - April 2026: \$240,000
 - July 2026: \$240,000
- Implementation of the FR-11 wholesale rate beginning April 2026
 - FR-11 means Full Requirements, and the 11th iteration of this rate.

The actual impacts to the Town were shared. The notice stated it was a 4.5% increase. Based on an analysis, Mr. Proctor took the 2026 rate increase details and applied 2025 billing determinants, energy, and demand. He stated the net impact on the Town's wholesale power cost is around 2%. This estimate does not include the impacts of weather variability or customer-driven load growth. The Town's power cost may be going up, but its more driven by our load growth and not this rate increase. Our Electric Rate Design Consultant, 1898 & Co., is conducting a more comprehensive long-term financial analysis to support future planning and forecasting efforts.

Current projections from ElectriCities indicate that wholesale rates may increase by another approximately 5% in 2027. If approved, the proposed Duke 1U merger is expected to mitigate this increase and provide greater rate stability over the next five years. He explained the Duke 1U merger. He stated on the eastern portion of the state, Duke operates as Duke Energy Progress and on the western portion of the state it's Duke Energy Carolinas. They are planning

to merge and if it comes through, it should mitigate that 5% wholesale power cost increase next year.

Mayor McLeod asked for clarification of the increases; 2% short term and 5% increase next year? Mr. Proctor stated yes. Mayor McLeod stated that is 2% more than what he would like to see, if anyone has been watching the national news, you see the increasing cost of electricity everywhere and North Carolina is no different. We need to figure out how moving forward, to do something that would help support the reduction of the utility cost.

Mr. Proctor stated of the two primary elements of the wholesale power cost, the coincident peak demand accounts for 2/3 of our bill every month and his question is how to get that down. He stated there are a lot of good ideas. The Town currently has about 5.5 megawatts of generation that is allocated through the power agency for the purpose of load management and peak shaving. Until recently, we have not taken advantage of that generation. The biggest portion of that is 3 megawatts of generation is coming online later on this year at Sam's Branch and would be a tremendous help to the Town, we could start running those generators. There is a generator at the Police Department, at Town Hall, and at Little Creek. He stated there is a plan in place to get those back online for peak shaving. He stated he is very optimistic we would be able to lower some of those costs.

Council Member Anderson stated having those generators working like they need to work, we could run those if needed at a peak point and shave the usage down? Mr. Proctor stated yes, there is potential to shed about 10% of our annual wholesale power cost.

Mr. Cappola stated from a load reduction perspective, ElectriCities monitors the usage across the system. When it looks like it's getting to the point where we may hit that coincident peak, they send a signal out which would allow us to drop several buildings with the systems we have invested in, we could significantly drop that load to get off the coincident peak. He stated there are probably upgrades that need to be done to some of that equipment.

Mr. Cappola stated the notice states the increase would be 4.5% but Mr. Proctor is trying to show the net impact to us is about 2%. 1898 and Co. would be at the April work session to present their initial findings on the rate model. Last year, they proposed 2.5-3% increase for this year; we are hoping with this unforeseen 2% increase that we can keep it somewhere in that range.

Mayor McLeod stated the citizens want to know the "hows" and the "whys". He suggested we work with the Communication Team to talk about electric rates and why they are the way they are, but also show them how much quicker our repair and response times are. Mr. Proctor stated that is the benefit of public power. He stated we are still trending below Duke on our residential rate, not quite as competitive on our commercial rate, but are working on it.

6. ADJOURNMENT

- a. With nothing further, the meeting was adjourned at 4:32 p.m.

Motion To Adjourn

Result:	Passed 3-0
Mover:	Ruth Anderson
Second:	Gretchen Williams
Yes:	Ruth Anderson, Amanda Underwood, Gretchen Williams
No:	None
Absent:	Andria Archer, Porter Casey

Duly Adopted by the Town Council on Monday, March 16, 2026 while in regular session.

Jody L. McLeod
Mayor

Attest:

Heidi L. Holland, MMC, MCCMC
Town Clerk



Town of Clayton
Town Council Regular Meeting Minutes
Monday, March 2, 2026 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

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

Council Present:

Council Member Ruth Anderson, Council
Member Amanda Underwood, Council
Member Gretchen Williams

Council Absent:

Mayor Pro Tem Andria Archer
Council Member Porter Casey

Staff Present:

Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Lee Barbee, Deputy Town Manager
David Ranes, Fire Chief
Robert McKie, Finance Director
Nathanael Shelton, Communication Director
Todd Melton, Budget Manager
Michael Tatum, Fire Marshal

1. CALL TO ORDER

- a. Call to Order

Mayor McLeod called the meeting to order at 6:00 p.m.

- b. Pledge of Allegiance

Mayor McLeod led the Pledge of Allegiance.

- c. Invocation

Mayor McLeod provided the Invocation.

2. ADJUSTMENT OF THE AGENDA

- a. No adjustments were made to the agenda.

Adoption of the Agenda

Result:	Passed 3-0
Mover:	Ruth Anderson
Second:	Gretchen Williams
Yes:	Ruth Anderson, Amanda Underwood, Gretchen Williams
No:	None
Absent:	Andria Archer, Porter Casey

3. CONSENT AGENDA

a. Minutes

- February 16, 2026 - Work Session
- February 16, 2026 - Regular Meeting
- February 16, 2026 - Closed Session

Presenter:

Heidi Holland, Town Clerk

b. NCDOT Road Closures for Special Events

Presenter:

Amy Shearin, Community Engagement Coordinator

Adopt Consent Agenda as Presented

Result:	Passed 3-0
Mover:	Ruth Anderson
Seconder:	Gretchen Williams
Yes:	Ruth Anderson, Amanda Underwood, Gretchen Williams
No:	None
Absent:	Andria Archer, Porter Casey

4. ADMINISTRATIVE ITEMS

a. Clayton4U

- Budget

Presenter:

Nathanael Shelton, Communication Director

Mr. Shelton shared the newest Clayton4U which discussed the budget process for the Town. Mayor McLeod encouraged citizens to take the budget survey.

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. Employee Appreciation Day Proclamation

Presenter:

Mayor McLeod to Present to Town Staff

Mayor McLeod read the proclamation into the record. He asked for a round of applause for all employees of the Town.

b. Girl Scout Week Proclamation

Presenter:

Council Member Anderson to Present to Johnston County Girl Scout Troop 1972

Council Member Anderson read the proclamation and presented it to Johnston County Girl Scout Troop 197. She stated that it is a pleasure to present this tonight as she was a scout and brownie.

c. Fire Marshal Recognition

Presenter:

David Ranes, Fire Chief

Chief Raney stated he has a great staff and could not ask for any better members of his department and leadership. Tonight, he recognized Chief Michael Tatum, who had recently earned the designation of Fire Marshal from the Commission on Professional Credentialing from the Center for Public Safety Excellence.

He stated this is a big honor. This credential is awarded through a rigorous process that evaluates education, experience, professional development, technical competence, leadership, and contributions to the fire service.

He stated there are over 12,000 fire marshals in the United States; only 306 have received this recognition, 29 of those in the state of North Carolina. This places Chief Tatum in a group of professionals nationwide who have demonstrated the highest standards of excellence when it comes to fire prevention, code enforcement, public education, and community risk reduction.

This designation reflects his commitment to professional growth, accountability, and service to our citizens. It reinforces the Fire Department's dedication to excellence, professional development and continuous improvement.

Chief Tatum just recently completed his Bachelor of Science degree from Fayetteville State University in Fire and Emergency Service Administration.

He stated Chief Tatum has the Fire Marshal's office heading in the right direction.

6. PUBLIC HEARINGS

7. QUASI-JUDICIAL HEARINGS

8. OLD BUSINESS

9. NEW BUSINESS

10. PUBLIC COMMENTS

11. STAFF REPORTS

- a. Town Manager

Mr. Cappola thanked all for bearing with us through the two days of the Council Retreat last week. He stated he would take all suggestions and feedback received and put into action.

- b. Town Attorney
- c. Town Clerk
- d. Other Staff

Community Education Partners

Presenter:

Todd Melton, Budget Manager

Mr. Melton shared information regarding Community Education Partners, Session 1. He explained that the group consists of a cross-section of Clayton residents who were invited to volunteer, including members of advisory boards, representatives from neighborhoods such as Glen Laurel, Riverwood, and Carolina Overlook, as well as the Student Body President from Clayton High School. The first session launched in January and had approximately 14

attendees.

Mr. Melton stated the purpose of the group is to deepen the public's understanding of Town operations and processes. The first five sessions would be focused on the Town's budget. The group will meet on the fourth Tuesday of each month for the next four months.

He noted that staff intended for the program to serve as a two-way partnership between residents and the Town. The first session was informational, providing participants with background and context; however, future sessions are designed to allow more opportunity for participant feedback and discussion.

During the first session, the Budget 101 Overview video was presented, which explained the Town's budget development process, discussed how prioritization and tradeoffs are considered when evaluating budget items, and clarified the purpose of the Capital Improvement Plan.

Mr. Melton stated that Session 2 would focus more on participant feedback and engagement, including an interactive group activity centered on prioritization, while continuing to align with the Town's live budget development timeline.

He expressed that staff hope the sessions will encourage constructive civic dialogue, strengthen transparency, build a more informed network of residents, and reduce misinformation. He also clarified that staff are not asking participants to advocate on behalf of the Town or share staff opinions.

12. OTHER BUSINESS

a. Mayor and Council Comments

Mayor McLeod thanked staff for a great retreat last week. He stated there was a lot of great conversation and prioritization that took place. He recognized all the winners of the Downtown Clayton Awards event last night and addressed our two missing Council Members. Council Member Casey is out of town for work and Mayor Pro Tem Archer is taking an Advanced Leadership Core class.

13. CLOSED SESSION

14. ADJOURNMENT

a. With nothing further, the meeting was adjourned at 6:25 p.m.

Motion To Adjourn

Result:	Passed 3-0
Mover:	Gretchen Williams
Second:	Ruth Anderson
Yes:	Ruth Anderson, Amanda Underwood, Gretchen Williams
No:	None
Absent:	Andria Archer, Porter Casey

Duly Adopted by the Town Council on Monday, March 16, 2026 while in regular session.

Jody L. McLeod
Mayor

Attest:

Heidi L. Holland, MMC, MCCMC
Town Clerk



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Consent Agenda

Item Title

Amending Section 9 of the Human Resources Personnel Policy

Presenter(s)

Kenya Walls, Human Resources Director

Suggested Action

POTENTIAL ACTION: Adoption of Resolution #2026-14

Strategic Priorities Alignment

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

The proposed verbiage amendment is to include notification for candidates that some positions, such as those that handle money or those that have access to sensitive information, may go through an additional background check conducted by PD in addition to the regular HR background check.

Funding Source**Corresponding Documentation**

1. Resolution #2026-14
2. Personnel Policy (Amended Section 9) 2024-01C

Submitted By: Heidi Holland, Town Clerk

Reviewed By:

Heidi Holland, Legislative

Kenya Walls, Legislative

Dolores Gill, Legislative

First Name Last Name, Administration

Heidi Holland, Legislative

Created/Initiated - 3/6/2026

Approved - 3/6/2026

Approved - 3/6/2026

Approved - 3/11/2026

Final Approval - 3/11/2026

**TOWN OF CLAYTON
RESOLUTION AMENDING SECTION 9 OF THE
HUMAN RESOURCES PERSONNEL POLICY**

WHEREAS, the Town of Clayton seeks to ensure that its personnel policies remain compliant with applicable state laws and consistent with best employment practices; and

WHEREAS, Section 9 of the Town's Human Resources Personnel Policy requires amendment to align with G.S. 153A-94.2(b) regarding criminal history record checks for certain positions; and

WHEREAS, this resolution shall supersede Resolution #2025-96 and will be listed as policy number HR 2024-01C in the policy index.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Clayton, North Carolina, that Section 9 of the Human Resources Personnel Policy is hereby amended to add the following provision as #6 under Organizational Rules:

Certain positions within the Town may require enhanced background screening due to the nature of the duties assigned. Positions that involve access to financial systems, confidential financial data, cash handling, revenue collection, purchasing authority, payroll processing, or other fiduciary responsibilities may be subject to additional background review measures.

For these designated positions, the Town reserves the right to require supplemental background checks conducted through the Clayton Police Department or other authorized law enforcement agencies. These enhanced screenings may include, but are not limited to, expanded criminal history checks or other legally permissible investigative measures deemed appropriate based on the level of financial risk and responsibility associated with the position.

Enhanced background checks will be conducted in compliance with applicable federal and North Carolina laws. Individuals selected for or currently serving in positions requiring enhanced screening will be notified of this requirement in advance. The Town Manager or designee shall determine which positions are subject to enhanced background screening based on operational risk, internal control considerations, and fiduciary responsibility.

This amendment shall become effective immediately upon adoption.

Duly adopted this 16th day of March 2026 while in regular session.

Andria Archer
Mayor Pro Tem

ATTEST:

Heidi L. Holland, MMC, NCCMC
Town Clerk

Town of Clayton Policy & Procedure Statement

	
Policy Number	HR 2024-01C
Department	Human Resources
Subject	Personnel Policy
Approved By	Town Council
Effective Date	June 17, 2024; Resolution #2024-69; #2025-49; #2025-96; #2026-14
Revision Date(s)	June 16, 2025; October 20, 2025; March 16, 2026

Purpose:

The records covered by this policy are in the custody of the Town of Clayton and are maintained for Town of Clayton that the following policies apply to the appointment, classification, benefits, salary, promotion, demotion, dismissal, and conditions of employment of the employees of the Town of Clayton.

Policy:

This policy shall remain in effect until such time as amended by the Town Council.

Section 9. Background Checks

Purpose: The Town believes that employing and retaining a well-qualified, diverse workforce is essential to the overall success of this organization. Criminal background checks are an important tool in determining the suitability of an individual for either initial or continued employment with the Town.

Information about an individual's past criminal conduct is collected to preserve public trust; promote a safe work environment for employees and members of the public; determine their suitability for employment; and promote the protection of the Town's property. The Town seeks to promote a fair, consistent, confidential, and non-discriminatory method of obtaining and using criminal information for employment decisions.

Scope: This policy applies to all applicants and employees of the Town of Clayton.

Definitions:

- **Background Check** - Process of acquiring records related to an individual's past criminal or other record. Other record checks may include educational and license credentials, credit history, and/or driving records requested at the discretion of the Town Manager in relation to specific jobs within the organization.
- **Background Check Release Form** - A form completed by an applicant for any benefit eligible position that authorizes a background check prior to employment.
- **Fair Credit Reporting Act (FCRA)** - Federal law that regulates the collection, dissemination, and use of consumer credit information, including criminal background reports.
- **Disciplinary Action** - An action initiated by a supervisor to address and correct an employee's unacceptable behavior and/or performance.
- **Legal Actions/Proceedings** - Any legal actions including, but not limited to, arrests, convictions, guilty pleas, no contest pleas, restraining orders, warrants, and criminal charges.
- **Safety Sensitive Position** - A position where an essential function of the job includes safety sensitive responsibilities. Safety sensitive responsibilities are those that pose a risk to the safety of the employee or others under which a momentary lapse of attention or judgment could have disastrous consequences without the opportunity to rectify the mistake.

Organizational Rules:

1. All applicants for employment are subject to a criminal background check.
2. An arrest does not establish that criminal conduct has occurred. Accordingly, the fact that an individual was arrested should never be the sole basis of an adverse employment action. The Town may take adverse employment action based on information showing that the

individual committed the conduct underlying the arrest. A conviction, guilty plea or no contest plea shall serve as sufficient evidence that the individual engaged in the alleged criminal conduct.

3. The Town shall not treat background check information differently for individuals based on their age, color, ethnicity, familial status, gender or sex, gender expression, gender identity, genetic information, hair texture and hairstyle commonly associated with race or national origin, marital status, mental or physical disability, military status, national origin, political affiliation, race, religion or sexual orientation or any other non-job-related factor.
4. The Town recognizes that the use of background check information may disproportionately impact some individuals based on their membership in a protected class. Accordingly, the Town will take steps to ensure that any use of background check information will be job related and consistent with business necessity. The Town finds that reporting convictions for nonviolent, drug-related offenses such as possession, manufacture, or distribution of controlled substance to only be job related and consistent with business necessity for those positions that are deemed safety-sensitive.
5. In compliance with G.S. 153A-94.2(b), "applicants offered a position that requires an applicant for employment to work with children in any capacity," will be required to be subject to a criminal history record check conducted by the SBI. This authorizes the SBI to conduct a fingerprint-based state and national criminal record check.
6. Certain positions within the Town may require enhanced background screening due to the nature of the duties assigned. Positions that involve access to financial systems, confidential financial data, cash handling, revenue collection, purchasing authority, payroll processing, or other fiduciary responsibilities may be subject to additional background review measures.

For these designated positions, the Town reserves the right to require supplemental background checks conducted through the Clayton Police Department or other authorized law enforcement agencies. These enhanced screenings may include, but are not limited to, expanded criminal history checks or other legally permissible investigative measures deemed appropriate based on the level of financial risk and responsibility associated with the position.

Enhanced background checks will be conducted in compliance with applicable federal and North Carolina laws. Individuals selected for or currently serving in positions requiring enhanced screening will be notified of this requirement in advance.

The Town Manager or designee shall determine which positions are subject to enhanced background screening based on operational risk, internal control considerations, and fiduciary responsibility.

Procedures:

1. Any applicant refusing to authorize the background check will have their applications rejected.

2. Human Resources will arrange for the background check once a tentative offer of employment to the applicant offer has been extended to the applicant.
3. If the background check does not reveal any prior criminal activity, the applicant may be hired pending the results of the drug screening and/or pre-employment physical. However, if the background check reveals a conviction, guilty or no contest plea, HR shall determine the degree to which the criminal conduct is related to the position.
4. When determining whether to reject an applicant because of prior criminal activity, HR shall consider the:
 - nature and gravity of the criminal activity;
 - time that has passed since the criminal activity;
 - duties that the applicant will perform;
 - applicant's opinion on the accuracy of the background check;
 - facts surrounding the criminal activity;
 - number of criminal offenses;
 - age of the applicant at the time of the criminal activity;
 - applicant's employment history before and after the criminal activity;
 - applicant's rehabilitation efforts;
 - applicant's employment or character references; and
 - applicant's participation in a bonding program.
- a. If the decision is to reject the applicant because of their prior criminal activity, the Town shall comply with the requirements of the Fair Credit Reporting Act.
- b. First, HR will notify the background check third party administrator to send the applicant a "pre-adverse action" letter. The TPA (Third Party Administrator) will include a copy of the background check relied on by the Town. Also, the letter will provide the applicant with a summary of their rights under the Fair Credit Reporting Act.
- c. The applicant will have five (5) business days to review and dispute any inaccurate information in the background check.
- d. After the five (5) business days have passed, HR will provide the applicant with an "adverse action" letter.



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Consent Agenda

Item Title

Authorizing Sale of Gym Equipment as Surplus Property

Presenter(s)

Shaun Mizell, Procurement, Contracts, and MWBE Manager

Suggested Action

Place on Consent Agenda

Strategic Priorities Alignment



Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

As part of the Town's acquisition of the Clayton Fitness building, the Town also obtained various items of personal property associated with the facility. All of gym equipment included in the acquisition has an estimated value equal to or exceeding \$30,000.

Pursuant to North Carolina General Statute 160A-270, authorization is requested for the Procurement and Contracts Manager to conduct a public sale of the surplus gym equipment listed in Attachment A.

Funding Source

Corresponding Documentation

1. Resolution #2026-19
2. Clayton Gym Equipment Surplus Items
3. Gym Equipment Photo for Surplus

Submitted By: Heidi Holland, Town Clerk

Reviewed By:

Heidi Holland, Legislative
Shaun Mizell, Legislative
Robert McKie, Legislative
First Name Last Name, Administration
Heidi Holland, Legislative

Created/Initiated - 3/10/2026
Approved - 3/10/2026
Approved - 3/10/2026
Approved - 3/11/2026
Final Approval - 3/11/2026

**RESOLUTION AUTHORIZING A SALE OF A VARIETY OF GYM
EQUIPMENT AS SURPLUS PROPERTY \$30,000 OR GREATER**

WHEREAS, the Town has accumulated a group of items of personal property equal to or greater than or exceeding \$30,000 in value; and,

WHEREAS, it is in the public interest to dispose of such items by offering them for sale to the public by electronic auction,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF CLAYTON:

1. Pursuant to G.S. 160A-270, the Purchasing and Contracts Manager for the Town is hereby authorized and directed to hold a public sale for the surplus items of Town property listed below:

Variety of Gym Equipment as listed in Attachment A

2. Such sale may be conducted by the Town in accordance with Town policies and procedures.
3. This resolution, or a notice summarizing its contents, shall be advertised at least once and not less than ten days before the date of the public sale, in accordance with G.S. 160A-270.
4. This resolution shall be effective on its adoption.

Duly adopted this 16th day of March 2026 while in regular session.

Andria Archer
Mayor Pro Tem

Heidi Holland, MMC, NCCMC, Town Clerk
Town of Clayton Town Council



Commercial Gym Equipment Surplus Items

Attachment A

LOT 1 – Dual Cable Crossover Machines

- Life Fitness Dual Cable Crossover with (2) 190 lb stacks and (2) 5 lb saddle weights
- Dual Cable Crossover (Unknown Brand) with (2) 140 lb stacks

Qty: 2 Machines

LOT 2 – Upper Body Selectorized Machines

- Icarian Curl Machine – 100 lb stack
- Cybex Arm Curl – 190 lb stack
- Cybex Arm Extension – 190 lb stack with (3) 5 lb slide weights
- Cybex Lateral Raise – 190 lb stack
- Lateral Raise Machine – 90 lb stack

Qty: 5 Machines

LOT 3 – Chest & Press Machines

- Cybex Incline Press – 290 lb stack with slide weights
- Cybex Dual Axis Chest Press – 290 lb stack with slide weights
- Nebula Pectoral Machine – 250 lb stack
- Flex Fitness Vertical Press – 280 lb stack
- Pectoral Deck (Unknown Brand) – 200 lb stack
- Pectoral / Back Combination Machine – 230 lb stack

Qty: 6 Machines

LOT 4 – Back & Pull Machines

- Cybex Lat Pulldown – 290 lb stack
- Cybex Dual Axis Row / Rear Delt – 290 lb stack
- High Row Machine – 300 lb stack
- Pulldown Machine – 300 lb stack
- Low Row Machine – 300 lb stack
- Streamline Seated Row – 250 lb stack
- Quantum Seated Pulldown – 200 lb stack

Qty: 7 Machines

LOT 5 – Triceps & Dip Machines

- Icarian Seated Triceps – 150 lb stack
- Flex Fitness Dip Machine – 140 lb stack

Qty: 2 Machines

LOT 6 – Abdominal Equipment

- Cybex Ab Crunch – 190 lb stack
- Cybex Sit-Up Bench
- Rogue Sit-Up Rack
- Sit-Up Rack (2)
- Sit-Up / Back Extension Rack
- Crunch Bench

Qty: 7 Pieces

LOT 7 – Back Extension Equipment

- Cybex Back Extension – 290 lb stack
- Cybex Back Extension – 290 lb stack
- Icarian Back Extension

Qty: 3 Machines

LOT 8 – Leg Machines

- Cybex Seated Leg Curl – 190 lb stack
- Cybex Leg Extension – 290 lb stack
- Cybex Leg Extension – 200 lb stack
- Flex Fitness Ham Flexor – 150 lb stack
- Streamline Thigh Press
- Streamline Leg Kick – 200 lb stack

Qty: 6 Machines

LOT 9 – Hip & Glute Equipment

- Cybex Glute Machine – 150 lb stack
- Cybex Hip Abduction – 190 lb stack
- Cybex Hip Adduction – 190 lb stack

Qty: 3 Machines

LOT 10 – Calf Machines

- Cybex Rotary Calf – 390 lb stack
- Cybex Seated Calf Rack
- Standing Calf Machine – 300 lb stack

Qty: 3 Machines

LOT 11 – Hammer Strength Plate Loaded Machines

- Hammer Strength Lateral Chest
- Hammer Strength ISO Lateral Chest
- Hammer Strength ISO Lateral High Row
- Hammer Strength ISO Lateral Incline Press
- Hammer Strength ISO Lateral Decline Press
- Hammer Strength Seated Leg Machine

- Hammer Strength Leg Extension Rack
- Hammer Strength Shrug Rack

Qty: 8 Machines

LOT 12 – Additional Plate Loaded Equipment

- Atlantis Lat Pull Down Rack
- TK Star Lat Pull Rack
- Paramount Quad / Glutes Rack
- Leverage Incline Chest Press Rack

Qty: 4 Machines

LOT 13 – Squat & Strength Racks

- Squat Rack
- Squat Rack (Gray)
- Squat Rack (Black)
- TK Sports Squat Rack
- Cybex Squat Press Rack

Qty: 5 Racks

LOT 14 – Bench Press / Lifting Platforms

- Bench Press Rack with Bar
- Deadlift Platform with Bar
- Decline Chest Bench with Bar
- Incline Chest Bench (No Bar)

Qty: 4 Units

LOT 15 – Dumbbell Sets

- Dumbbell Rack with (18) Dumbbells – 15 to 100 lb
- Dumbbell Rack with (18) Dumbbells – 40 to 150 lb

Qty: 2 Complete Sets

LOT 16 – Additional Dumbbells & Racks

- (4) Dumbbell Racks with Miscellaneous Weights
- Lot of (12) Dumbbells – 5–12 lb
- Lot of (12) Dumbbells (1 Broken)

Qty: Multiple

LOT 17 – Curl Bars & Straight Bars

- Curl Bar Rack with 10 Bars (20–110 lb)
- Straight Bar Rack with 10 Bars (20–110 lb)
- Straight Bars without collars

Qty: 3 Lots

LOT 18 – Benches

- Flat Bench (2)
- Incline Bench (2)
- Curl Bench (3)
- Seated Curl Bench (2)

Qty: 9 Benches

LOT 19 – Olympic Plate Sets

- (17) Lots – Four 45 lb Olympic Plates per Lot
- (5) Lots – Four to Five 25 lb Olympic Plates per Lot
- Lot of (70) Plates – 2.5 lb to 10 lb

Qty: Multiple Lots

LOT 20 – Weight Storage

- Olympic Weight Rack
- Olympic Weight Bar Jack
- Weight Rack with (39) Plates (2.5–5 lb)
- Weight Rack with (42) Plates
- Weight Rack with mixed Olympic plates

Qty: 5 Racks

LOT 21 – Boxing Equipment

- 6 ft “Title” Heavy Bag
- 4 ft “VFC” Punching Bag
- (2) Padded Boxing Vests

Qty: 3 Items

LOT 22 – Functional Training Equipment

- Primed Jump Tables (2)
- Rolling Wright Lifting Step
- (3) Weighted Kegs
- Strongman Stones (9 Round + 1 Coffin Stone)
- Lot of (4) Tractor Tires

Qty: Multiple

LOT 23 – Rowing Machine

- Water Resistance Rowing Machine

Qty: 1

LOT 24 – Cardio Equipment

- Star Trac Treadmills (2)
- Matrix Ultimate Deck Treadmill
- Life Fitness 9500HR Bikes (2)
- Star Trac Pro Stationary Bike
- Life Fitness 95R Stationary Bike
- Octane XR6000 Seated Elliptical
- Star Trac Elite Elliptical
- Precor Elliptical
- Life Fitness Ellipticals (95X, 93X, 90X)
- Precor EFX546 Elliptical

Qty: 13 Machines

LOT 25 – Lockers

- Particle Board Lockers (9 Long / 8 Short)
- Women's Locker Room – In-Wall Lockers (30, 12, 18, 18)
- Men's Locker Room – In-Wall Lockers (46, 20, 18)

Qty: 3 Locker Systems

LOT 26 – Miscellaneous Items

- 36 Stacking Chairs
- Haier Mini Fridge
- Whirlpool Dryer
- Kenmore Elite Washer
- Lot of Cable Machine Attachments

Qty: Multiple





Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Consent Agenda

Item Title

Approval of Resolution to Abandon Existing Public Pedestrian and Utility Easements in Association with the Pritchard Woods (fka Dominion / Clayton Mixed Use) Development

Presenter(s)

Kinsey Holton, Assistant Engineering Director

Suggested Action**Strategic Priorities Alignment**

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary**Funding Source****Corresponding Documentation**

1. 2026-
546_Resolution_and_Declaration_Abandoning_and_Releasing_Easement_Prichard_Woods

Submitted By: Kinsey Holton, Assistant Engineering Director

Reviewed By:

Kinsey Holton, Engineering - CIP
Kinsey Holton, Engineering - CIP
Jonathan Ham, Engineering - CIP
First Name Last Name, Administration
Heidi Holland, Legislative

Created/Initiated - 3/9/2026
Approved - 3/9/2026
Approved - 3/9/2026
Approved - 3/11/2026
Final Approval - 3/11/2026

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CLAYTON
DECLARING THE ABANDONMENT AND RELEASE OF THE EASEMENTS
IN CONJUNCTION WITH PRITCHARD WOODS DEVELOPMENT PLANS**

WHEREAS, the Town is the owner and holder of easements located in Johnston County, North Carolina, said easements being more particularly described as “20’ Public Utility Easement (to be abandoned)” and “20’ Public Pedestrian Easement (to be abandoned)” on that certain plat attached hereto as Exhibit A detailing site development plans for the Pritchard Woods Development (the “Easements”), the same as the certain map recorded in Plat Book 74, Page 127 of the Johnston County Registry; and

WHEREAS, the Easements are not used by the Town, have no facilities, pipelines or utility appurtenance thereon, are not needed for the use and operation of utilities, and is not needed for any other purpose of the Town of Clayton and are therefore surplus; and

WHEREAS, the Town desires to abandon and release the Easements.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON:

Section 1. - Abandonment and Release of Easements. That the Town Council hereby releases and abandons all its right title and interest in the Easements.

Section 2. - Authorization to Declare Abandonment. That the Town Attorney shall prepare the necessary documents and that the Mayor and Town Clerk shall execute and deliver the Declaration of Abandonment and Release for the Easements as attached hereto as Exhibit B.

Section 3. - Authorization to Conclude. That the Mayor, Town Clerk and Town Attorney are hereby authorized to prepare and execute such notices, agreements, deeds, leases or other documents as may be required or desirable to consummate the transactions approved herein.

DULY ADOPTED this the ____ day of _____, 2026.

TOWN OF CLAYTON

By: _____
Andria Archer
Mayor Pro Tem

ATTEST:

Heidi Holland, Town Clerk

(MUNICIPAL SEAL)

Exhibit A

PLAT: PRICHARD WOODS DEVELOPMENT

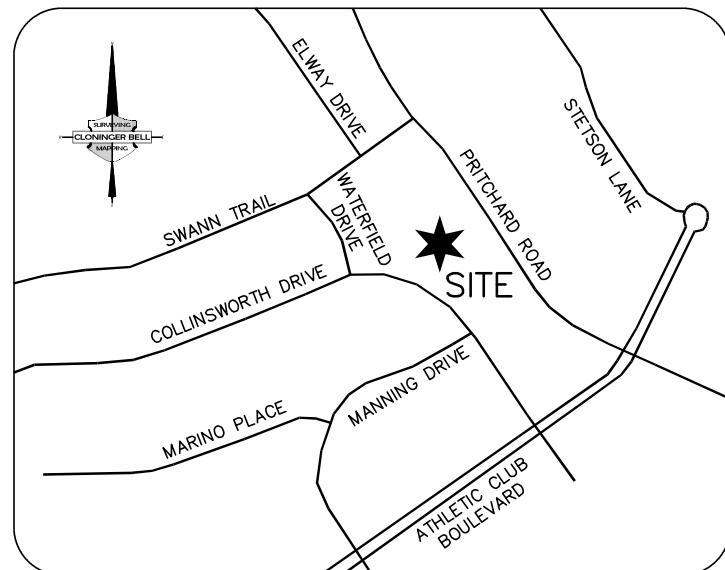
LIMITED SUBDIVISION PLAT
PREPARED FOR
ZOBREO, LLC and WILDER INVESTMENTS, LLC
PRITCHARD ROAD AT SWANN TRAIL
TOWN OF CLAYTON, WILDERS TOWNSHIP, JOHNSTON COUNTY, N.C.
DEED REFERENCE: 3988-123; MAP REFERENCE: 74-127
TAX PARCEL: 16102046B; PROJECT NUMBER 2025-136-LS

AREA SUMMARY:
LOT D1: 309,943 SQ. FT. OR 7.1153 ACRES
LOT D2: 39,368 SQ. FT. OR 0.9038 ACRES
R/W DEDICATION: 12,611 SQ. FT. OR 0.2895 ACRES
TOTAL AREA: 361,921 SQ. FT. OR 8.3086 ACRES

FSC RANCH, LLC
DB 6193 PG 93
MB 48 PG 359
PID #16102026B

RIVERWOOD RANCH
TOWNHOMES, LLC
DB 5268 PG 262
MB 83 PG 159
PID #16102053P

RIVERWOOD RANCH TOWNHOMES, LLC
DB 5268 PG 262
MB 83 PG 159
PID #16102053P



VICINITY MAP
NOT TO SCALE

SITE INFORMATION:
LOT 1 & LOT 2 ACREAGE: 8.0191 ACRES
ZONING: EXISTING - CZC
REQUIRED PERIMETER SETBACK - 20 FEET
ZONING:
SUBJECT PROPERTY ZONED: CZC (CONDITIONAL COMMERCIAL)
FOR FURTHER INFORMATION CONTACT THE TOWN OF CLAYTON,
N.C. ZONING DEPARTMENT.

**CERTIFICATE OF APPROVAL WHERE STREETS OR UTILITIES
ARE NOT PROVIDED BY THE TOWN**

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE
UNITED DEVELOPMENT ORDINANCE OF CLAYTON, NORTH CAROLINA, AND THAT THIS
PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JOHNSTON
COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED
HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION
JURISDICTION OF THE TOWN OF CLAYTON, THAT WE HEREBY FREELY ADOPT THIS
PLAN OF SUBDIVISION AND DEDICATE TO ALL AREAS SHOWN ON THIS PLAT AS ROADS,
ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS TO THE PUBLIC OR FOR
PRIVATE AS SPECIFICALLY INDICATED, AND THAT WE WILL MAINTAIN ALL SUCH AREAS
UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC
AUTHORITY OR PRIVATE ENTITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED
FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE
AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE TOWN OF
CLAYTON AND/OR NCDOT IN THE PUBLIC INTEREST.

ZOGREO, LLC (PRINTED) _____ ZOGREO, LLC (SIGNATURE) _____

DATE _____

WILDER INVESTMENTS, LLC (PRINTED) _____ WILDER INVESTMENTS, LLC
(SIGNATURE) _____

DATE _____

REVIEW OFFICER CERTIFICATE:

I, _____, REVIEW OFFICER OF JOHNSTON
COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

CERTIFICATE OF SURVEY AND ACCURACY:

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED REFERENCE: 3988-123); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS
PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR
FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10th DAY OF
NOVEMBER, A.D., 2025.

PLAT CERTIFICATION BY SURVEYOR
THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY
THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PRELIMINARY

JUSTIN F. CLONINGER, NCPLS L-4430 _____ DATE _____
email: justinc@cloningerbell.com

SEE SHEET 2 FOR GENERAL NOTES

SHEET 1 OF 3
NOTE: NOT A VALID
SURVEY WITHOUT
ALL SHEETS.

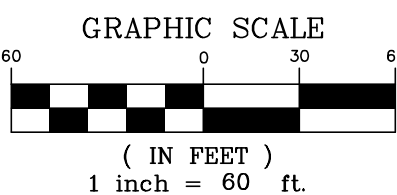


**SURVEYING
CLONINGER BELL
MAPPING**

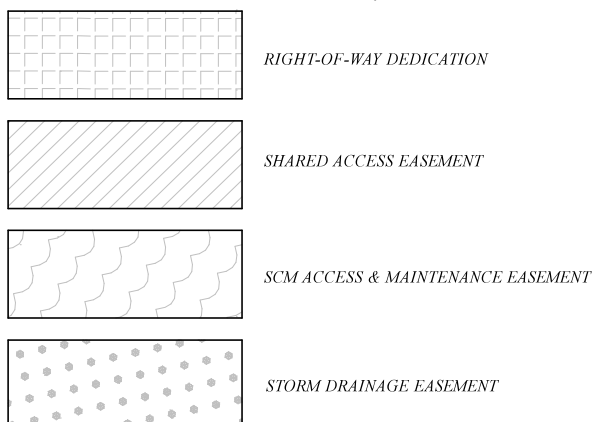
CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
CBS	TLM		1"=60	OCT. 14, 2025	5712

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
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MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
JUNE 20, 2018.
COMMUNITY PANEL NO: 3720177000K; ZONE "X"



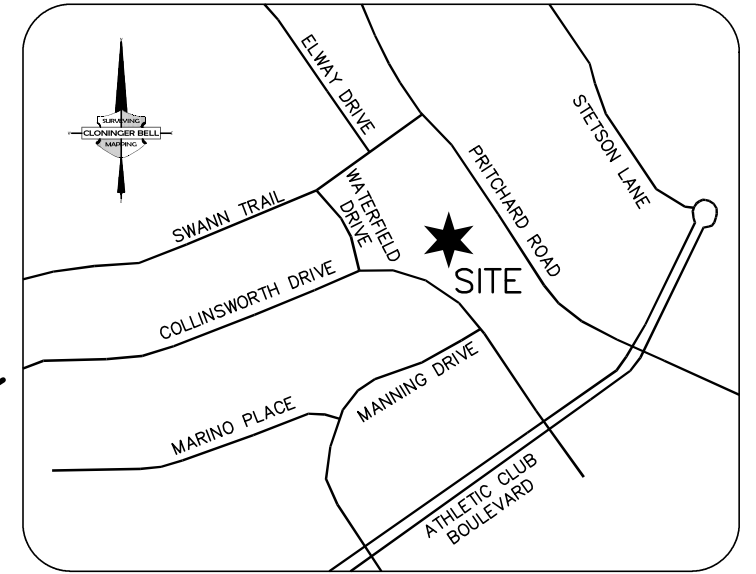
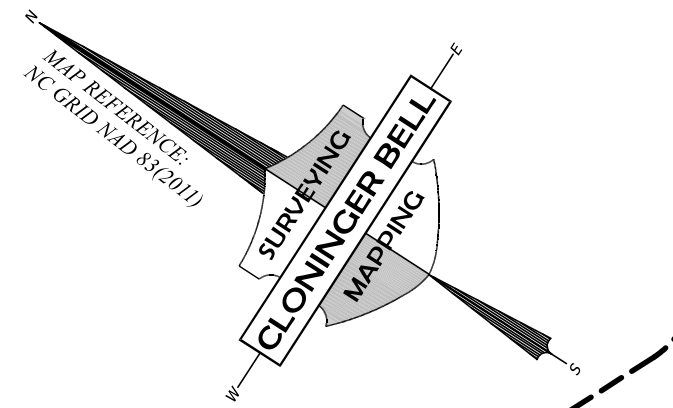
HATCH LEGEND:



LEGEND:
CP - CALCULATED POINT
DB - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EAM - EXISTING METAL MONUMENT
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NIR - NEW IRON ROD
NY - NEW NAIL
PID - PARCEL IDENTIFICATION NUMBER
PG - PAGE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

LIMITED SUBDIVISION PLAT
PREPARED FOR
ZOBREO, LLC and WILDER INVESTMENTS, LLC
PRITCHARD ROAD AT SWANN TRAIL
TOWN OF CLAYTON, WILDERS TOWNSHIP, JOHNSTON COUNTY, N.C.
DEED REFERENCE: 3988-123; MAP REFERENCE: 74-127
TAX PARCEL: 16102046B; PROJECT NUMBER 2025-136-LS

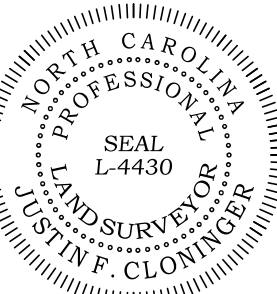
AREA SUMMARY:
LOT D1: 309,943 SQ. FT. OR 7.1153 ACRES
LOT D2: 39,368 SQ. FT. OR 0.9038 ACRES
R/W DEDICATION: 12,611 SQ. FT. OR 0.2895 ACRES
TOTAL AREA: 361,921 SQ. FT. OR 8.3086 ACRES



VICINITY MAP
NOT TO SCALE

- NOTES:
- ALL CORNERS MONUMENTED AS SHOWN.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 - PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN, TO CREATE A STORMWATER EASEMENT, A CROSS ACCESS EASEMENT, AS SHOWN HEREON.
 - ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE.
 - NO NCGS MONUMENT IS LOCATED WITHIN 2000' OF SUBJECT PROPERTY.

SITE INFORMATION:
LOT 1 & LOT 2 ACREAGE: 8.0191 ACRES
ZONING: EXISTING - CZC
REQUIRED PERIMETER SETBACK - 20 FEET
ZONING:
SUBJECT PROPERTY ZONED: CZC (CONDITIONAL COMMERCIAL)
FOR FURTHER INFORMATION CONTACT THE TOWN OF CLAYTON,
N.C. ZONING DEPARTMENT.



CERTIFICATE OF SURVEY AND ACCURACY:
STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 3988-123); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10th DAY OF NOVEMBER, A.D., 2025.
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PRELIMINARY

JUSTIN F. CLONINGER, NCPLS L-4430
email: justinc@cloningerbell.com

SHEET 2 OF 3
NOTE: NOT A VALID
SURVEY WITHOUT
ALL SHEETS.

SURVEYING

CLONINGER BELL

MAPPING

CREW: CBS

DRAWN: TLM

REVISED:

SCALE: 1"=60

DATE: OCT. 14, 2025

FILE NO. 5712

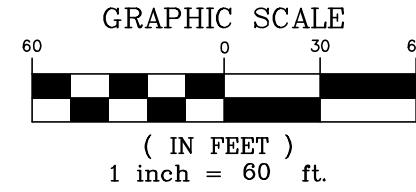
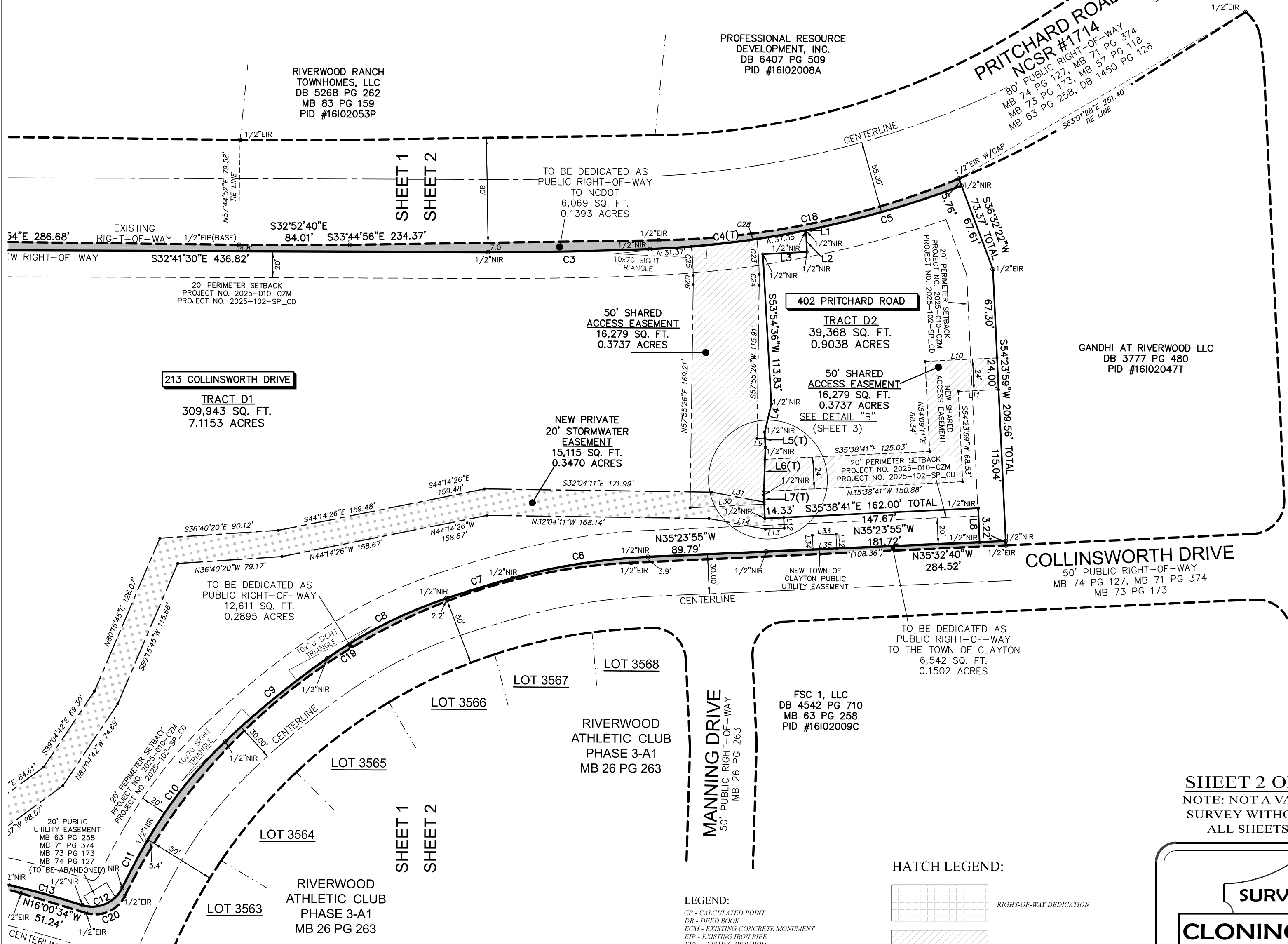
CLONINGER BELL SURVEYING & MAPPING, PLLC

107 RIVERSIDE DR.

MCADENVILLE, NC 28101

704.864.9007

LICENSE P-2326



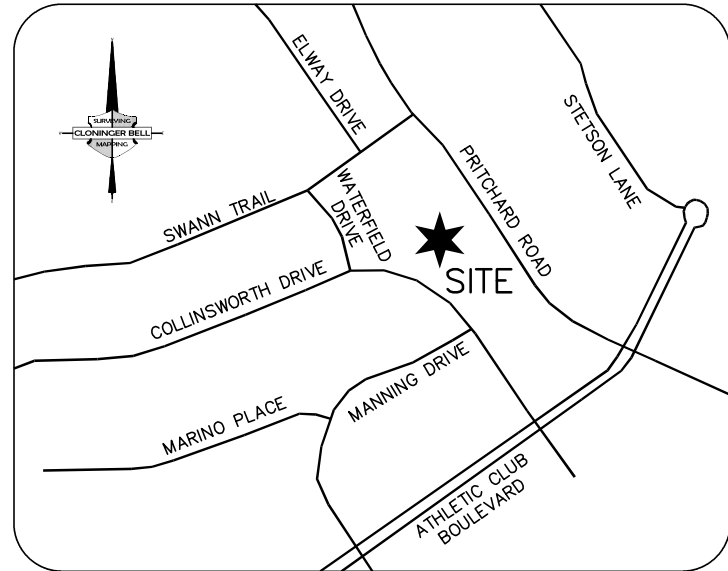
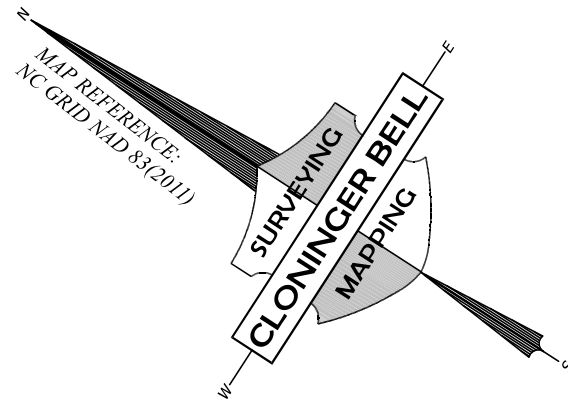
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 - EIP - EXISTING IRON PIPE
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 - NIR - NEW IRON ROD
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 - SETBACK

- HATCH LEGEND:
- RIGHT-OF-WAY DEDICATION
 - SHARED ACCESS EASEMENT
 - SCM ACCESS & MAINTENANCE EASEMENT
 - STORM DRAINAGE EASEMENT

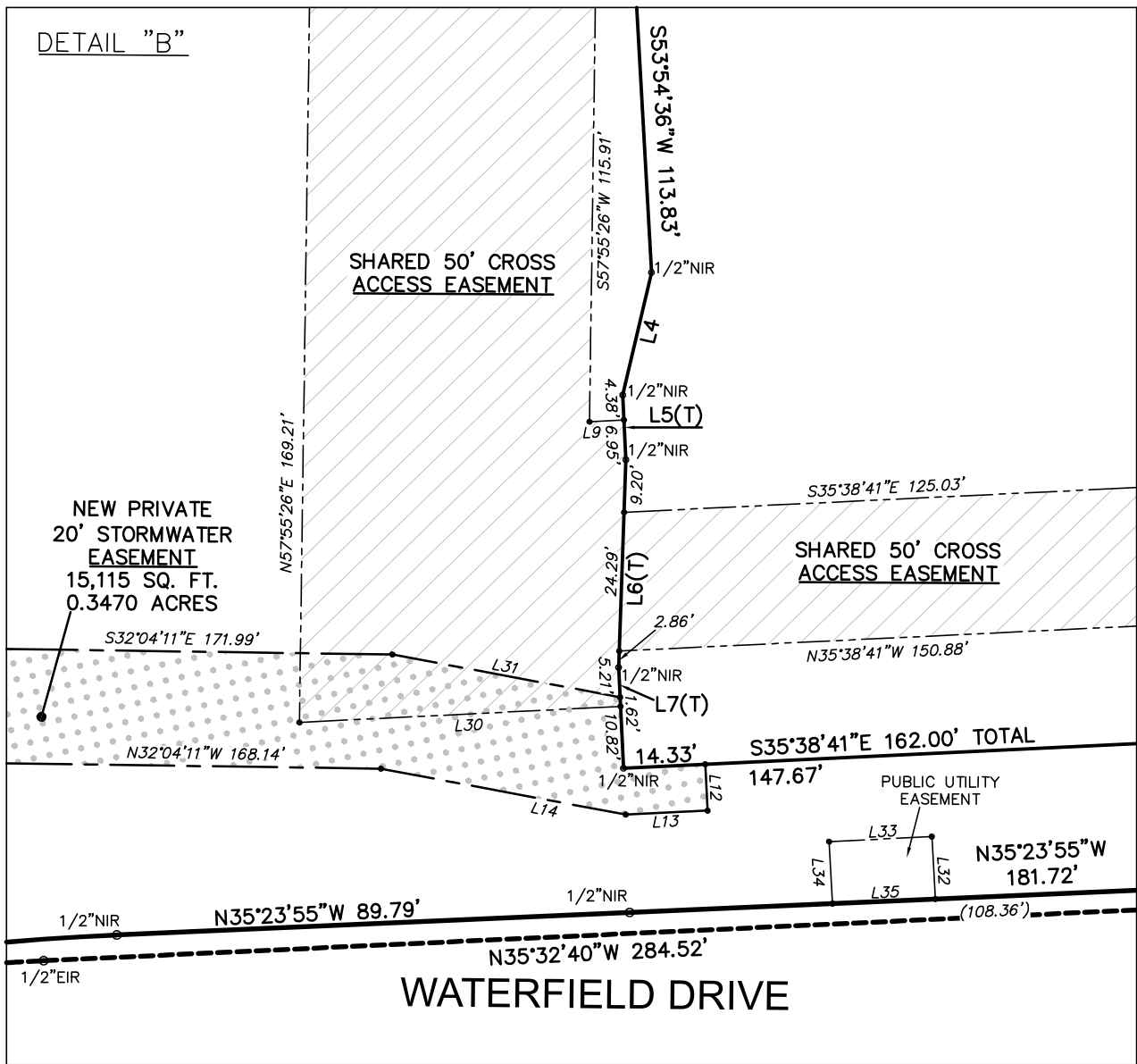
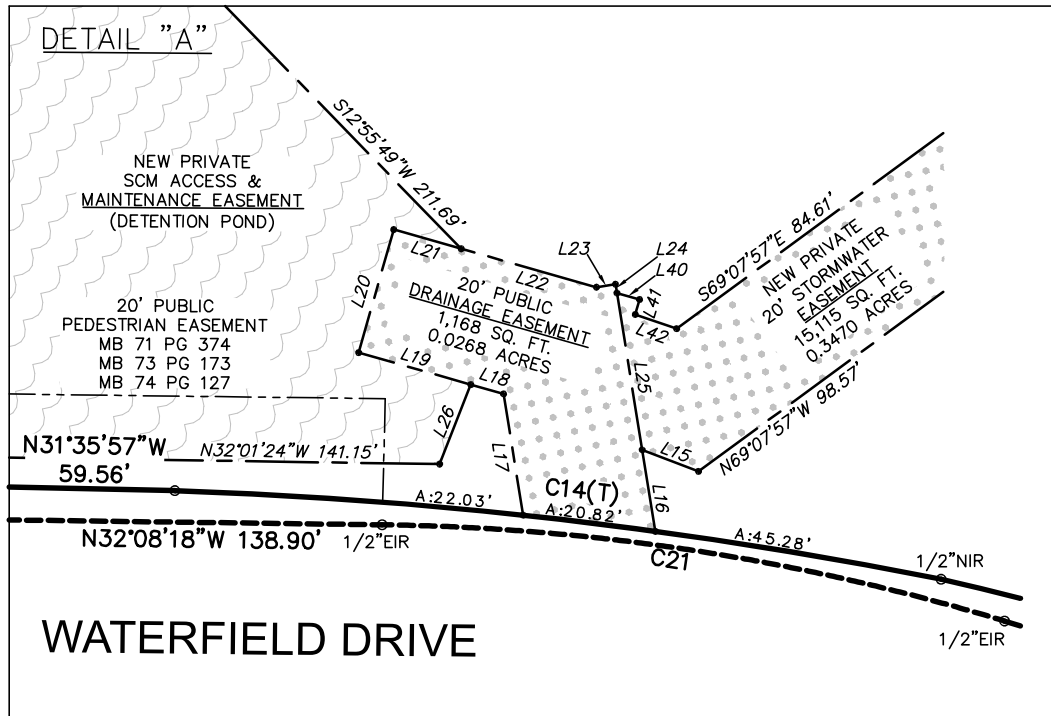
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 R/W DEDICATION: 12,611 SQ. FT. OR 0.2895 ACRES
 TOTAL AREA: 361,921 SQ. FT. OR 8.3086 ACRES



VICINITY MAP
 NOT TO SCALE



CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	28.87'	26.43'	S85°11'35"E
C2	945.50'	184.01'	183.72'	N38°16'02"W
C3	2818.76'	122.72'	122.71'	S33°56'20"E
C4	754.50'	119.13'	119.01'	N39°42'34"W
C5	754.50'	122.88'	122.75'	N48°53'55"W
C6	465.00'	104.30'	104.08'	N41°49'28"W
C7	942.21'	52.39'	52.39'	N49°50'35"W
C8	355.00'	101.32'	100.98'	S59°36'45"E
C9	667.32'	99.82'	99.73'	S72°04'26"E
C10	330.00'	95.16'	94.83'	N84°37'13"W
C11	620.07'	41.78'	41.77'	S85°11'17"W
C12	25.00'	35.61'	32.67'	N55°56'17"W
C13	699.43'	58.34'	58.33'	S17°31'25"E
C14	734.84'	120.66'	120.52'	S26°17'27"E
C15	20.00'	30.06'	27.31'	S10°23'36"W
C16	25.00'	36.03'	32.99'	S85°49'47"E
C17	450.00'	92.94'	92.78'	S38°05'56"E
C18	622.96'	233.60'	232.23'	S44°28'34"E
C19	450.00'	481.97'	459.26'	S66°13'38"E
C20	25.00'	35.25'	32.40'	N56°32'11"W
C21	350.00'	98.72'	98.40'	N24°06'01"W
C22	25.00'	37.19'	33.86'	S10°40'03"W
C23	275.00'	26.84'	26.83'	S53°21'31"W
C24	274.95'	8.52'	8.52'	N57°02'33"E
C25	225.00'	21.94'	21.93'	N53°21'43"E
C26	225.13'	6.97'	6.97'	S57°02'35"W

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S45°33'26"W	0.37'
L2	S54°23'59"W	16.00'
L3	N35°36'01"W	33.44'
L4	S70°19'36"W	22.02'
L5	S54°21'19"W	11.33'
L6	S59°06'14"W	36.36'
L7	S54°21'19"W	17.65'
L8	S54°54'56"W	25.94'
L9	S35°44'24"E	6.04'
L10	S35°36'02"E	54.65'
L11	N35°36'02"W	30.50'
L12	S54°21'19"W	8.12'
L13	N35°38'41"W	14.33'
L14	N22°16'03"W	43.57'
L15	N12°00'39"W	9.41'
L16	S47°57'43"W	12.87'
L17	N47°56'18"E	19.19'
L18	N17°00'37"W	5.32'
L19	N17°00'37"W	18.21'
L20	N72°59'23"E	20.00'
L21	S17°00'37"E	10.97'
L22	S17°00'37"E	21.98'
L23	S42°02'17"E	3.00'
L24	S47°57'43"W	1.40'
L25	S47°57'43"W	24.83'
L26	S78°26'30"W	13.34'
L27	S57°19'48"W	4.79'
L28	S36°32'36"E	5.75'
L29	S54°32'40"E	27.97'
L30	S35°44'24"E	56.25'
L31	S22°16'03"E	40.53'
L32	N53°51'56"E	10.94'
L33	N35°44'11"W	17.99'
L34	S53°51'56"W	10.84'
L35	S35°23'55"E	17.99'
L36	S36°40'07"E	9.89'
L37	N53°16'55"E	11.99'
L38	N36°43'05"W	9.85'
L39	S53°27'24"W	11.99'
L40	S17°00'37"E	3.67'
L41	S72°59'23"W	2.44'
L42	S13°59'50"E	6.84'

HATCH LEGEND:

	RIGHT-OF-WAY DEDICATION
	SHARED ACCESS EASEMENT
	SCM ACCESS & MAINTENANCE EASEMENT
	STORM DRAINAGE EASEMENT

LEGEND:

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DB - DEED BOOK	
ECM - EXISTING CONCRETE MONUMENT	
EIP - EXISTING IRON PIPE	
EIR - EXISTING IRON ROD	
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EASEMENT	
SETBACK	

SHEET 3 OF 3
 NOTE: NOT A VALID
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 ALL SHEETS.

SEE SHEET 2 FOR GENERAL NOTES

CLONINGER BELL
 SURVEYING & MAPPING, PLLC
 107 RIVERSIDE DR.
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 704.864.9007
 LICENSE P-2326

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
CBS	TLM		NTS	OCT. 14, 2025	5712

Exhibit B

DECLARATION OF ABANDONMENT AND RELEASE OF EASEMENTS

Prepared by and return to: Emily Cauley-Schulken, Cauley Pridgen, PA, 2500 Nash Street N, Ste C, Wilson, NC 27894

NORTH CAROLINA
JOHNSTON COUNTY

DECLARATION OF ABANDONMENT
AND RELEASE OF EASEMENTS
PIN: 177000-18-0722
Parcel ID: 16102046B

DECLARATION OF ABANDONMENT AND RELEASE OF EASEMENTS

This Declaration of Abandonment and Release of Easements made the ____ day of _____, 2026, by the Town of Clayton, a municipal corporation (hereinafter "Town");

W I T N E S S E T H

WHEREAS, the Town is the owner and holder of easements located in Johnston County, North Carolina, said easements being more particularly described as "Utility Easement" and "Pedestrian Easement" on that certain map recorded in Plat Book 74 Page 127 of the Johnston County Registry (the "Easements"); and

WHEREAS, the Easements are not used by the Town, have no facilities, pipelines or utility appurtenance thereon, are not needed for the use and operation of utilities, and is not needed for any other purpose of the Town of Clayton and are therefore surplus; and

WHEREAS, the Town desires to abandon and release the Easements; and

WHEREAS, the abandonment and release of said Easements have been duly considered and approved by the Town Council of the Town of Clayton at the regular meeting of the Town Council on March 16, 2026.

NOW, THEREFORE, the Town hereby releases and abandons all its right title and interest in the Easements referenced on Plat Book 74, Page 127, and recorded at Deed/Plat Book 71 Page 375 of the Johnston County Registry and Deed/Plat Book 63 Page 258 of the Johnston County Registry. The release and abandonment of the said Easement shall be effective upon recording of this instrument with the Johnston County Register of Deeds.

IN WITNESS WHEREOF, the Town has caused this instrument to be signed in its name and its seal affixed hereto as of the day and year first above written.

TOWN OF CLAYTON

By: _____
Jody McLeod, Mayor

ATTEST:

Heidi Holland, Town Clerk

(MUNICIPAL SEAL)

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, _____, do hereby certify that Heidi Holland who is either
[] personally known by me or [] provided satisfactory evidence of her identity in the form of
_____, came personally before me this day and acknowledged that she is the
Clerk of the Town of Clayton, a North Carolina Municipal Corporation, and that by authority
duly given and as the act of the corporation, the foregoing instrument was signed in its name by
its Mayor, sealed with its corporate seal and attested by herself as its Clerk.

Witness my hand and official seal, this _____ day of _____, 2025.

(Official Seal)

Official Signature of Notary

_____, Notary Public
Notary's Printed or Typed Name

My commission expires: _____

Signature Page & Notary Acknowledgement – Release of Easement



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Consent Agenda

Item Title

Approval of a Resolution Granting Wastewater Treatment Capacity for UNCH Johnston Clayton Hospital Expansion

Presenter(s)

Kinsey Holton, Assistant Engineering Director

Suggested Action

POTENTIAL ACTION: Adoption of Resolution #2026-08

Strategic Priorities Alignment



Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

Funding Source

Corresponding Documentation

1. 2026-365_20260316_UNCH-Johnson_WWA_Resolution_FINAL

Submitted By: Heidi Holland, Town Clerk

Reviewed By:

Heidi Holland, Legislative

Kinsey Holton, Engineering - CIP

Jonathan Ham, Engineering - CIP

First Name Last Name, Administration

Heidi Holland, Legislative

Created/Initiated - 3/9/2026

Approved - 3/9/2026

Approved - 3/9/2026

Approved - 3/11/2026

Final Approval - 3/11/2026

**APPROVAL OF A RESOLUTION GRANTING WASTEWATER TREATMENT CAPACITY
UNC HEALTH JOHNSTON - CLAYTON HOSPITAL EXPANSION**

WHEREAS, wastewater flows from sanitary sewer customers tributary to existing collection systems owned and operated by the Town of Clayton are bound to abide by the permitted average daily flow at the Little Creek Water Reclamation Facility in conjunction with other available sources and consistent with interlocal agreements regarding wastewater treatment; and,

WHEREAS, said Little Creek Water Reclamation Facility is permitted to treat a maximum average of 2.5 million gallons daily; and,

WHEREAS, the Town of Clayton holds several interlocal agreements which secure additional wastewater treatment capacity from other available sources; and,

WHEREAS, the Town of Clayton continues to complete construction of a new wastewater treatment plant known and permitted as the "Sam Branch Water Reclamation Facility" with a design capacity to treat up to 6 million gallons daily and is expected to be completed by the end of 2026; and,

WHEREAS, the North Carolina Department of Environment Quality (NCDEQ) regulates, reviews, and permits flow tributaries to newly extended or installed wastewater treatment collection facilities tributary to the Town of Clayton system.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following is found:

1. The Town of Clayton has, according to the most recent accounting, sufficient excess, and unallocated treatment capacity to approve additional allocation subject to the completion of the Sam's Branch Wastewater Reclamation Facility.
2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.
3. A total allocation for wastewater treatment capacity is granted in the amount of 24,460.85 gallons per day (GPD) to Johnson Health Services Corporation, dba as UNC Health Johnston for the UNC Health Johnston Clayton Hospital site. This includes the existing flows and additional flows associated with the Emergency Department Expansion (2025-066-SP-CD) and UNC Health Johnston Clayton Hospital Expansion (2025-123-SP-CD) projects.
4. Allocation for wastewater treatment capacity will be allotted accordingly unless otherwise modified by the Engineering Director due to treatment capacity availability and regulatory requirements at time of permitting. In the event treatment capacity is unavailable at time of permitting, the Engineering Director will make a good faith effort to execute project permits and forms as soon as treatment capacity is available.

5. Said allocation is approved subject to and conditioned upon review and approval of all required regulatory processes.
6. Said allocation is non-transferable, non-assignable, and made for the projects described and for the noted location unless explicitly approved by the Town of Clayton.
7. Said allocation may be revoked or reclaimed in accordance with the policies of the Town of Clayton as adopted or amended now or in the future. No property rights are conferred with the granting of an allocation except as otherwise explicitly allowed by policy, ordinance, or action of the Town of Clayton.
8. Said allocation is subject to payment of applicable fees in accordance with adopted ordinances, policies, and fee schedules of the Town of Clayton.
9. Said allocation is subject to expiration one (1) year from the approved date if the project has not progressed in construction plan approval, building-permit approval, or on-site construction. Upon request in writing, the Engineering Director may grant a one (1) year extension.
10. This resolution solely pertains to the granting of wastewater treatment capacity. It does not guarantee the availability or adequacy of wastewater transmission or conveyance capacity. Transmission capacity may be limited or conditioned by the status of downstream infrastructure, system hydraulics, or required improvements, and may also be subject to the terms and constraints of agreements with external or adjacent partner agencies. Any necessary upgrades for transmission shall be the responsibility of the applicant and shall comply with all applicable standards, regulations, and approvals.

Duly adopted this 16th day of March 2026, while in regular session.

_ Andria Archer
Mayor Pro Tem

ATTEST:

_ Heidi L. Holland, MMC, NCCMC
Town Clerk



TOWN OF CLAYTON
Engineering & Inspections Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

WASTEWATER ALLOCATION REQUEST

The Town of Clayton, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation. Review fee is due upon submittal of request.

www.ClaytonNC.org/Fees, Wastewater Allocation Request Fee

Application **MUST** be completed and sealed by a registered engineer unless otherwise approved by staff.

SITE INFORMATION

Name of Project: Emergency Department Expansion for Johnston Medical Center – Clayton Acreage of Property: 34.14
County Tag Number: 05G03004E NC PIN: 164800-75-2034
Address/Location: 2138 Veterans Pkwy, Clayton, NC 27520
Zoning District: OFI - Office Institutional
Town Limits / ETJ: ☒ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: Ingram Civil Engineering Group
Mailing Address: 212 Overlook Circle Brentwood, TN, 37027
Phone Number: 615-370-7964 Fax: 615-370-1273
Contact Person: Max Mouret E.I.
Email Address: mmouret@ingramcivil.com

PROPERTY OWNER INFORMATION

Name: Kyle Mcdermott, VP Support Services/Site Administrator
Mailing Address: PO BOX 1376 SMITHFIELD, NC 27577-1376
Phone Number: 919-938-7570 Fax:
Email Address: kyle.mcdermott@unchealth.unc.edu

FOR OFFICE USE ONLY

Date Received: File Number: Associated Project Number:

PROJECT INFORMATION

Use: ☐ New ☒ Expanded ☒ Change

Use Type: ☐ Residential ☒ Non-Residential

Proposed Use(s): Hospital

Existing Use(s): Hospital

Invoice shall be mailed to the following:

Developer Name: JOHNSTON MEMORIAL HOSPITAL AUTHORITY - Kyle Mcdermott

Mailing Address: PO BOX 1376 SMITHFIELD, NC 27577-1376

Phone Number: 919-938-7570

Fax Number:

Email Address: kyle.mcdermott@unchealth.unc.edu

ALLOCATION REQUEST

The following is required:

- For non-residential construction, submit a floor plan of proposed building.
- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: _____

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

Non-Residential: (Design Flow Guideline provided as Appendix A)*

*If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.

Gross Acreage: 34.14

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Hospital ED - Existing	# Beds	24	131.35	3,152.40
Hospital ED - Proposed	# Beds	10	131.35	1,313.50
Total	# Beds	34	-----	4,465.90

TOTAL REQUESTED GALLONS PER DAY: 4,465.90

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

Development Fees are calculated and invoiced based on the Town of Clayton adopted [Comprehensive List of Fees and Charges](#). Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:

Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

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

Max Mouret

Print Name

Signature of Applicant

03/06/2026

Date

Engineer Seal:



TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager
☐ Town Council (*requests of 10,000 GPD or more require Council approval by resolution*)

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.



TOWN OF CLAYTON
Engineering & Inspections Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002

WASTEWATER ALLOCATION REQUEST

The Town of Clayton, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation. Review fee is due upon submittal of request.

www.ClaytonNC.org/Fees, Wastewater Allocation Request Fee

Application MUST be completed and sealed by a registered engineer unless otherwise approved by staff.

All applications, plans, and supporting documents should be emailed to: PermitSubmittals@TownofClaytonNc.org

SITE INFORMATION

Name of Project: UNCH Johnston Clayton Hospital Expansion **Acreage of Property:** 76.06
County Tag Number: 05G03004E & 05G03004C **NC PIN:** 164800-75-2034 & 164800-85-6610
Address/Location: 2138 Veterans Parkway, Clayton, NC 27520
Zoning District: OFI
Town Limits / ETJ: ☒ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: Bass, Nixon and Kennedy, Inc.
Mailing Address: 6310 Chapel Hill Road, Ste. 250, Clayton, NC 27520
Phone Number: 919-851-4422 **Fax:** 919-851-8968
Contact Person: Marty D. Bizzell, PE
Email Address: marty.bizzell@bnkinc.com

PROPERTY OWNER INFORMATION

Name: Johnston Memorial Hospital Authority
Mailing Address: P.O. Box 1376, Smithfield, NC 27520
Phone Number: 919-585-8000 **Fax:** N/A
Email Address: Kyle.Mcdermott@unchealth.unc.edu

FOR OFFICE USE ONLY

Date Received: _____ File Number: _____ Associated Project Number: _____

PROJECT INFORMATION

Use: ☐ New ☒ Expanded ☐ Change

Use Type: ☐ Residential ☒ Non-Residential

Proposed Use(s): Hospital

Existing Use(s): Hospital

Invoice shall be mailed to the following:

Developer Name: Johnston Memorial Hospital Authority

Mailing Address: P.O. Box 1376, Smithfield, NC 27577-1376

Phone Number: 919-585-8000

Email Address: Kyle.Modermott@unchealth.unc.edu

ALLOCATION REQUEST

The following is required:

- For non-residential construction, submit a floor plan of proposed building.
- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: _____

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

Non-Residential: (Design Flow Guideline provided as Appendix A)*

**If design flow deviates from the flow rates presented in Appendix A, provide supporting documentation/justification as an attachment in the form of 12 months of water bills demonstrating gallons per day utilized.*

Gross Acreage: 76.05 _____

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Hospital - Existing	Beds	55	131.35	7,224.25
Hospital - Proposed	Beds	82	131.35	10,770.70
Total		137	-----	17,994.95

TOTAL REQUESTED GALLONS PER DAY: 17,994.95 _____

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

Development Fees are calculated and invoiced based on the Town of Clayton adopted [Comprehensive List of Fees and Charges](#). Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:

Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

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

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: 2025.03.06 17:15:35-05'00'

3/6/26

Date

Engineer Seal:



TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager
☐ Town Council (*requests of 10,000 GPD or more require Council approval by resolution*)

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

If approved by Town Council:
Attach a copy of the resolution and any associated documentation.



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Consent Agenda

Item Title

2026-027-ANX Southwest Public Safety Center: Resolution to Authorize the Clerk to Investigate Sufficiency

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

POTENTIAL ACTION: Adoption of Resolution # 2026-12

Strategic Priorities Alignment



Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

Request for Resolution to authorize the Town Clerk to investigate the sufficiency of the Annexation request.

ADDENDUM: The agenda was updated and republished on March 13, 2026 because the Resolution to Authorize the Clerk to Investigate Sufficiency, was updated to include the portion of Short Johnson Right of Way (ROW) that extends northerly to the Veterans Parkway.

Funding Source

Corresponding Documentation

1. 01_SouthwestPublicSafetyCenter_ContiguousAnnexationPetition_2026-027-ANX_TC03162026
2. 02_SouthwestPublicSafetyCenter_AnnexationPlat_2026-027-ANX_TC03162026
3. 04_SouthwestPublicSafetyCenter_AuthorizeSufficiencyResolution_2026-027-ANX_TC03162026
4. 04_SJLEGAL2_Revised Legal Description_Right of Way_3.12.26 (1)
5. 03_SJLEGAL_Revised Legal Description_Property_3.12.26 (1)

Submitted By: Robert Tate, Senior Planner

Reviewed By:

Robert Tate, Planning
Haley Downey, Legislative
Conrad Olmedo, Planning
First Name Last Name, Administration
Heidi Holland, Legislative

Created/Initiated - 3/9/2026
Approved - 3/10/2026
Approved - 3/10/2026
Approved - 3/11/2026
Final Approval - 3/11/2026



Town of Clayton
Planning Department
111 E. Second Street
Clayton, NC 27520
919-553-5002

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are accepted on a rolling basis and can be submitted to the Town of Clayton Planning Department via email at Planning-EngineeringSubmittals@TownofClaytonNc.org.

www.ClaytonNC.org/Fees

Applicable Fees: Development Submittal Fees Annexation

PROCESS:

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant. There is an initial 15 business day review cycle with 3 Council hearing meetings. Expect an estimated minimum of 2-3 months for review/approval.

Annexation Plat and Legal Description (Metes & Bounds) Submission: The plat and a legal description (metes and bounds) must be submitted with the application and review fee.

Is the proposed land for annexation located outside the Claytex Fire District? ☐ Yes ☒ No

**If the proposed land for annexation is located outside of the Claytex Fire District, the Fire District in which the land is located must be notified by the Town, and a payment from the applicant to the Town covering the proportional share of Fire District Debt of the land (as determined by the Fire District) will be required to be made. This process will increase the timeline for approval of these annexations.*

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved. These first two actions generally occur during the Consent Agenda item on 2 consecutive Town Council meetings.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Clayton. The Public Hearing is generally held during the 3rd Council meeting, following approval of the Certificated Sufficiency and Resolution setting the Public Hearing date.

Recordation: If the annexation is approved by the Town Council, the applicant is required to submit one (1) Mylar annexation plat to the Planning Department for signature. The Annexation Plat shall be recorded at the appropriate county Register of Deeds.

Name of Project: Southwest Public Safety Center Date: 02/19/26
Applicant Name: Chris Gallant Phone: 919.553.5002 Email: cgallant@townofclaytonnc.org

Petition for Voluntary Annexation Application

1. Application Type: ☒ Individual ☐ Corporation ☐ LLC ☐ Partnership
2. The proposed annexation will be: ☒ Contiguous Annexation ☐ Non-Contiguous Annexation

Property Information

To the Town Council of the Town of Clayton, North Carolina:

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Clayton, North Carolina.

*If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign the petition.

2. The area to be annexed is ☒ contiguous, ☐ non-contiguous to the Town of Clayton, North Carolina and the boundaries of such territory are as provided in the boundary plat attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

Total Acreage to be annexed: .88 Existing Housing Units: 1

Population of acreage to be annexed: 0 Fire District: CTD6

Existing Zoning District*: RLL - Residential Large Lot Proposed Town Zoning District*: PUB - Public Facilities

County Recorded Plat Book and Page #: Book 07017 Pg. 0964

Reason for petitioner to annex: ☒ Receive Town Services ☒ Other (please specify): Service the community

5. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in the termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate on the following page, and attach proof.)

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ Petition Number: _____

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

Chris Gallant

Richard D Campbell Jr
Please Print
Please Print

Chris Gallant
Signature
Chris Gallant
Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its secretary by order of its Board of Directors, this ____ day of _____, 20 ____.

SEAL

Corporate Name: _____

By: _____
(Signature)

Attest: _____
Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20 ____.

Name of Limited Liability Company: _____

By: _____
Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20 ____.

Name of Partnership: _____

By: _____
Signature of General Partner

By: _____

By: _____
Signature of General Partner

By: _____

**STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON**

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this ____ day of _____, 20 ____.

SEAL

Notary Public

My Commission Expires: _____

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 or NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	Leave a 2-inch by 2-inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.



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: Southwest Public Safety Center

AGENT/APPLICANT INFORMATION:

Chris Gallant

(Name - type, print clearly)

111 E. Second St. Clayton NC. 27520

(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*):

Re-Zoning

Annexation

Lot Combination

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:

Rich Cappola

(Name - type, print clearly)

111 E. Second St.

(Address)

Clayton NC, 27520

(City, State, Zip)

[Signature]
(Owner's Signature)

STATE OF North Carolina
COUNTY OF Johnston

Notarization is not required for trade permits.

Sworn and subscribed before me Michelle K Snyder,
a Notary Public for the above State and County, this the 19th day
of February, 20 26.

Michelle K Snyder
Notary Public

My Commission Expires: February 5, 2028

SEAL:

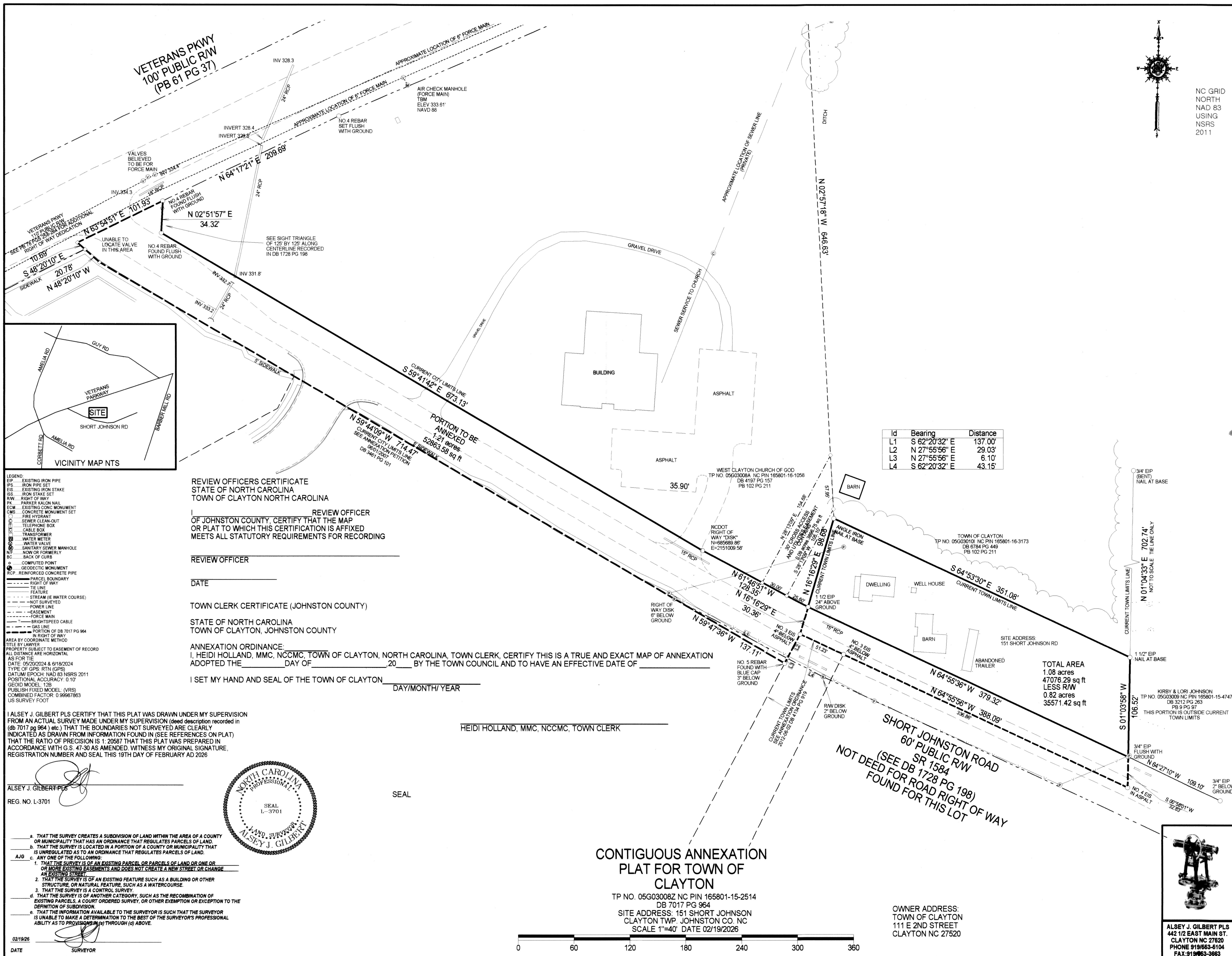


VISION | A welcoming & engaged community that cherishes its charming local character & promotes economic vitality, environmental stewardship, safety, & opportunities for all.

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
RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER NC G.S. 160A-31
2026-027-ANX AND SOUTHWEST PUBLIC SAFETY CENTER CONTINGIOUS
ANNEXATION PETITION**

WHEREAS a petition requesting annexation of an area described in said petition was received on March 16, 2026 by the Town Council; and

WHEREAS NC G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS the Town Council of the Town of Clayton deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON, NORTH CAROLINA, THAT:

SECTION 1. The property or properties requesting annexation are identified and described as follows; and

Property Description	
Property Owner(s)	Town of Clayton
Property Location	Located easterly from the intersection of Short Johnson Rd. and Veterans Pkwy and on the north side of Short Johnson Rd., and the length of Short Johnston Rd. right-of-way (ROW) terminating at the intersection with Veterans Pkwy.
Property Address	151 Short Jonson Rd.
NC Pin(s) and Johnston County Tax ID(s)	165801-15-2514 (05G03008Z)
Property Size and area of ROW to be annexed (acres)	1.08 and 1.21 (ROW)

Legal Description Area 1 (Property)

Beginning at a 1 1/2" existing iron pipe located on the northern right of way of Short Johnson Rd SR 1584, said point being S 61 Deg 46 Min 51 Sec W 128.35' from a right of way monument said monument having NSRS 2011 coordinates of N=685689.86' and E-2151009.58' and being the POINT OF BEGINNING; thence along a line with West Clayton Church of God N 16 Deg 16 Min 29 Sec E, a distance of 98.68' to an angle iron; thence along a line with the Town of Clayton S 64 Deg 53 Min 30 Sec E, a distance of 351.08' to a 1

1/2" existing iron pipe in the Kirby Johnson Line; thence S 01 Deg 03 Min 58 Sec W, a distance of 106.52' to a 3/4" existing iron pipe on the Northern right of way of Short Johnson Rd; thence S 00 Deg 58 Min 01 Sec W, a distance of 32.83' to a No. 4 existing iron pipe in the center of Short Johnson Rd.; thence along the center of Short Johnson Rd N 64 Deg 55 Min 56 Sec W, a distance of 388.09' to a computed point; thence leaving said center of road N 16 Deg 16 Min 29 Sec E, a distance of 30.36' to the POINT OF BEGINNING; said described tract containing 1.08 Acres.

Legal Description Area 2 (ROW)

Beginning at a NCDOT right of way disk, said point having NSRS 2011 coordinates of N=685689.86' and an E=2151009.58' being the POINT OF BEGINNING; thence along the Northern right of way of Short Johnson Rd S61 Deg 46 Min 51 SecE, a distance of 128.35' to and existing iron pipe; thence leaving said right of way S16 Deg 16 Min 29 SecW, a distance of 30.36' to a No. 3 rebar in the center of Short Johnson Rd; thence S27 Deg 55 Min 56 SecW, a distance of 29.03' to a point on the right of way on the southern portion of Short Johnson Road; thence along the boundary of the current Town of Clayton town limits S27 Deg 55 Min 56 SecW, a distance of 6.10' to a number 5 rebar; thence along the southern portion of Short Johnson Rd and current city limits line (db 3461 pg 101) N59 Deg 47 Min 36 SecW, a distance of 137.11'; thence continuing along the southern right of way line of Short Johnson Rd N59 Deg 44 Min 09 SecW, a distance of 714.47' to a point; thence continuing along said right of way N48 Deg 20 Min 10 SecW, a distance of 20.78' to a point; thence continuing along said right of way N48 Deg 20 Min 10 SecW, a distance of 10.69' to a point in the southern right of way of Veterans Pkwy; thence N63 Deg 54 Min 51 SecE, a distance of 101.93' to a no.4 rebar; thence along a sight triangle as recorded in db 1728 pg 198 S02 Deg 51 Min 57 SecW, a distance of 34.32'to a no. 4 rebar; thence along the northern right of way of Short Johnson Rd S59 Deg 41 Min 42 SecE, a distance of 673.13' to the POINT OF BEGINNING; said described tract containing 1.21 Acres.

SECTION 2. The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify to the Town of Clayton the result of their investigation.

Duly adopted this on the 16th day of March 2026, while in regular session.

ATTEST:

Andria Archer
Mayor Pro Tem

Heidi Holland, MMC, NCCMC
Town Clerk

Beginning at a NCDOT right of way disk, said point having NSRS 2011 coordinates of N=685689.86' and an E=2151009.58' being the POINT OF BEGINNING; thence along the Northern right of way of Short Johnson Rd S61 Deg 46 Min 51 SecE, a distance of 128.35' to and existing iron pipe; thence leaving said right of way S16 Deg 16 Min 29 SecW, a distance of 30.36' to a No. 3 rebar in the center of Short Johnson Rd; thence S27 Deg 55 Min 56 SecW, a distance of 29.03' to a point on the right of way on the southern portion of Short Johnson Road; thence along the boundary of The current Town of Clayton town limits S27 Deg 55 Min 56 SecW, a distance of 6.10' to a number 5 rebar; thence along the southern portion of Short Johnson Rd and current city limits line (db 3461 pg 101) N59 Deg 47 Min 36 SecW, a distance of 137.11'; thence continuing along the southern right of way line of Short Johnson Rd N59 Deg 44 Min 09 SecW, a distance of 714.47' to a point; thence continuing along said right of way N48 Deg 20 Min 10 SecW, a distance of 20.78' to a point; thence continuing along said right of way N48 Deg 20 Min 10 SecW, a distance of 10.69' to a point in the southern right of way of Veterans Pkwy; thence N63 Deg 54 Min 51 SecE, a distance of 101.93' to a no.4 rebar; thence along a sight triangle as recorded in db 1728 pg 198 S02 Deg 51 Min 57 SecW, a distance of 34.32' to a no. 4 rebar; thence along the northern right of way of Short Johnson Rd S59 Deg 41 Min 42 SecE, a distance of 673.13' to the POINT OF BEGINNING; said described tract containing 1.21 Acres.

Beginning at a 1 1/2" existing iron pipe located on the northern right of way of Short Johnson Rd SR 1584, said point being S 61 Deg 46 Min 51 Sec W 128.35' from a right of way monument said monument having NSRS 2011 coordinates of N=685689.86' and E=2151009.58' and being the POINT OF BEGINNING; thence along a line with West Clayton Church of God N 16 Deg 16 Min 29 Sec E, a distance of 98.68' to an angle iron; thence along a line with the Town of Clayton S 64 Deg 53 Min 30 Sec E, a distance of 351.08' to a 1 1/2" existing iron pipe in the Kirby Johnson Line; thence S 01 Deg 03 Min 58 Sec W, a distance of 106.52' to a 3/4" existing iron pipe on the Northern right of way of Short Johnson Rd; thence S 00 Deg 58 Min 01 Sec W, a distance of 32.83' to a No. 4 existing iron pipe in the center of Short Johnson Rd.; thence along the center of Short Johnson Rd N 64 Deg 55 Min 56 Sec W, a distance of 388.09' to a computed point; thence leaving said center of road N 16 Deg 16 Min 29 Sec E, a distance of 30.36' to the POINT OF BEGINNING; said described tract containing 1.08 Acres.



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Consent Agenda

Item Title

2026-032-ANX Jack Road:Resolution to Authorize the Clerk to Investigate Sufficiency

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

POTENTIAL ACTION: Adoption of Resolution #2026-15

Strategic Priorities Alignment

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary**Funding Source****Corresponding Documentation**

1. 01_JackRoad_NonContiguousAnnexationPetition_2026-032-ANX_TC03162026
2. 02_JackRoad_AnnexationPlat_2026-032-ANX_TC03162026

3. 03_JackRoad_LegalDescription_2026-032-ANX_TC03162026
4. 04_JackRoad_AuthorizeSufficiencyResolution_2026-032-ANX_TC03162026

Submitted By: Robert Tate, Senior Planner

Reviewed By:

Robert Tate, Planning
Haley Downey, Legislative
Conrad Olmedo, Planning
First Name Last Name, Administration
Heidi Holland, Legislative

Created/Initiated - 3/9/2026
Approved - 3/10/2026
Approved - 3/10/2026
Approved - 3/11/2026
Final Approval - 3/11/2026



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: Jack Rd.

AGENT/APPLICANT INFORMATION:

Chris Gallant

(Name - type, print clearly)

111 E. Second St. Clayton, NC 27520

(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

Re-Zoning

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:

Rich Cappola

(Name - type, print clearly)

111 E. Second St.

(Address)

Clayton, NC 27520

(City, State, Zip)

(Owner's Signature)

STATE OF North Carolina

COUNTY OF Johnston

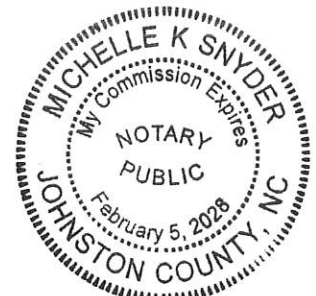
Notarization is not required for trade permits.

Sworn and subscribed before me Michelle K Snyder,
a Notary Public for the above State and County, this the 4th day
of March, 2026.

Michelle K Snyder
Notary Public

My Commission Expires: February 5, 2028

SEAL:



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

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are accepted on a rolling basis and can be submitted to the Town of Clayton Planning Department via email at Planning-EngineeringSubmittals@TownofClaytonNc.org.

www.ClaytonNC.org/Fees

Applicable Fees: Development Submittal Fees Annexation

PROCESS:

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant. There is an initial 15 business day review cycle with 3 Council hearing meetings. Expect an estimated minimum of 2-3 months for review/approval.

Annexation Plat and Legal Description (Metes & Bounds) Submission: The plat and a legal description (metes and bounds) must be submitted with the application and review fee.

Is the proposed land for annexation located outside the Claytex Fire District? ☒ Yes ☐ No

**If the proposed land for annexation is located outside of the Claytex Fire District, the Fire District in which the land is located must be notified by the Town, and a payment from the applicant to the Town covering the proportional share of Fire District Debt of the land (as determined by the Fire District) will be required to be made. This process will increase the timeline for approval of these annexations.*

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved. These first two actions generally occur during the Consent Agenda item on 2 consecutive Town Council meetings.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Clayton. The Public Hearing is generally held during the 3rd Council meeting, following approval of the Certificated Sufficiency and Resolution setting the Public Hearing date.

Recordation: If the annexation is approved by the Town Council, the applicant is required to submit one (1) Mylar annexation plat to the Planning Department for signature. The Annexation Plat shall be recorded at the appropriate county Register of Deeds.

Name of Project: Jack Rd Date: 3/3/2026
Applicant Name: Chris Gallant Phone: 919.553.5002 Email: cgallant@townofclaytonnc.org

Petition for Voluntary Annexation Application

1. Application Type: ☒ Individual ☐ Corporation ☐ LLC ☐ Partnership
2. The proposed annexation will be: ☒ Contiguous Annexation ☐ Non-Contiguous Annexation

Property Information

To the Town Council of the Town of Clayton, North Carolina:

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Clayton, North Carolina.

*If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign the petition.

2. The area to be annexed is ☒ contiguous, ☐ non-contiguous to the Town of Clayton, North Carolina and the boundaries of such territory are as provided in the boundary plat attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

Total Acreage to be annexed: 33.97 Existing Housing Units: 0

Population of acreage to be annexed: 0 Fire District: McLemore FD

Existing Zoning District*: AR Agricultural-Residential Proposed Town Zoning District*: PUB - Public Facilities

County Recorded Plat Book and Page #: Book 06836 Pg. 0634

Reason for petitioner to annex: ☒ Receive Town Services ☒ Other (please specify): Service the community

5. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in the termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate on the following page, and attach proof.)

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ Petition Number: _____

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

Richard D. Caputo Jr.
Turner, Maryanne Please Print

Please Print

[Signature]
Signature

Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its secretary by order of its Board of Directors, this ____ day of _____, 20____.

SEAL

Corporate Name: _____

By: _____
(Signature)

Attest: _____
Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Limited Liability Company: _____

By: _____
Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Partnership: _____

By: _____
Signature of General Partner

By: _____

By: _____
Signature of General Partner

By: _____

**STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON**

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this ____ day of _____, 20____.

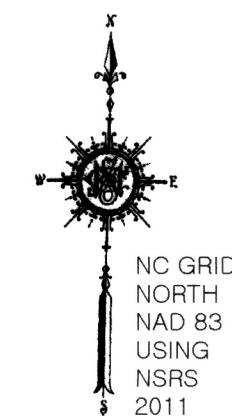
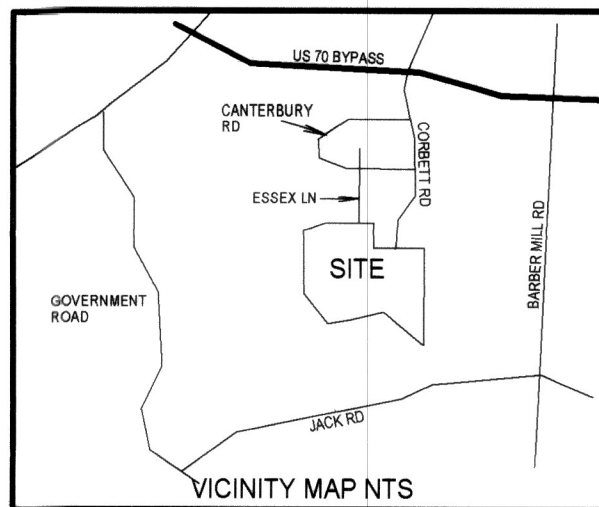
Notary Public

SEAL

My Commission Expires: _____

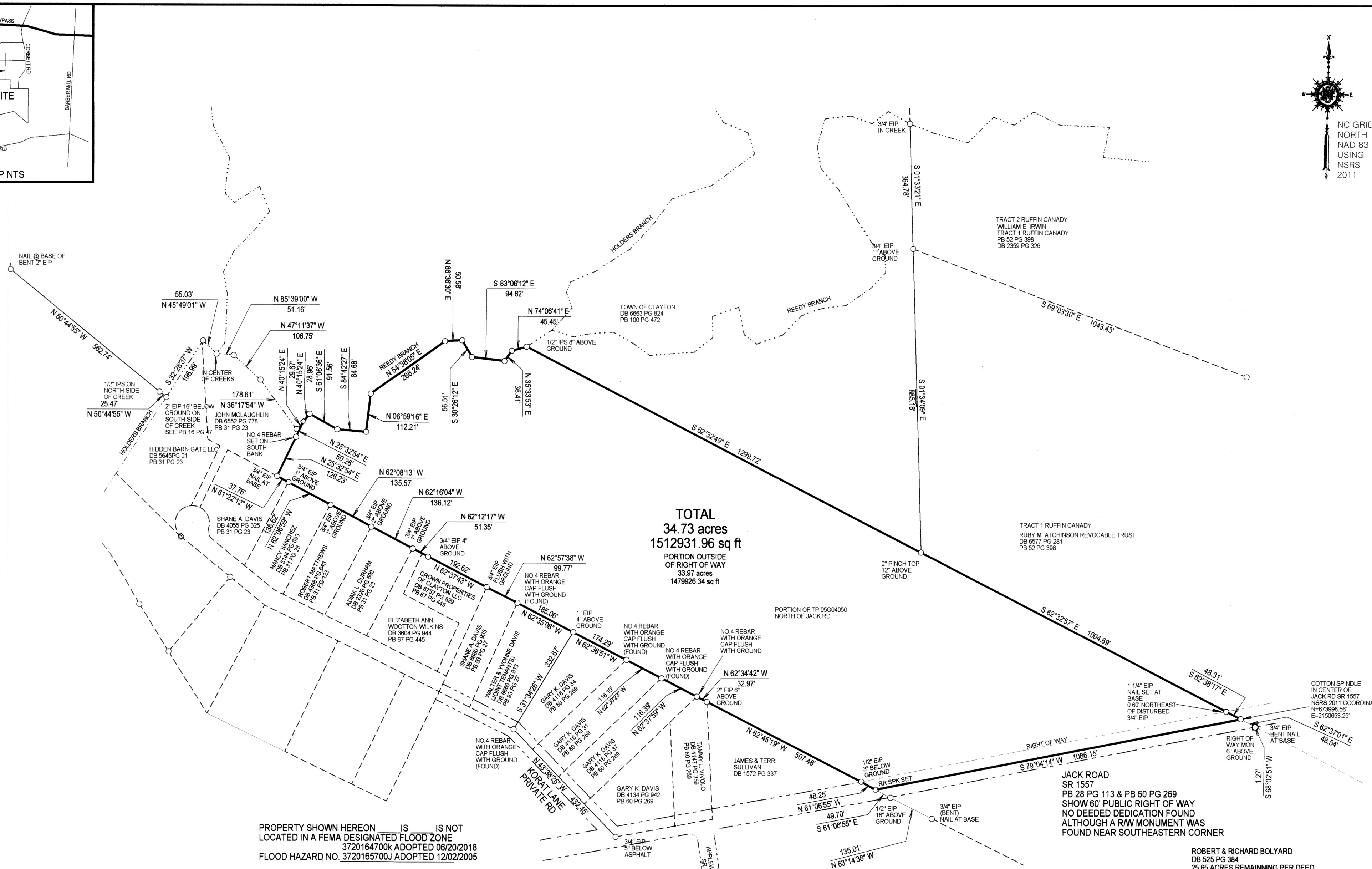
Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 or NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	Leave a 2-inch by 2-inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.



LEGEND:
EIP - EXISTING IRON PIPE
IPS - IRON PIPE SET
EIS - EXISTING IRON STAKE
IS - IRON STAKE SET
RW - RIGHT OF WAY
PK - PARKER KALON NAIL
ECM - EXISTING CONC MONUMENT
CMS - CONCRETE MONUMENT SET
FH - FIRE HYDRANT
SC - SEWER CLEAN-OUT
TB - TELEPHONE BOX
C - CABLE BOX
T - TRANSFORMER
W - WATER METER
V - WATER VALVE
SM - SANITARY SEWER MANHOLE
N - NOW OR FORMERLY
BC - BACK OF CURB
C - COMPUTED POINT
G - GEODETIC MONUMENT
RCP - REINFORCED CONCRETE PIPE
P - PARCEL BOUNDARY
R - RIGHT OF WAY
T - TIE LINE
F - FEATURE
S - STREAM (IE WATER COURSE)
N - NOT SURVEYED
P - POWER LINE

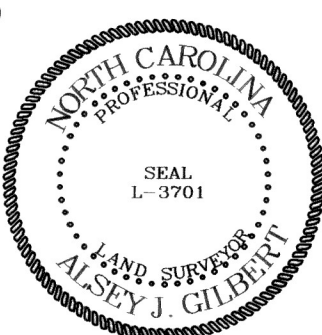
AREA BY COORDINATE METHOD
TITLE BY LAWYER
PROPERTY SUBJECT TO EASEMENTS OF RECORD
ALL DISTANCES ARE HORIZONTAL



I, ALSEY J. GILBERT, PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (deed description recorded in db 525 pg 384 etc.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCES ON PLAT) THAT THE RATIO OF PRECISION IS 1:30853 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF DECEMBER AD 2024

ALSEY J. GILBERT PLS
REG. NO. L-3701

REVISED 02/25/2026 INTO ANNEXATION PLAT



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

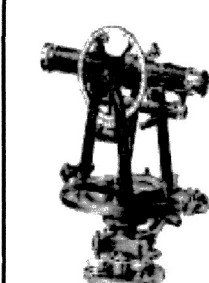
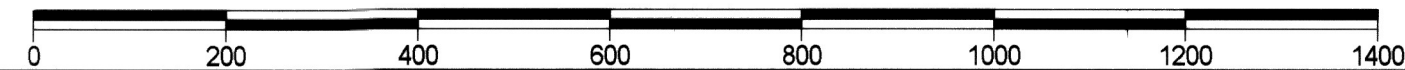
DATE 12/09/24
SURVEYOR

AS FOR THE
DATE: 03/01/2024 & 12/06/2024
TYPE OF GPS: RTN (GNSS)
DATUM/EPOCH: NAD 83 NSRS 2011
POSITIONAL ACCURACY: 0.05
GEOID MODEL: 12B
PUBLISHED MODEL: (VRS)
COMBINED FACTOR: 0.99998150
US SURVEY FOOT

OWNER:
TOWN OF CLAYTON
PO BOX 879
CLAYTON NC 27528

SATELLITE ANNEXATION MAP FOR TOWN OF CLAYTON

PORTION OF TP NO. 05G04050 NC PIN 164700-94-23306
DB 525 PG 384
CLAYTON TWP. JOHNSTON CO. NC
SCALE 1"=200' DATE 12/09/24



ALSEY J. GILBERT PLS
442 1/2 EAST MAIN ST.
CLAYTON NC 27520
PHONE 919/663-6104
FAX: 919/663-3663

Beginning at a cotton spindle, said point having NSRS 2011 coordinates of N=673996.56' and E=2150653.25', said point being the POINT OF BEGINNING ; thence along the center of Jack road (NCSR 1557) S 79 Deg 04 Min 14 Sec W, a distance of 1086.15' to a set railroad spike; thence leaving said road N 61 Deg 06 Min 55 Sec W, a distance of 48.25' to a ½" existing iron pipe on right of way of said road; thence along the James Sullivan line N 62 Deg 45 Min 19 Sec W, a distance of 507.48' to a 2" existing iron pipe; thence along the Tammy Vivolo line N 62 Deg 34 Min 42 Sec W, a distance of 32.97' to a No. 4 rebar with orange cap; thence along the Gary Davis line as recorded in plat book 60 page 269 the following calls N 62 Deg 37 Min 59 Sec W, a distance of 116.39' to a No. 4 rebar with orange cap; thence N 62 Deg 30 Min 23 Sec W, a distance of 116.10' to a No. 4 rebar with an orange cap; thence N 62 Deg 36 Min 51 Sec W, a distance of 174.29' to a No. 4 rebar with an orange cap; thence along the Walter Davis line as recorded in plat book 93 page 27 N 62 Deg 35 Min 08 Sec W, a distance of 185.06' to a No 4 rebar with an orange cap; thence along the Shane Davis line as recorded in plat book 93 page 27 N 62 Deg 57 Min 38 Sec W, a distance of 99.77' to a No. 4 rebar with an orange cap; thence along the Crown Properties line N 62 Deg 37 Min 43 Sec W, a distance of 192.62' to a ¾" existing iron pipe in the line of Crown properties plat book 67 page 445; thence continuing a line with Crown Properties and Elizabeth Wilkins N 62 Deg 12 Min 17 Sec W, a distance of 51.35' to a ¾" existing iron pipe; thence along the line of Korat subdivision as recorded in plat book 31 page 23 the following calls N 62 Deg 16 Min 04 Sec W, a distance of 136.12' to a ¾" existing iron pipe; thence N 62 Deg 08 Min 13 Sec W, a distance of 135.57' to ¾" existing iron pipe; thence N 62 Deg 06 Min 59 Sec W, a distance of 138.62 to a ¾" existing iron pipe'; thence N 61 Deg 22 Min 12 Sec W, a distance of 37.76' to a ¾" existing iron pipe; thence N 25 Deg 32 Min 54 Sec E, a distance of 126.23' to a no. 4 rebar set on south side of Reedy Branch; thence N 25 Deg 32 Min 54 Sec E, a distance of 50.26' to a the center of Reedy Branch; thence continuing along a traverse of Reedy Branch the following calls N 40 Deg 15 Min 24 Sec E, a distance of 28.96'; thence S 61 Deg 06 Min 36 Sec E, a distance of 91.56'; thence S 84 Deg 42 Min 27 Sec E, a distance of 84.68'; thence N 06 Deg 59 Min 16 Sec E, a distance of 112.21'; thence N 54 Deg 38 Min 05 Sec E, a distance of 266.24'; thence N 86 Deg 36 Min 30 Sec E, a distance of 50.58'; thence S 30 Deg 26 Min 12 Sec E, a distance of 56.51'; thence S 83 Deg 06 Min 12 Sec E, a distance of 94.62'; thence N 35 Deg 33 Min 53 Sec E, a distance of 36.41'; thence N 74 Deg 06 Min 41 Sec E, a distance of 45.45'; thence leaving Reedy Branch along of Town of Clayton as recorded in plat book 100 page 472 S 62 Deg 32 Min 49 Sec E, a distance of 1299.72' to a 2" pinch top iron; thence along the Ruby Atchinson line as recorded in plat book 52 pg 398 S 62 Deg 32 Min 57 Sec E, a distance of 1004.69' to a 1 ¼" existing iron pipe on the northern right of way line of Jack Rd NCSR 1557 thence S 62 Deg 38 Min 17 Sec E, a distance of 48.31' to the POINT OF BEGINNING; said described tract containing 34.73 Acres as shown on Survey by Alsey J. Gilbert P.L.S. and recorded in plat book 102 page 487.

**TOWN OF CLAYTON
RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER NC G.S. 160A-31
2026-032-ANX AND JACK ROAD NON-CONTIGUOUS ANNEXATION PETITION**

WHEREAS a petition requesting annexation of an area described in said petition was received on March 16, 2026 by the Town Council; and

WHEREAS NC G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS the Town Council of the Town of Clayton deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON, NORTH CAROLINA, THAT:

SECTION 1. The property or properties requesting annexation are identified and described as follows; and

Property Description	
Property Owner(s)	Town of Clayton
Property Location	Located westerly from the intersection of Jack Rd. and Barber Mill Rd and on the north side of Jack Rd.
Property Address(es)	Unassigned
NC Pin(s) and Johnston County Tax ID(s)	164700-94-1412 (05G04050B)
Property Size and area of ROW to be annexed (acres)	34.73

Legal Description
Beginning at a cotton spindle, said point having NSRS 2011 coordinates of N=673996.56' and E=2150653.25'said point being the POINT OF BEGINNING; thence along the center of Jack road (NCSR 1557) S 79 Deg 04 Min 14 Sec W, a distance of 1086.15' to a set railroad spike; thence leaving said road N 61 Deg 06 Min 55 Sec W, a distance of 48.25' to a ½" existing iron pipe on right of way of said road; thence along the James Sullivan line N 62 Deg 45 Min 19 Sec W, a distance of 507.48' to a 2" existing iron pipe; thence along the Tammy Vivolo line N 62 Deg 34 Min 42 Sec W, a distance of 32.97' to a No. 4 rebar with orange cap; thence along the Gary Davis line as recorded in plat book 60 page 269 the following calls N 62 Deg 37 Min 59 Sec

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SECTION 2. The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify to the Town of Clayton the result of her investigation.

Duly adopted this on the 16th day of March 2026, while in regular session.

ATTEST:

Andria Archer
Mayor Pro Tem

Heidi Holland, MMC, NCCMC
Town Clerk



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Consent Agenda

Item Title

2026-033-ANX Corbett Road:Resolution to Authorize the Clerk to Investigate Sufficiency

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

POTENTIAL ACTION: Adoption of Resolution #2026-16

Strategic Priorities Alignment

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary**Funding Source****Corresponding Documentation**

1. 01_CorbettRoad_NonContiguousAnnexationPetition_2026-033-ANX_TC03162026
2. 02_CorbettRoad_AnnexationPlat_2026-033-ANX_TC03162026

3. 03_CorbettRoad_LegalDescription_2026-033-ANX_TC03162026
4. 04_CorbettRoad_AuthorizeSufficiencyResolution_2026-033-ANX_TC03162026

Submitted By: Robert Tate, Senior Planner

Reviewed By:

Robert Tate, Planning
Haley Downey, Legislative
Conrad Olmedo, Planning
First Name Last Name, Administration
Heidi Holland, Legislative

Created/Initiated - 3/9/2026
Approved - 3/10/2026
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Final Approval - 3/11/2026



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

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Project Name: Corbett Rd.

AGENT/APPLICANT INFORMATION:

Chris Gallant

(Name - type, print clearly)

111 E. Second St. Clayton, NC 27520

(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

Re-Zoning

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:

Rich Cappola

(Name - type, print clearly)

111 E. Second St.

(Address)

Clayton, NC 27520

(City, State, Zip)

(Owner's Signature)

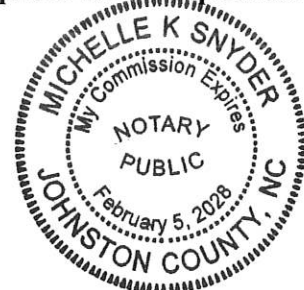
STATE OF North Carolina
COUNTY OF Johnston

Notarization is not required for trade permits.

Sworn and subscribed before me Michelle K Snyder,
a Notary Public for the above State and County, this the 4th day
of March, 2026.

Michelle K Snyder
Notary Public

SEAL:



My Commission Expires: February 5, 2028

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



This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

Richard D Cappela Jr
Town Manager

Please Print

Please Print

[Signature]
Signature

Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its secretary by order of its Board of Directors, this ____ day of _____, 20____.

SEAL

Corporate Name: _____

By: _____
(Signature)

Attest: _____
Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Limited Liability Company: _____

By: _____
Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Partnership: _____

By: _____
Signature of General Partner

By: _____

By: _____
Signature of General Partner

By: _____

**STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON**

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this ____ day of _____, 20____.

Notary Public

SEAL

My Commission Expires: _____

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 or NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	Leave a 2-inch by 2-inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.



Town of Clayton
Planning Department
111 E. Second Street
Clayton, NC 27520
919-553-5002

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are accepted on a rolling basis and can be submitted to the Town of Clayton Planning Department via email at Planning-EngineeringSubmittals@TownofClaytonNc.org.

www.ClaytonNC.org/Fees

Applicable Fees: Development Submittal Fees Annexation

PROCESS:

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant. There is an initial 15 business day review cycle with 3 Council hearing meetings. Expect an estimated minimum of 2-3 months for review/approval.

Annexation Plat and Legal Description (Metes & Bounds) Submission: The plat and a legal description (metes and bounds) must be submitted with the application and review fee.

Is the proposed land for annexation located outside the Claytex Fire District? ☐ Yes ☒ No

**If the proposed land for annexation is located outside of the Claytex Fire District, the Fire District in which the land is located must be notified by the Town, and a payment from the applicant to the Town covering the proportional share of Fire District Debt of the land (as determined by the Fire District) will be required to be made. This process will increase the timeline for approval of these annexations.*

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved. These first two actions generally occur during the Consent Agenda item on 2 consecutive Town Council meetings.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Clayton. The Public Hearing is generally held during the 3rd Council meeting, following approval of the Certificated Sufficiency and Resolution setting the Public Hearing date.

Recordation: If the annexation is approved by the Town Council, the applicant is required to submit one (1) Mylar annexation plat to the Planning Department for signature. The Annexation Plat shall be recorded at the appropriate county Register of Deeds.

Name of Project: Corbett Rd Date: 3/3/2026
Applicant Name: Chris Gallant Phone: 919.553.5002 Email: cgallant@townofclaytonnc.org

Petition for Voluntary Annexation Application

1. Application Type: ☒ Individual ☐ Corporation ☐ LLC ☐ Partnership
2. The proposed annexation will be: ☒ Contiguous Annexation ☐ Non-Contiguous Annexation

Property Information

To the Town Council of the Town of Clayton, North Carolina:

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Clayton, North Carolina.

*If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign the petition.

2. The area to be annexed is ☒ contiguous, ☐ non-contiguous to the Town of Clayton, North Carolina and the boundaries of such territory are as provided in the boundary plat attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

Total Acreage to be annexed: 108.53 Existing Housing Units: 0

Population of acreage to be annexed: 0 Fire District: CTD6

Existing Zoning District*: RLL - Residential Large Lot Proposed Town Zoning District*: PUB - Public Facilities

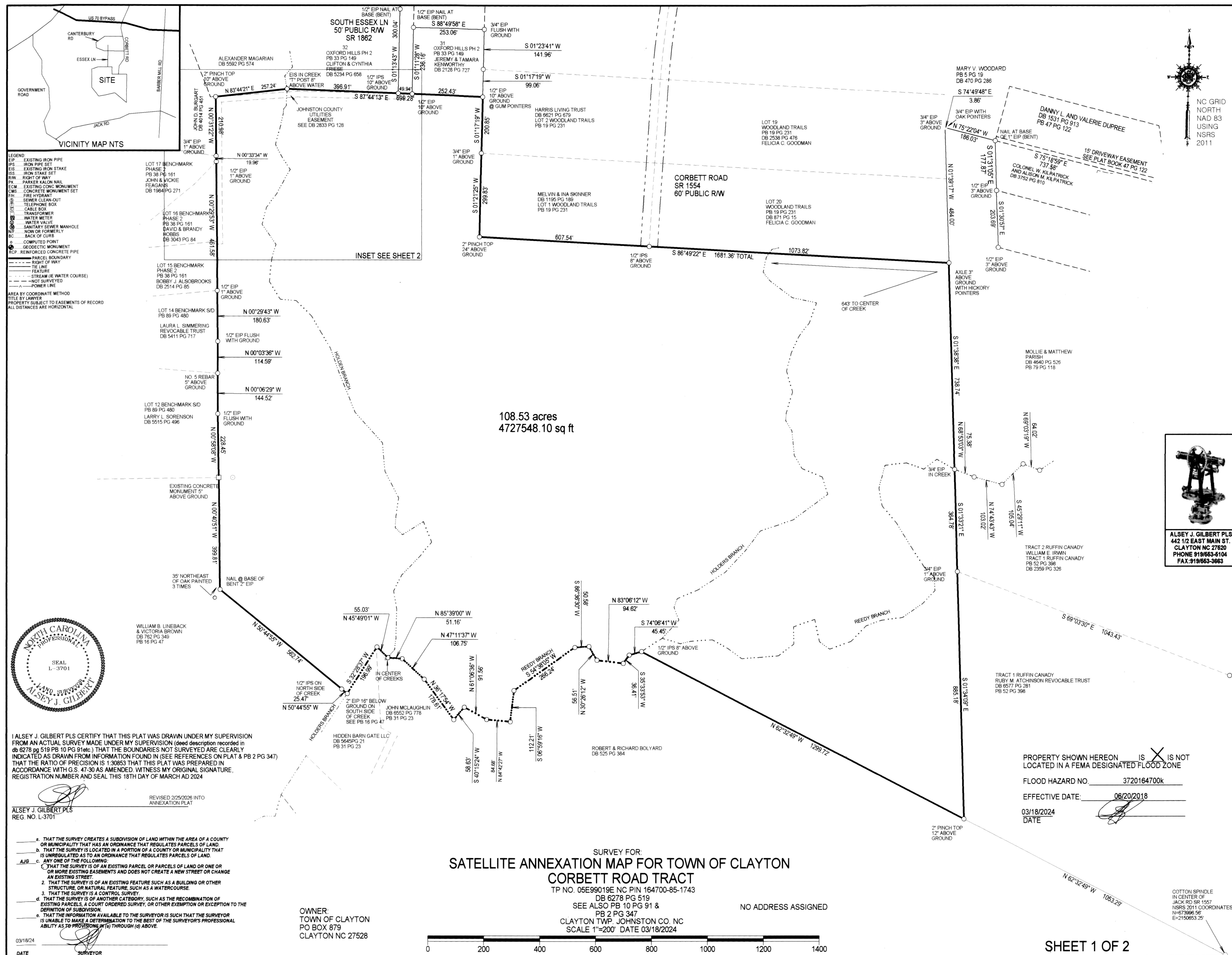
County Recorded Plat Book and Page #: Book 06663 Pg. 0824

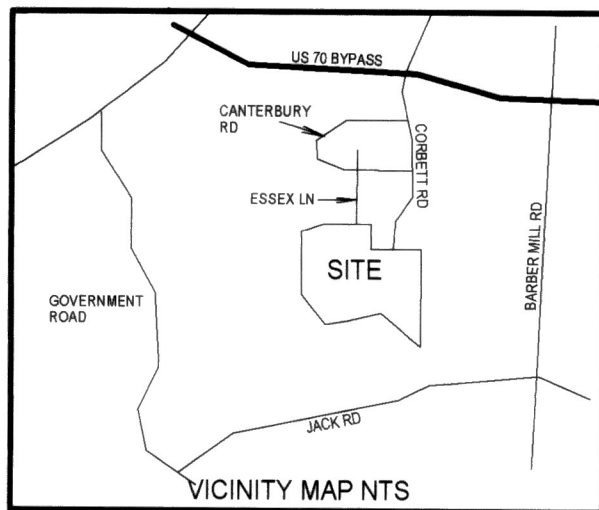
Reason for petitioner to annex: ☒ Receive Town Services ☒ Other (please specify): Service the community

5. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in the termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate on the following page, and attach proof.)

FOR OFFICE USE ONLY

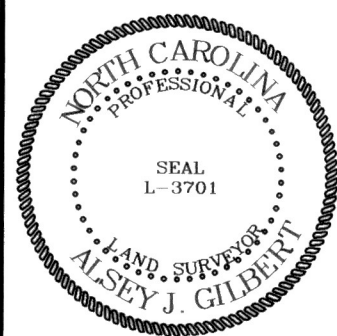
Date Received: _____ Amount Paid: _____ Petition Number: _____





LEGEND
EIP... EXISTING IRON PIPE
IPS... IRON PIPE SET
EIS... EXISTING IRON STAKE
ISS... IRON STAKE SET
R/W... RIGHT OF WAY
PK... PARKER KALON NAIL
ECM... EXISTING CONC MONUMENT
CMG... CONCRETE MONUMENT SET
FH... FIRE HYDRANT
SC... SEWER CLEAN-OUT
TB... TELEPHONE BOX
CB... CABLE BOX
TR... TRANSFORMER
WM... WATER METER
WV... WATER VALVE
SSM... SANITARY SEWER MANHOLE
N/F... NOW OR FORMERLY
BC... BACK OF CURB
CP... COMPUTED POINT
GM... GEODETIC MONUMENT
RCP... REINFORCED CONCRETE PIPE
PB... PARCEL BOUNDARY
RW... RIGHT OF WAY
TL... TIE LINE
FE... FEATURE
SW... STREAM (IE WATER COURSE)
NS... NOT SURVEYED
PL... POWER LINE

AREA BY COORDINATE METHOD
TITLE BY LAWYER
PROPERTY SUBJECT TO EASEMENTS OF RECORD
ALL DISTANCES ARE HORIZONTAL



I ALSEY J. GILBERT PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (deed description recorded in db 6278 pg 519 PB 10 PG 91etc.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCES ON PLAT & PB 2 PG 347) THAT THE RATIO OF PRECISION IS 1:30853 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF MARCH AD 2024

ALSEY J. GILBERT PLS
REG. NO. L-3701

REVISED 02/25/2026 INTO ANNEXATION PLAT

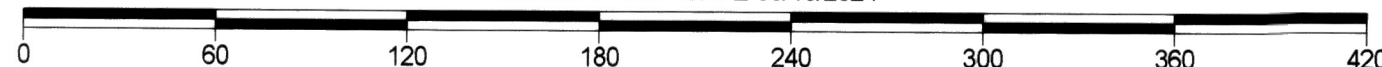
- a. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
b. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
c. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2. THAT THE SURVEY IS OF AN EXISTING FEATURE SUCH AS A BUILDING OR OTHER STRUCTURE OR NATURAL FEATURE SUCH AS A WATERCOURSE.
3. THAT THE SURVEY IS A CONTROL SURVEY.
d. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
e. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS IN (a) THROUGH (d) ABOVE.

DATE 03/18/24
SURVEYOR

OWNER:
TOWN OF CLAYTON
PO BOX 879
CLAYTON NC 27528

SURVEY FOR:
SATELLITE ANNEXATION MAP FOR TOWN OF CLAYTON

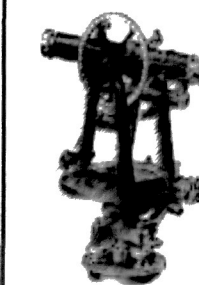
TP NO. 05E99019E NC PIN 164700-85-1743
DB 6278 PG 519
SEE ALSO PB 10 PG 91 &
PB 2 PG 347
CLAYTON TWP. JOHNSTON CO. NC
SCALE 1"=200' DATE 03/18/2024



INSET



NC GRID
NORTH
NAD 83
USING
NSRS
2011



ALSEY J. GILBERT PLS
442 1/2 EAST MAIN ST.
CLAYTON NC 27620
PHONE 919/663-6104
FAX: 919/663-3663

SHEET 2 OF 2

Beginning at an existing 2" pinch top being the southeastern most corner of Tract, said point being N 62 Deg 32 Min 49 Sec W 1053.29' from a cotton spindle found in the center of Jack Rd having NSRS 2011 coordinates of N=673996.56' and E=2150653.25' (SR 1557) and being known as the POINT OF BEGINNING; thence along the Bolyard line N 62 Deg 32 Min 49 Sec W, a distance of 1299.72' to a point on Reedy Branch; thence along Reedy Branch the following calls S 74 Deg 06 Min 41 Sec W, a distance of 45.45'; thence S 35 Deg 33 Min 53 Sec W, a distance of 36.41'; thence N 83 Deg 06 Min 12 Sec W, a distance of 94.62'; thence N 30 Deg 26 Min 12 Sec W, a distance of 56.51'; thence S 86 Deg 36 Min 30 Sec W, a distance of 50.58'; thence S 54 Deg 38 Min 05 Sec W, a distance of 266.24'; thence S 06 Deg 59 Min 16 Sec W, a distance of 112.21'; thence N 84 Deg 42 Min 27 Sec W, a distance of 84.68'; thence N 61 Deg 06 Min 36 Sec W, a distance of 91.56'; thence S 40 Deg 15 Min 24 Sec W, a distance of 58.63'; thence N 36 Deg 17 Min 54 Sec W, a distance of 178.61'; thence N 47 Deg 11 Min 37 Sec W, a distance of 106.75'; thence N 85 Deg 39 Min 00 Sec W, a distance of 51.16'; thence N 45 Deg 49 Min 01 Sec W, a distance of 55.03'; thence S 32 Deg 28 Min 37 Sec W, a distance of 196.99' to a point on the southern bank of Reedy Branch; thence N 50 Deg 44 Min 55 Sec W, a distance of 25.47' to a point on the northern bank of Reedy Branch; thence along the Lineback line N 50 Deg 44 Min 55 Sec W, a distance of 562.74' to a bent 2" existing iron pipe; thence continuing along a line with Lineback N 00 Deg 40 Min 51 Sec W, a distance of 399.81' to an existing concrete monument; thence along a line with Lot 12 Benchmark subdivision as recorded in Pb 89 pg 480 N 00 Deg 58 Min 08 Sec W, a distance of 228.45' to a ½" existing iron pipe; thence continuing along Lot 12 N 00 Deg 06 Min 29 Sec W, a distance of 144.52' to a No. 5 rebar; thence along a Line with Lot 14 Benchmark subdivision Pb 89 pg 480 N 00 Deg 03 Min 36 Sec W, a distance of 114.59' to a ½" existing iron pipe; thence continuing with Lot 14 N 00 Deg 29 Min 43 Sec W, a distance of 180.63' to a ½" existing iron pipe; thence along a line with Lots 15 and 16 Benchmark subdivision recorded in Pb 38 pg 161 N 00 Deg 29 Min 53 Sec W, a distance of 461.58' to a ½" existing iron pipe; thence along the line of Lot 17 Benchmark subdivision recorded in Pb 38 pg 161 N 00 Deg 33 Min 34 Sec W, a distance of 19.96' to a ¾" existing iron pipe; thence along the Burgart line N 00 Deg 31 Min 22 Sec W, a distance of 210.98' to a 2" existing iron pipe; thence along the Magarian line N 83 Deg 44 Min 21 Sec E, a distance of 257.24' to a "t" post in the center of Holden Branch being the southwestern corner of Lot 32 Oxford Hills subdivision; thence along the southern line of Oxford Hills subdivision recorded in Pb 33 pg 149 S 87 Deg 44 Min 13 Sec E, a distance of 699.28' to a ½" iron pipe set with pointers the southeastern corner of Oxford Hills and being in the western line of Lot 2 Woodland Trails recorded in Pb 19 pg 231; thence along the western line of Lot 2 Woodland Trails S 01 Deg 17 Min 19 Sec W, a distance of 200.85' to a ¾" existing iron pipe; thence along the western line of Lot 1 Woodland Trails subdivision S 01 Deg 21 Min 25 Sec W, a distance of 299.83' to a 2" pinch top; thence along the southern line of Woodland Trails subdivision S 86 Deg 49 Min 22 Sec E, a distance of 1681.36' to an axle with Hickory pointers in the western line of Parish Pb 79 pg 118; thence along the Parish line S 01 Deg 38 Min 38 Sec E, a distance of 738.74' to a ¾" existing iron pipe in the center of Reedy Branch being the northwestern corner of Tract 2 Ruffin Canady as recorded in Pb 52 pg 398; thence along the western line of Tract 2 Ruffin Canady S 01 Deg 33 Min 21 Sec E, a distance of 364.78' to a ¾" existing

iron pipe to the northwestern corner of Tract 1 Ruffin Canady; thence along the western line of Ruffin Canady S 01 Deg 34 Min 09 Sec E, a distance of 885.18' to the POINT OF BEGINNING; said tract as shown on a survey by Alsey J. Gilbert PLS for Town of Clayton Dated March 18th, 2024 said tract containing 108.53 Acres.

**TOWN OF CLAYTON
RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER NC G.S. 160A-31
2026-033-ANX AND CORBETT ROAD NON-CONTIGUOUS ANNEXATION PETITION**

WHEREAS a petition requesting annexation of an area described in said petition was received on March 16, 2026 by the Town Council; and

WHEREAS NC G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS the Town Council of the Town of Clayton deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON, NORTH CAROLINA, THAT:

SECTION 1. The property or properties requesting annexation are identified and described as follows; and

Property Description	
Property Owner(s)	Town of Clayton
Property Location	Located southerly from the intersection of Corbett Rd. and Amelia Church Rd. and at the most southerly terminus of Corbett Rd.
Property Address(es)	Unassigned
NC Pin(s) and Johnston County Tax ID(s)	164700-85-1743 (05E99019E)
Property Size and area of ROW to be annexed (acres)	108.53

Legal Description
Beginning at an existing 2" pinch top being the southeastern most corner of Tract, said point being N 62 Deg 32 Min 49 Sec W 1053.29' from a cotton spindle found in the center of Jack Rd having NSRS 2011 coordinates of N=673996.56' and E=2150653.25' (SR 1557) and being known as the POINT OF BEGINNING; thence along the Bolyard line N 62 Deg 32 Min 49 Sec W, a distance of 1299.72' to a point on Reedy Branch; thence along Reedy Branch the following calls S 74 Deg 06 Min 41 Sec W, a distance of 45.45'; thence S 35 Deg 33 Min 53 Sec W, a distance of 36.41'; thence N 83 Deg 06 Min 12 Sec W, a distance of 94.62'; thence N 30 Deg 26 Min 12 Sec W, a distance of 56.51'; thence S 86 Deg 36 Min 30 Sec W, a distance of 50.58'; thence S 54

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SECTION 2. The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify to the Town of Clayton the result of her investigation.

Duly adopted this on the 16th day of March 2026, while in regular session.

ATTEST:

Andria Archer
Mayor Pro Tem

Heidi Holland, MMC, NCCMC
Town Clerk



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Consent Agenda

Item Title

Municipal Records Retention and Disposition

Presenter(s)

Heidi Holland, Town Clerk

Suggested Action

Place on Consent Agenda

Strategic Priorities Alignment

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

Certain records no longer have further use or value for official business, research or reference purposes within the respective retention periods specified within the Municipal Records Retention and Disposition Schedule. Staff have verified the value of these records for official business, research, or referenced purposes within the respective retention periods specified within the Municipal Records Retention and Disposition Schedule. The resolution shows the records that are being disposed of between the dates of September 2025 and January 2026.

Funding Source

Corresponding Documentation

1. Resolution #2026-18

Submitted By: Heidi Holland, Town Clerk

Reviewed By:

Heidi Holland, Legislative

Heidi Holland, Legislative

First Name Last Name, Administration

Created/Initiated - 3/10/2026

Approved - 3/10/2026

Final Approval - 3/11/2026

TOWN OF CLAYTON MUNICIPAL RECORDS RETENTION & DISPOSITION

WHEREAS, on April 4, 2022, the Clayton Town Council duly adopted the Municipal Records Retention and Disposition Scheduled (dated 10/1/2021); and

WHEREAS, certain records no longer have further use or value for official business, research or reference purposes within the respective retention periods specified within the Municipal Records Retention and Disposition Schedule; and

WHEREAS, the Clerk is the custodian of the town records; and

WHEREAS, the Clerk verified the value of the records for official business, research, or referenced purposes within the respective retention periods specified within the Municipal Records Retention and Disposition Schedule.

NOW, THEREFORE, this document serves as record that the below records were disposed of in accordance with the Municipal Records Retention and Disposition Schedule between September 2025 and January 2026.

Planning and Regulations of Development Records

(Retention Schedule, if filed in Register of Deeds or similar agency, destroy in office after 3 years)

- Cobblestone Phase 11-B Final Plat (2014-78-FP) recorded August 2014
- Cobblestone Phase 11 Minor Subdivision (MSD-2014-045) approved April 2014
- Creekside Commons Final Plat (2014-92-FP) recorded September 2014
- Lionsgate Phase 3A & 3G Final Plat (2014-91-FP) recorded September 2014
- Sheetz- US70 & Rose St Recombination & Final Plat (2014-141) recorded January 2015
- RWAC Alpine Valley Phase 6D2 Final Plat (2014-105-FP) recorded October 2014
- Ravens Ridge Phase 2F2 Final Plat (2013-85-FP) recorded September 2014
- RWAC Alpine Valley Phase 6D1 Final Plat (2013-83-FP) recorded November 2013
- Cobblestone Phase 5F (lots 237-238) Final Plat (2013-80-FP) recorded November 2013
- Glen Laurel East Phase 2B Final Plat (2013-40-FP) recorded October 2013
- Timberlake Phase 4B Final Plat (2013-30-FP) recorded June 2013
- Timberlake Phase 4A Final Plat (2013-24-FP) recorded April 2013
- Cobblestone Phase 7G, 7H & 7I Final Plat (2013-2-FP) recorded February 2013
- Riverwood Townhomes Phase 2 Tract B-7A Final Plat (2013-19-FP) recorded March 2013

- Old Fields Final Plat (2013-107-FP) recorded November 2014
- Cobblestone Phase 7E & 7F Final Plat (2012-98-FP) recorded October 2012
- Creekside Commons Phase 1 Lots 1-21 & 28-39 Final Plat (2012-95-FP) recorded January 2013
- Pine Hollow Commons Phase 1 Final Plat (2012-90-FP) - recorded October 2012
- The Meadows at Summerlyn Phase 4 Final Plat (2012-82-FP) recorded October 2012
- Riverwood Athletic Club Phases 2D & 2F Final Plat (2012-78-FP) recorded September 2012
- Southtech Park Section 2 Final Plat (2012-69-FP) recorded February 2013
- Winston Pointe 1D Final Plat (2012-48-FP) recorded April 2013
- Amelia Station Final Plat (2012-116-FP) recorded March 2013
- East Village Lot 1 Arbor Apartments Final Plat (2012-105-FP) recorded December 2012
- Summerlyn Phase 3 Final Plat (2011-890FP) recorded March 2012
- Cobblestone Phase 6C Final Plat (2011-85-FP) recorded November 2011
- Glen Laurel East Phase 2BC Final Plat (2011-39-FP) recorded July 2011
- Spring Branch Medical & Commercial Office Park Phase 1 (2011-09-FP) recorded October 2011
- Winston Pointe 1C Section 1 Final Plat (2011-08-Fp) recorded May 2011
- Spring Branch Medical & Commercial Office Park Phase 12 Section 1 (2011-**-FP) recorded March 2012
- Cobblestone Phase 7D Final Plat (2010-11-FP) recorded September 2012
- Saint Johns Wood Section II Final Plat (2010-03-FP) recorded February 2011
- Cobblestone Phase 6D Final Plat (2010-02-FP) recorded May 2011
- Cobblestone Phase 7B Final Plat (2010-01-FP) recorded May 2010
- Timberlake Phase 3B Final Plat (2009-06-FP) recorded January 2010
- Winston Pointe 1C Section 2 Final Plat (2009-04-FP) recorded January 2010
- Timberlake Phase 3A Final Plat (2009-01-FP) recorded March 2009
- Moss Creek Village Phases 3 & 4 Final Plat (2008-08-FP) Recorded September 2008
- Walton Creek Phase III Final Plat (2008-01-FP) recorded July 2010
- Cobblestone Phase 5D Final Plat (2008-02-FP) recorded March 2008
- Cobblestone Phase 5DB Final Plat (2008-06-FP) recorded October 2008
- Boling Townes Final Plat (2007-01-FP) recorded April 2008
- Cobblestone Phase 7A Final Plat (2007-02-FP) recorded August 2008
- Lionsgate Phase 4 Final Plat (2007-05-FP) recorded November 2007
- RWAC Phases 3A2 6A1 6B 6C & 6E1 Final Plat (2007-07-FP) recorded December 2007
- Riverwood Athletic Club Phase Deer Valley 4G Final Plat - recorded October 2008
- Mitchiner Hills Phase 2 Final Plat (2006-08-FP) recorded December 2006
- Summerlyn Final Plat (2006-02-FP) recorded January 2007
- Chandler's Ridge Phase 1A Final Plat (2006-04-FP) recorded May 2008

- Riverwood Athletic Club Phases Wolfe Laurel 3F & 3G Final Plat - recorded October 2006
- Riverwood Athletic Club Phase 2G Final Plat - recorded December 2006
- Cobblestone Village 6B Final Plat (2006-11-FP) recorded December 2006
- Riverwood Athletic Club Phases Badger Pass Phases 2H2, 2H3 & 7A2 Final Plat - recorded December 2006
- Riverwood Athletic Club Ravens Ridge Phase 2E Final Plat (2006-13-FP) recorded May 2007
- Cobblestone Village Phase 5A Final Plat (2006-14-FP) recorded May 2007
- Lionsgate 5A & 5B Final Plat (2005-02-FP) recorded June 2005
- Landmark, Section 8 Final Plat (2005-03-FP) recorded June 2005
- Cassedale Final Plat (2005-04-FP) recorded January 2006
- Georgetowne Place Phase 2 Final Plat (2005-05-FP) recorded September 2025
- Cobblestone Phase 6A Final Plat (2005-06-FP) recorded March 2005
- Glen Haven Section III Final Plat (2005-10-FP) recorded May 2006
- Riverwood Athletic Club Elk Meadow Phase 5A Final Plat (2005-09-FP) recorded November 2005
- Riverwood Athletic Club Beaver Creek Phases 1C-1D & Badger Pass Phase 2H Final Plat (2005-08-FP) recorded September 2005
- Georgetowne Place Phase 2 Final Plat (2004-08-FP) recorded September 2025
- Moss Creek Village Phases 1 & 2 Final Plat (2004-11-FS) Recorded January 2005
- Cobblestone Cluster Phase 5C Final Plat (2004-10-FS) recorded June 2007
- Cobblestone Section 4B Final Plat (2004-09-FS) recorded January 2005
- Riverwood Athletic Club Phase 3E-2 Final Plat (2004-04-FS) recorded July 2004
- Glen Laurel Phase 11D Final Plat (2004-03-F) recorded April 2004
- Riverwood Athletic Club 2B-1 Final Plat (2004-02-FS) recorded March 2004
- Riverwood Athletic Club 3A-1 Final Plat (03-10-03-FS) recorded December 2003
- Georgetowne Place Final Plat (no#) recorded November 2004
- Glen Laurel Phase 9C Final Plat (2000-01-FS) recorded July 2000
- Glen Laurel Phase 11C Final Plat (2000-06-FS) recorded March 2000
- Walnut Creek II Phase III Final Plat (2000-06-FS) recorded August 2000
- Parkplace Phase III Lots 44-42 Final Plat (2000-03-FS) recorded June 2000
- Cobblestone Cluster Development Final Plat (2000-04-FS) recorded August 2002
- Gateway Medical Park lot 17, WakeMed Final Plat (2000-05-FS) recorded April 2000
- Shotwell Center Final Plat (2000-08-FS) recorded February 2002
- Wynston Subdivision Phase 1 Final Plat (2000-09-FS) recorded December 2000
- Wynston Subdivision Phase II Final Plat (2000-10-FS) recorded June 2001
- Wynston Subdivision Phase II Final Plat (2000-11-FS) recorded June 2000
- Cameron Park Phase I Final Plat (2000-13-FS) recorded June 2000
- Glen Haven Section II Final Plat (2000-14-FS) recorded September 2000

- Riverwood on the Neuse Phase PH 1A 2A 2C 3B 3C Final Plat (2000-17-FS) recorded November 2000
- Riverwood Athletic Club Alphie Phase 6A-3 Final Plat (2016-238-PMF) recorded March 2017
- Southside Christian School Final Plat (2025-11-PMF) recorded March 2025
- Riverwood Athletic Club Ravens Ridge Phase 8E Final Plat(2017-122-PMF) recorded October 2017
- Riverwood Athletic Club Phase 6A4 Final Plat (2017-180-PMF) recorded February 2018
- Riverwood Athletic Club Ravens Ridge Phase 8D Final Plat (2017-62-PMF) recorded May 2017
- Canady Landing Final Plat (2019-134-PMF) recorded September 2019
- Lionsgate Phase 6A Final Plat (2019-70-PMF) recorded July 2019
- Highgate Phase II Final Plat (2019-103-PMF) recorded October 2019
- William Irwin Final Plat (2016-09-PMF) recorded January 2019
- Meadows at Summerlyn Phase 5 Final Plat (2013-77) recorded October 2013
- Highgate Phase II Final Plat (2019-103-PMF) recorded October 2019
- Amelia Station Easement Plat (2013-103-EX) recorded March 2014
- Creekside Commons Phase 1 Easement Plat (2013-105-EX) recorded December 2013
- Riverwood SD Phase 11 Lots 277-281 Easement Plat (2013-41-EX) recorded June 2013
- Doris V Parker Estate Easement Plat (2013-29-EX) recorded October 2013
- John Brian Smith Recombination Plat (2013-65-EX) recorded September 2013
- Keith Ferrell Easement Plat (2013-72-EX) recorded October 2013
- Johnston Memorial Hospital Exempt Plat (2014-11-EX) recorded March 2014
- Spring Branch Lot 7 Easement Plat (2014-66-EX) recorded June 2014
- Twin Acres Road Easement Plat (2014-79-EX) recorded July 2014
- Maynard-Coats Easement Plat (2014-90-EX) recorded August 2014
- Johnston Memorial Hospital Easement Plat (2014-11-01-EX) recorded May 2015
- The Pines at Winston Pointe Phase 2 Exempt Plat (2014-35-01-EX) recorded July 2015
- The Young Family Trust Exempt Plat (15-18-02-EX) recorded December 2015
- Winston Pointe Road ROW Dedication Plat (14-35-007-EX) recorded October 2025
- Billy Keith Wood Exempt Plat (2015-20-EX) recorded May 2015
- Glen Laurel East Phase 3 Lot 117 Easement Plat (2016-128-PME) recorded July 2016
- Twin Acres Road Easement Plat (2016-138-PME) recorded July 2016
- Dorothy Williams Life Estate Plat (2016-15-PME) recorded June 2016
- Baldies Restaurant Group Easement Plat (2016-204-PME) recorded October 2016
- 925 Glen Laurel Rd Easement Plat (2016-222-PME) recorded December 2016
- Bristol Phase 1 Easement Plat (2016-72-PME) recorded April 2016

- James Lipcomb Utility Easement Plat (2016-73-PME) recorded April 2016
- Riverwood Townhomes Corrective Plat (2017-04-PME) recorded January 2017
- Bristol Phase 2 Corrective Plat (2017-117-PME) recorded July 2017
- Stallings Mill Exempt Plat (2017-16-PME) recorded February 2017
- Highgate Phase 1 Final Plat Correction (2018-108-PME) recorded August 2018
- Central Carolina Realty & Mal Properties Exempt Plat (2018-137-PME) recorded July 2018
- Moffat Properties Plat Correction (2018-150-PME) recorded August 2018
- Mitchiner Hills Phase 1 Lots 135 Easement Plat (2018-17-PME) recorded May 2018
- Garner Investment Properties Exempt Plat (2018-82-PME) recorded October 2018
- Lionsgate Phase 6A Lots 6001-6027 Correction Plat (2019-151-PME) recorded July 2019
- Lionsgate Phase 6A Lots 6001-6027 Correction Plat (2019-163-PME) recorded July 2019
(Duplicate of 2019-151-PME)
- Heirs of Myrtle Godwin Sanderford Easement Plat (2019-211-PME) recorded October 2019
- Soon, LLC Exempt Plat (2019-236-PME) recorded December 2019
- Clayton Sunbelt Easement Plat (2019-47-PME) recorded April 2019
- Buckhorn Branch Park Phase 1 Final Plat (2022-29-PFM) recorded November 2022
- Carolina Overlook Phase 1 Final Plat (2021-159-PMF) recorded May 2022
- Carolina Overlook Phase 1B Final Plat (2021-155-PMF) recorded November 2022
- Carolina Overlook Phase 1A Final Plat (2021-156-PMF) recorded November 2022
- Champion West Final Plat (2022-48-PMF) recorded July 2022
- Durham Street Townhomes Final Plat (2022-64-PMF) recorded November 2022
- Meadow View Phase 1 Final Plat (2021-51-PMF) recorded March 2022
- Walk at East Village Phase 3B & 3C Final Plat (2022-71-PMF) recorded October 2022
- Walk at East Village Phase 2A Lots 1-6 () recorded October 2022
- The Walk at East Village Phase 3A Final Plat (2021-167-PMF) recorded October 2022
- Winston Pointe Phase 3B Final Plat (2022-131-PMF) recorded December 2022
- Walk at East Village Exempt Plat (2020-116-PME) recorded September 2020
- The Walk at East Village Phase 1C- Address revisions (2020-134-PME) recorded September 2022
- Mary Woodard Exempt Plat (2020-139-PME) recorded December 2020
- The Walk at East Village Phase 1A, 1B, 1C Easement Plat (2020-163-PME) recorded January 2021
- Raymond Earp Exempt Plat (2020-178-PME) recorded December 2020

- Pourron Farms Exempt Plat (2020-2-PME) recorded March 2020
- Allen Elwood Mashburn Recombination Plat (2020-48-PME) recorded May 2020
- Lipscomb, LLC Easement Plat (2020-49-PME) recorded May 2020
- Mathias Horrer Easement Plat (2020-53-PME) recorded May 2020
- O'Neil Overlook Exempt Plat (2020-48-PME) recorded August 2020
- Johnston County Board of Education - Cooper Academy Exempt Plat (2021-121-PME) recorded November 2021
- Riverwood Ranch Exempt Plat (2021-128-PME) recorded November 2021
- Vega - Santiago Property (John St) Exempt Plat (2021-35-PME) recorded May 2021
- Edna Todd Heirs Exempt Plat (2021-46-PME) recorded May 2021
- Academy Pointe Phase 8 & 9 Easement Plat (2021-77-PME) recorded August 2021
- Donnie Lucas Boyette Exempt Plat (2021-84-PME) recorded September 2021
- Doris Southerland Exempt Plat (2022-122-PME) recorded August 2022
- Grace Reform Presbyterian Church Recombination Plat (2022-123-PME) recorded July 2022
- Triangle Orthopedic Waterline Plat (2022-160-PME) recorded November 2022
- Carolina Overlook Phase 1 Plat Correction (2022-103-PME) recorded August 2022
- Academy Pointe Phase 2 Corrective Plat (2022-106-PME) recorded September 2022
- Victoria & Donald Garner (Bobbitt Rd) Plat (2022-14-PME) recorded March 2022
- Saint Johns Wood Exempt Plat (2022-150-PME) recorded September 2022
- The Walk at East Village Phase 2A Exempt Plat (2022-171-PME) recorded October 2022
- Bobby & Nancy Hardee Exempt Plat (2022-37-PME) recorded April 2022
- Cleveland Draft House Exempt Plat (2016-204-PME) recorded October 2016
- Lionsgate Phase 4 Recombination Plat (R-07-08) recorded January 2008
- Charles Adams Recombination Plat (2021-08-PMR) recorded March 2021
- Mark & Tara Phillips Recombination Plat (2021-111-PMR) recorded November 2021
- Sweetescapes Properties Recombination Plat (2021-144-PMR) recorded November 2021

Bank Statements

(Retention Schedule, destroy in office after 3 years)

- Clerk's Office Receipts, 2019
- Clerk's Office Receipts, 2020
- Clerk's Office Receipts, 2021

Duly adopted the 16st day of March 2026 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Heidi L. Holland, MMC, NCCMC
Town Clerk

Town of Clayton

Proclamation

Procurement Month 2026

WHEREAS, the purchasing, acquisition, procurement, and materials management professions play a vital role in ensuring the quality, efficiency, and effectiveness of business and government operations throughout the United States; and

WHEREAS, professionals in these fields are employed across private and public sectors, including profit and non-profit organizations, contributing significantly to the economic and operational success of their respective entities; and

WHEREAS, public procurement is an essential function of local government, ensuring the acquisition of goods and services necessary for the safe and effective operations of the Town; and

WHEREAS, the Town's procurement professionals are engaged in critical responsibilities such as purchasing goods and services, executing and implementing contracts, developing procurement strategies, supervising the storage of materials, and fostering strong relationships with suppliers and departments within the organization; and

WHEREAS, procurement professionals uphold the highest ethical standards while ensuring the responsible use of taxpayer dollars, thereby providing efficient and effective service to the community; and

WHEREAS, local, state, and federal procurement professionals are responsible for managing and monitoring billions of dollars in goods and services annually, directly influencing the local and national economy; and

WHEREAS, the North Carolina Association of Governmental Purchasing, the National Institute of Governmental Purchasing, the North Carolina Department of Administration's Division of Purchase and Contract, and other local government organizations worldwide sponsor activities and special events to educate and inform the public about the importance of procurement; and

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim March 2026 as "**Procurement Month**" in Clayton, North Carolina, and encourage all citizens to recognize and appreciate the vital contributions of procurement professionals to our community and beyond.

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

Andria Archer
Mayor Pro Tem

Town of Clayton Proclamation World Water Day

WHEREAS, water is a fundamental human necessity, vital for public health, environmental sustainability, economic prosperity, and social well-being; and

WHEREAS, access to clean and safe drinking water is essential for the survival and development of all communities, yet millions of people around the world still face water scarcity and pollution; and

WHEREAS, the United Nations has designated March 22 as World Water Day to highlight the importance of freshwater and advocate for the sustainable management of water resources; and

WHEREAS, the theme for World Water Day 2026, "Where water flows, equality grows," emphasizes the importance of centering women and girls in water solutions—not only as users, but also as leaders, engineers, farmers, scientists, caregivers, and changemakers; and

WHEREAS, climate change, population growth, and increasing demand for water resources necessitate proactive efforts to conserve and protect our waterways for present and future generations; and

WHEREAS, local, state, and national leaders, along with citizens, businesses, and organizations, must work collaboratively to ensure equitable access to clean water and promote sustainable water management practices.

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim March 22, 2026 as World Water Day and encourage all residents to recognize the importance of water conservation, support initiatives for clean and sustainable water management, and join in efforts to secure a water-resilient future for all.

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

Andria Archer
Mayor Pro Tem



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Public Hearings

Item Title

2025-41-CZM Arbors at East Village Ph II: Type 3 Conditional Rezoning

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

POTENTIAL ACTION: Adoption of Ordinance #2026-03-02 & Consistency Statement

Strategic Priorities Alignment



VIBRANT
DOWNTOWN



DESIRABLE
AMENITIES
AND SPACES



DIVERSIFIED
ECONOMIC
DEVELOPMENT

Public Hearing: Yes

If Approved, Will Document Require Recordation? Yes

Summary

A Conditional Rezoning Type 3 from the Residential Planned District (PD-R) zoning district to the Conditional Residential (CZR) zoning district. Approval of the request would allow up to 45 multi-family dwelling units in eight buildings to occur on properties totaling approximately 4.19 acres and identified as Johnston County Tax Ids 05037010R, 05037011A, and 05037010P.

Funding Source

Corresponding Documentation

1. 00_StaffReport_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_03162026
2. 01_Type3ConditionalRezoningApplication_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_03162026
3. 02_NeighborhoodMeetingMaterials_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_03162026
4. 03_StaffReportMaps_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_03162026
5. 04_ConceptPlanExhibitA_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_03162026
6. 05_ConditionsOfApproval_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_03162026
7. 06_ConditionsOfApprovalNarrative_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_03162026
8. 07_ConsistencyStatementsSheet_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_03162026
9. 08_AdjacentPropertyOwnerNotice_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_03162026
10. 09_PublicNoticeCertification_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_03162026
11. 10_02232026PlanningBoardWrittenRecommendation_2025-41-CZM_ArborsAtEastVillagePhII_TC_03162026
12. 11_Ordinance2026-03-02_2025-41-CZM_ArborsAtEastVillagePhII_TC_03162026 DRAFT

Submitted By: Robert Tate, Senior Planner

Reviewed By:

Robert Tate, Planning
Haley Downey, Legislative
Conrad Olmedo, Planning
First Name Last Name, Administration
Heidi Holland, Legislative

Created/Initiated - 3/9/2026
Approved - 3/10/2026
Approved - 3/10/2026
Approved - 3/11/2026
Final Approval - 3/11/2026



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

Planning Board Public Meeting: February 23, 2026
Town Council Public Hearing: March 16, 2026

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: March 6, 2026 Sign Posted: March 6, 2026 Website updated by deadline of March 6, 2026 Legal Ad Published: March 3 and March 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 reviewed this item in a public meeting on February 23, 2026 at their regular meeting. The Planning Board made a ***recommendation of approval*** to the Town Council. In addition to the recommendation of approval, discussions during the meeting included the number of dedicated guest parking spaces, the private street network, on-site wetlands, and buffer screening along E Front Street.

TOWN COUNCIL CONSIDERATIONS

Following the February 23, 2026 Planning Board Meeting, this application will be scheduled for a public hearing during the March 16, 2026 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
10. Planning Board Written Recommendation
11. Ordinance 2026-03-02



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 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

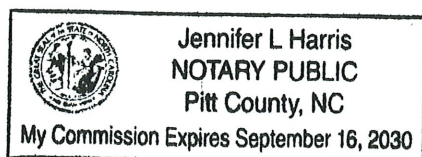
COUNTY OF

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

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 #: 166806-48-6804 & 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)

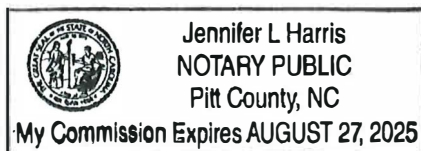
Greenville, NC 27835
(City, State, Zip)

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		
11		
12		
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17		
18		
19		
20		

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
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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	

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

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☐ 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	

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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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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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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	

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

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

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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 Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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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☐ 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	

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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☐ 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	

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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☐ 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

0834
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Postmark
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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

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☐ 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

0834
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Postmark
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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

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☐ 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

0834
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Postmark
Here
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 Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

0834
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Postmark
Here
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

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Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ 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

0834
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Postmark
Here
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

9589 0710 5270 2448 8880 01

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OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

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☐ 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

0834
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Postmark
Here
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

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☐ 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

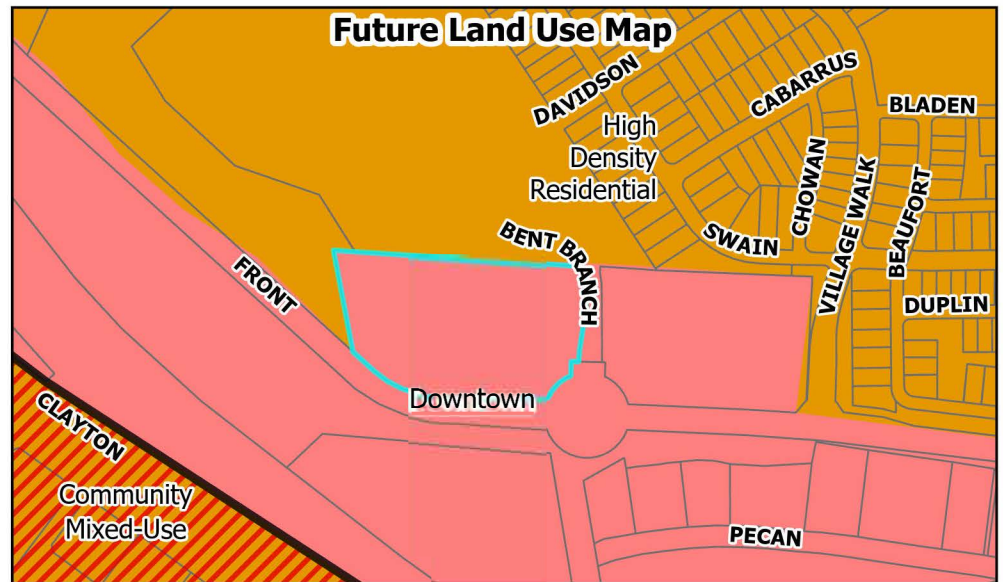
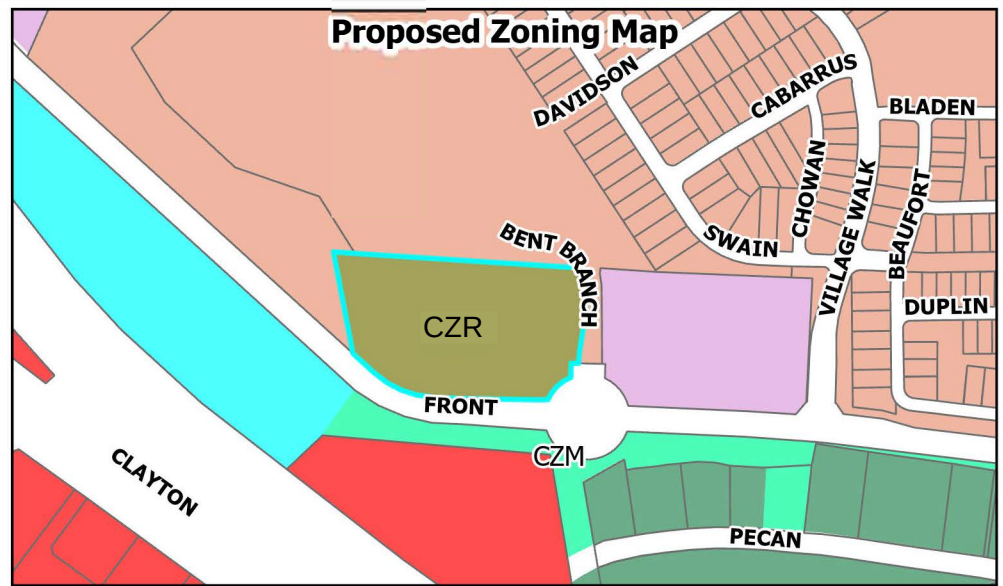
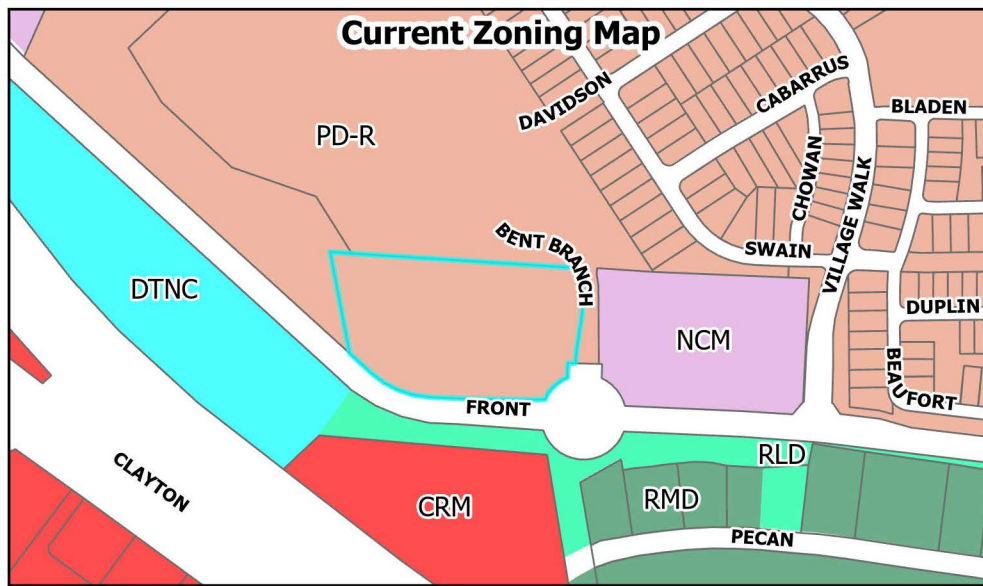
0834
5
Postmark
Here
03/28/2025

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



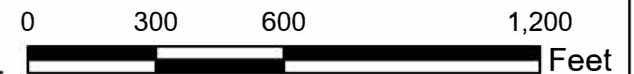
Request: Conditional Rezoning Type III
Project Name: The Arbors at East Village Phase II
Project Number: 2025-41-CZM

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.

EXHIBIT A

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
12 X 4.19 ACRES = 50 UNITS
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.

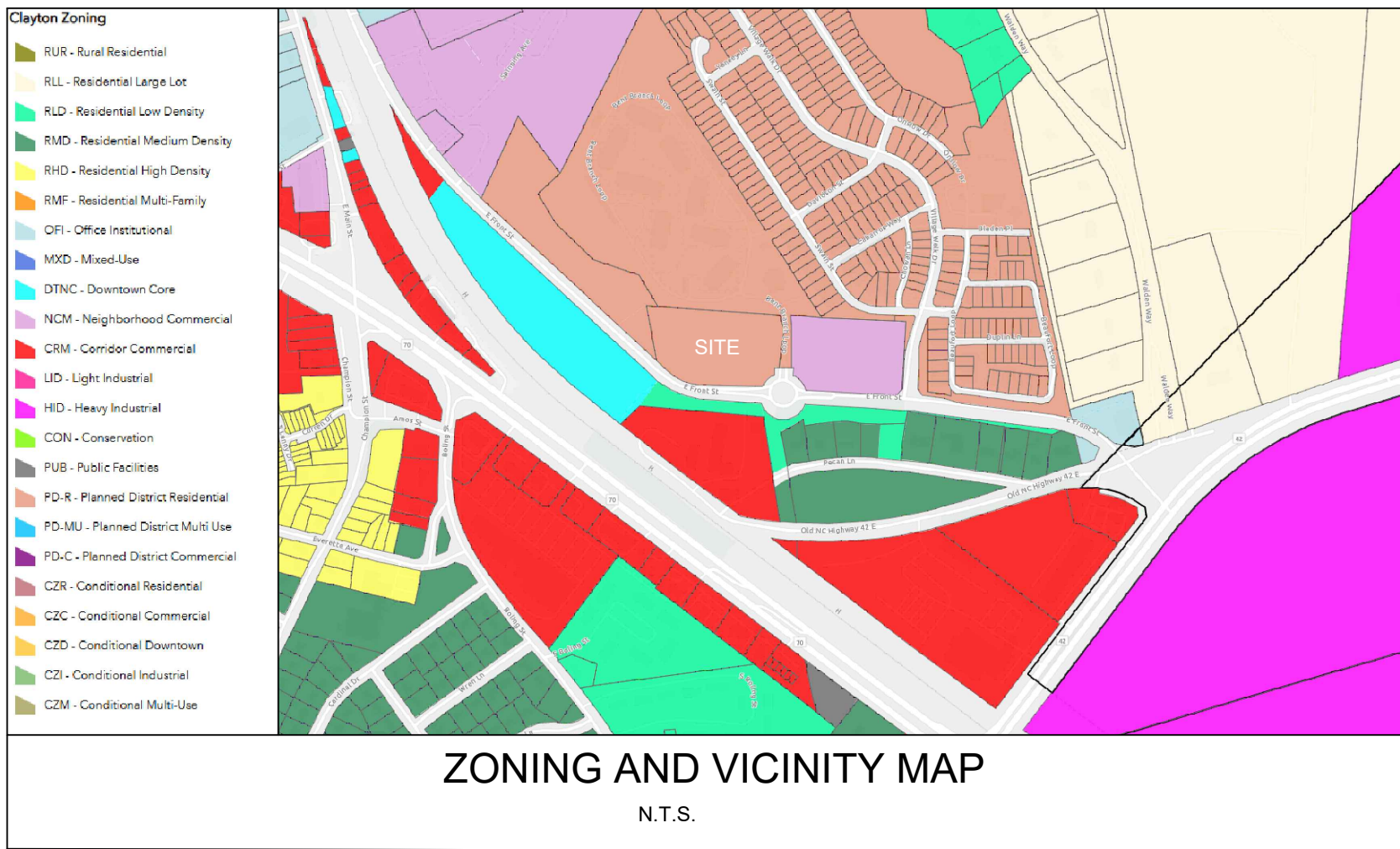
THIS PLAN WAS DESIGNED IN ACCORDANCE WITH UDO SECTION 3.3.1 E. ALL DEVIATIONS AND/OR REDUCTIONS ARE DESCRIBED ON THE CONDITIONS OF APPROVAL NARRATIVE AND DEPICTED GRAPHICALLY ON THIS PLAN. THIS PLAN COMPLIES WITH UDO SECTION 3.3.1 E.4 AND THE NARRATIVE DESCRIBES THE PROJECTS HIGHER QUALITY STANDARD ASSOCIATED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

LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PRIVATE WATER MAIN
	PROPOSED PRIVATE SEWER MAIN
	PROPOSED ELECTRIC LINE
	PROPOSED FIBER LINE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED PRIVATE STORM DRAINAGE LINE
	EXISTING WETLAND
	EXISTING SIDEWALK/WALKING TRAIL
	PROPOSED SIDEWALK
	PROPOSED SITE ACCESS ROAD
	PROPOSED DWELLINGS
	PROPOSED OPEN/GREEN SPACE



CURVE TABLE			
CURVE (RADIUS)	LENGTH	CHORD DIRECTION	CHORD
C1 15.00'	34.61'	N 0° 00' 00" W	34.61'
C2 141.50'	27.43'	N 0° 00' 00" W	27.43'
C3 100.00'	78.66'	N 0° 00' 00" W	78.66'
C4 200.00'	150.72'	S 0° 00' 00" E	150.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 0° 00' 00" E	13.34'
L2	N 88° 59' 59" W	17.81'
L3	S 89° 59' 59" E	100.40'

TYPE A – LANDSCAPE BUFFER

BUFFER CONFIGURATION		REQUIREMENT
Buffer width (feet)		10
Canopy trees per every 100 linear feet (#) / Max. on-center spacing (feet)		None / None
Understory trees per every 100 linear feet (#) / Max. on-center spacing (feet)		4 / None [1]
Shrubs per every 100 linear feet (#) / Max. on-center spacing (feet) [2]		15 / None [1]
Minimum percentage of evergreen shrubs (% of total along 1 side)		50
NOTES:		[1] Grouping of trees or shrubs is permitted provided there is no span of un-vegetated buffer exceeding 30 feet in length. [2] In the event a fence or wall is provided, it shall be located within 10 feet of the lot line. Shrubs, if required, shall be located between the fence or wall and t-e lot line, but no closer than three feet to the lot line.

CRUMPLER
Consulting Services, PLLC

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

Joshua Date: 2025.12.12
Crumpler: 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 Multi-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 Multi-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.

Arbors at East Village Phase II Type 3 Conditional Rezoning | 2025-41-CZM

Motions for Consistency Statements

The Town Council may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

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

I make a motion to approve 2025-41-CZM Arbors at East Village Phase II, Ordinance # 2026-03-02, 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 approve 2025-41-CZM Arbors at East Village Phase II, Ordinance # 2026-03-02. 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 deny 2025-41-CZM Arbors at East Village Phase II, Ordinance # 2026-03-02. 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 deny 2025-41-CZM Arbors at East Village Phase II, Ordinance # 2026-03-02, 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

March 6, 2026

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

Scan **QR Code** for
more information:



RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

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

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on March 16, 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, AICP | Senior Planner

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

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

VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT

www.TownofClaytonNC.org



TOWN OF CLAYTON COMMUNITY DEVELOPMENT

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

AVISO PÚBLICO

Escanee el código QR
para más información:



6 de marzo de 2026

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

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

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

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 16 de marzo 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,

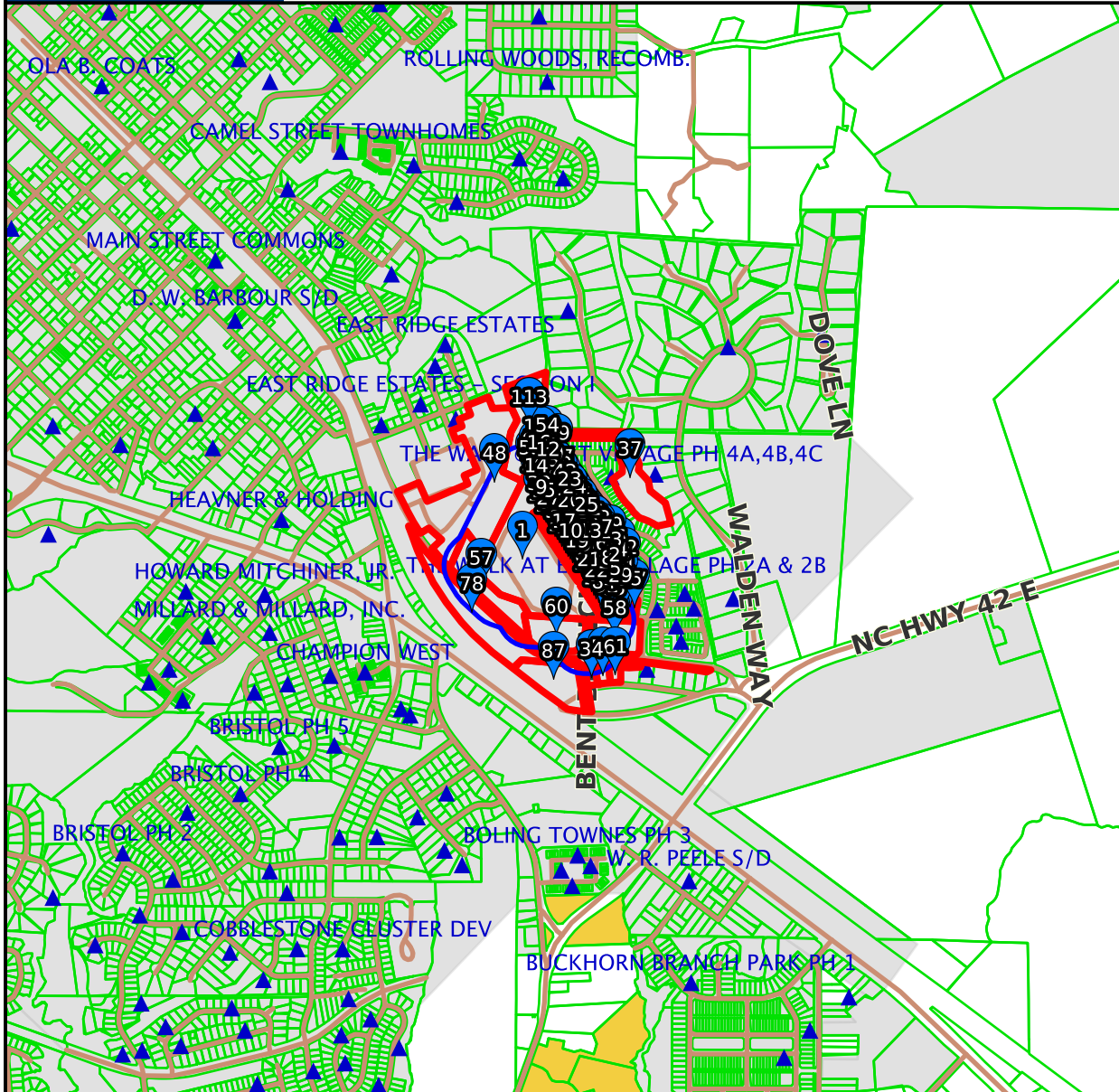
Robert Tate, AICP | Senior Planner

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



Result 1

id: 05037010R
Tag: 05037010R
NCPin: 166806-49-3499
Mapsheet No: 166806
Owner Name 1: CLAYTON MULTI FAMILY
Owner Name 2: INVESTMENTS LLC
Mail Address 1:
Mail Address 2: PO BOX 566
Mail Address 3: GREENVILLE, NC 27835-0566
Site Address 1: 60 BENT BRANCH LOOP
Site Address 2: CLAYTON, NC 27520-
Book: 04229
Page: 0901
Market Value: 36798386
Assessed Acreage: 17.810
Calc. Acreage: 17.810
Sales Price: 1690000
Sale Date: 2013-01-08



Scale: 1:20050 - 1 in. = 1670.86 feet

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

Johnston County GIS
January 16, 2026

Result 2

id: 05037014L
Tag: 05037014L
Owner Name 1: KOUNAS, JOHN ANDREW
Owner Name 2:
Mail Address 1: 40 CABARRUS WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9447
Book: 06284
Page: 0917

Result 3

id: 05037015S
Tag: 05037015S
Owner Name 1: ELAINE E GUILLORY ALLEN
AND TYRONE V ALLEN
REVOCABLE LIVING TRUST
Owner Name 2: ALLEN, ELAINE E GUILLORY
TRUSTEE
Mail Address 1: 37 DAVIDSON ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9448
Book: 06897
Page: 0898

Result 4

id: 05037014N
Tag: 05037014N
Owner Name 1: DRYE, LYNDA MORPHIS
Owner Name 2:
Mail Address 1: 911 S HOLLYWOOD DR
Mail Address 2:
Mail Address 3: SURFSIDE BCH, SC 29575-3353
Book: 06951
Page: 0542

Result 5

id: 05037014Z
Tag: 05037014Z
Owner Name 1: BOYD, JENNETTE
Owner Name 2:
Mail Address 1: 38 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06207
Page: 0410

Result 6

id: 05037015R
Tag: 05037015R
Owner Name 1: JEFFREY AND DIANA
STRACHER FAMILY TRUST
Owner Name 2: STRACHER, JEFFREY J. CO
TRUSTEE
Mail Address 1: 33 DAVIDSON ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9448
Book: 06522
Page: 0635

Result 7

id: 05037015L
Tag: 05037015L
Owner Name 1: SKILLERN, JAMES GREGORY
Owner Name 2: SKILLERN, LISA MARIE
Mail Address 1: 36 DAVIDSON ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9448
Book: 06296
Page: 0985

Result 8

id: 05037015Y
Tag: 05037015Y
Owner Name 1: BASS, KATHY DENISE
Owner Name 2:
Mail Address 1: 50 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Book: 06063
Page: 0650

Result 9

id: 05037017F
Tag: 05037017F
Owner Name 1: BENSON, BETTY K.
Owner Name 2:
Mail Address 1: 203 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9470
Book: 06921
Page: 0799

Result 10

id: 05037019B
Tag: 05037019B
Owner Name 1: BRUGGEMAN, BRENDA
Owner Name 2:
Mail Address 1: 125 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06577
Page: 0351

Result 11

id: 05037015Z
Tag: 05037015Z
Owner Name 1: BETH LOUISE LIBHART
LIVING TRUST
Owner Name 2: LIBHART, BETH LOUISE
TRUSTEE
Mail Address 1: 46 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06203
Page: 0704

Result 12

id: 05037018L
Tag: 05037018L
Owner Name 1: RASCO, JAMES SHELTON JR.
Owner Name 2: RASCO, ROSE MARIE
Mail Address 1: 353 VILLAGE WALK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9471
Book: 06833
Page: 0385

Result 13

id: 05037019J
Tag: 05037019J
Owner Name 1: MULLINS, AARON GLYN
Owner Name 2: MULLINS, LEANNE
Mail Address 1: 112 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06944
Page: 0130

Result 14

id: 05037017T
Tag: 05037017T
Owner Name 1: EAST VILLAGE 143, LLC
Owner Name 2:
Mail Address 1: 726 SECOND ST STE 2A
Mail Address 2:
Mail Address 3: ANNAPOLIS, MD 21403-3384
Book: 05956
Page: 0713

Result 15

id: 05037017U
Tag: 05037017U
Owner Name 1: EAST VILLAGE 143, LLC
Owner Name 2:
Mail Address 1: 726 SECOND ST STE 2A
Mail Address 2:
Mail Address 3: ANNAPOLIS, MD 21403-3384
Book: 05956
Page: 0713

Result 16

id: 05037018J
Tag: 05037018J
Owner Name 1: BERGMAN, DAVID RONALD
Owner Name 2: BERGMAN, DEBORAH LYNNE
Mail Address 1: 415 VILLAGE WALK
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9472
Book: 06710
Page: 0048

Result 17

id: 05037018Z
Tag: 05037018Z
Owner Name 1: MCKEE HOMES LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06372
Page: 0891

Result 18

id: 05037019A
Tag: 05037019A
Owner Name 1: SANDIDGE, CLYDE
Owner Name 2: SANDIDGE, JANE
Mail Address 1: 129 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06512
Page: 0421

Result 19

id: 05037019E
Tag: 05037019E
Owner Name 1: MCKEITHEN, YVONNE KIM
Owner Name 2:
Mail Address 1: 111 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06800
Page: 0985

Result 20

id: 05037019F
Tag: 05037019F
Owner Name 1: HILL, LINDA
Owner Name 2: HILL, JAMES
Mail Address 1: 107 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06463
Page: 0179

Result 21

id: 05037016B
Tag: 05037016B
Owner Name 1: NEWKIRK-SMALLEY,
THERESA A.
Owner Name 2:
Mail Address 1: 59 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06341
Page: 0167

Result 22

id: 05037016E
Tag: 05037016E
Owner Name 1: RUGH, JAIME L.
Owner Name 2: MARKS, RAMONA K.
Mail Address 1: 47 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06294
Page: 0003

Result 23

id: 05037017G
Tag: 05037017G
Owner Name 1: LINDA P. WEIMANN LIVING
TRUST
Owner Name 2: WEIMANN, LINDA P.
Mail Address 1: 293 VILLAGE WALK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9469
Book: 06806
Page: 0849

Result 24

id: 05037017I
Tag: 05037017I
Owner Name 1: MCKEE LAND HOLDINGS, LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06993
Page: 0568

Result 25

id: 05037017N
Tag: 05037017N
Owner Name 1: ADELMAN, BENJAMIN
Owner Name 2: ADELMAN, JENNIFER SHREWSBURY
Mail Address 1: 251 VILLAGE WALK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9469
Book: 06842
Page: 0827

Result 26

id: 05037019R
Tag: 05037019R
Owner Name 1: REYNOLDS, ROBERT MOSS
Owner Name 2: REYNOLDS, DELIA SUE
Mail Address 1: 146 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06901
Page: 0941

Result 27

id: 05037018S
Tag: 05037018S
Owner Name 1: RAMSEY, GLORIA J.
Owner Name 2:
Mail Address 1: 177 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 07014
Page: 0243

Result 28

id: 05037014M
Tag: 05037014M
Owner Name 1: REYNOLDS, EVELYN THOMPSON
Owner Name 2:
Mail Address 1: 38 CABARRUS WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9447
Book: 06338
Page: 0468

Result 29

id: 05037015B
Tag: 05037015B
Owner Name 1: ULRICH, THOMAS M.
Owner Name 2: ULRICH, CYNTHIA J.
Mail Address 1: 30 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06199
Page: 0832

Result 30

id: 05037017E
Tag: 05037017E
Owner Name 1: LANSDELL, PATRICIA A.
Owner Name 2:
Mail Address 1: 211 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9470
Book: 06726
Page: 0871

Result 31

id: 05037017O
Tag: 05037017O
Owner Name 1: NICHOLSON, ROBERT C.
Owner Name 2: NICHOLSON, GAIL B.
Mail Address 1: 247 VILLAGE WALK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9469
Book: 06799
Page: 0293

Result 32

id: 05037017R
Tag: 05037017R
Owner Name 1: BUCKLEY, HELEN
Owner Name 2:
Mail Address 1: 231 VILLAGE WALK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9469
Book: 06903
Page: 0483

Result 33

id: 05037018Y
Tag: 05037018Y
Owner Name 1: MASON, MELVIN C
Owner Name 2: MASON, JACQUELINE R
Mail Address 1: 143 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06502
Page: 0148

Result 34

id: 05G02191D
Tag: 05G02191D
Owner Name 1: 106 GENESIS LLC
Owner Name 2:
Mail Address 1: 3225 MCLEOD DR STE 777
Mail Address 2:
Mail Address 3: LAS VEGAS, NV 89121-2257
Book: 06317
Page: 0340

Result 35

id: 05037017K
Tag: 05037017K
Owner Name 1: MCKEE LAND HOLDINGS, LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06993
Page: 0568

Result 36

id: 05037017M
Tag: 05037017M
Owner Name 1: MCKEE LAND HOLDINGS, LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06993
Page: 0568

Result 37

id: 05037010E
Tag: 05037010E
Owner Name 1: EAST VILLAGE 143, LLC
Owner Name 2:
Mail Address 1: 726 SECOND ST STE 2A
Mail Address 2:
Mail Address 3: ANNAPOLIS, MD 21403-3384
Book: 05956
Page: 0713

Result 38

id: 05037018T
Tag: 05037018T
Owner Name 1: SCHICK, MICHAEL
Owner Name 2:
Mail Address 1: 171 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06549
Page: 0881

Result 39

id: 05037015M
Tag: 05037015M
Owner Name 1: DOYLE, CHARLES
Owner Name 2: WHITE-DOYLE, ARNETTA
Mail Address 1: 32 DAVIDSON ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9448
Book: 06761
Page: 0288

Result 40

id: 05037017J
Tag: 05037017J
Owner Name 1: MCKEE LAND HOLDINGS, LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06993
Page: 0568

Result 41

id: 05037015J
Tag: 05037015J
Owner Name 1: ZEIGLER, ISIAH LEON JOINT
TENANTS (WROS)
Owner Name 2: ZEIGLER, ELIZABETH DIANA
JOINT TENANTS (WROS)
Mail Address 1: 46 DAVIDSON ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9448
Book: 06263
Page: 0863

Result 42

id: 05037016Y
Tag: 05037016Y
Owner Name 1: BOBBY LEWIS DYE AND
LEONA DYE REVOCABLE
LIVING TRUST
Owner Name 2: DYE, BOBBY LEWIS CO
TRUSTEE
Mail Address 1: 301 VILLAGE WALK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9471
Book: 06945
Page: 0543

Result 43

id: 05037017B
Tag: 05037017B
Owner Name 1: BURCHETTE, BARBARA ANN
JOINT TENANTS (WROS)
Owner Name 2: EVANS, CINDY LEE
BURCHETTE JOINT TENANTS
(WROS)
Mail Address 1: 228 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9470
Book: 06677
Page: 0511

Result 44

id: 05037019Q
Tag: 05037019Q
Owner Name 1: DECOSTANZO, THOMAS
Owner Name 2: MCLEOD, KATHERINE
Mail Address 1: 142 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06517
Page: 0018

Result 45

id: 05037019O
Tag: 05037019O
Owner Name 1: KAREN Y. SINGO REVOCABLE
TRUST
Owner Name 2: SINGO, KAREN Y. TRUSTEE
Mail Address 1: 132 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06799
Page: 0869

Result 46

id: 05037016Z
Tag: 05037016Z
Owner Name 1: MARY E. STELLA REVOCABLE
LIVING TRUST
Owner Name 2: MACK, ROBERT L. TRUSTEE
Mail Address 1: 210 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9470
Book: 06752
Page: 0677

Result 48

id: 05037008V
Tag: 05037008V
Owner Name 1: SPINNING MILL
INVESTMENTS, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 566
Mail Address 3: GREENVILLE, NC 27835-0566
Book: 05214
Page: 0111

Result 50

id: 05037018P
Tag: 05037018P
Owner Name 1: ZAWICKI, GWENDOLYN
Owner Name 2:
Mail Address 1: 325 VILLAGE WALK
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9471
Book: 06694
Page: 0978

Result 52

id: 05037018W
Tag: 05037018W
Owner Name 1: HENDERSON, WILLIE SHARON
Owner Name 2: HENDERSON, KELTON
CHAPMAN
Mail Address 1: 153 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06958
Page: 0312

Result 47

id: 05037018K
Tag: 05037018K
Owner Name 1: BRUNK, RANDALL G.
Owner Name 2: BRUNK, ALICE D.
Mail Address 1: 409 VILLAGE WALK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9472
Book: 06823
Page: 0904

Result 49

id: 05037018M
Tag: 05037018M
Owner Name 1: BEAVER, JUDY
Owner Name 2: BEAVER, MICHAEL
Mail Address 1: 347 VILLAGE WALK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9471
Book: 06868
Page: 0159

Result 51

id: 05037018Q
Tag: 05037018Q
Owner Name 1: WELCH, DAVID R. LIFE
ESTATE
Owner Name 2: WELCH, JOHN R. REMAINDER
Mail Address 1: 317 VILLAGE WALK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9471
Book: 06792
Page: 0204

Result 53

id: 05037019W
Tag: 05037019W
Owner Name 1: EAST VILLAGE 143, LLC
Owner Name 2:
Mail Address 1: 726 SECOND ST STE 2A
Mail Address 2:
Mail Address 3: ANNAPOLIS, MD 21403-3384
Book: 05956
Page: 0713

Result 54

id: 05037022E
Tag: 05037022E
Owner Name 1: MCKEE LAND HOLDINGS, LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06993
Page: 0568

Result 55

id: 05037015D
Tag: 05037015D
Owner Name 1: YOUNG, ROBERT
Owner Name 2: YOUNG, LYNN
Mail Address 1: 18 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Book: 06115
Page: 0911

Result 56

id: 05H01199A
Tag: 05H01199A
Owner Name 1: 108 GENESIS LLC
Owner Name 2:
Mail Address 1: 3225 MCLEOD DR STE 777
Mail Address 2:
Mail Address 3: LAS VEGAS, NV 89121-2257
Book: 06317
Page: 0297

Result 57

id: 05037010P
Tag: 05037010P
Owner Name 1: EAST VILLAGE INVESTMENTS
LLC
Owner Name 2:
Mail Address 1: 227 E FRONT ST
Mail Address 2:
Mail Address 3: NEW BERN, NC 28560-2145
Book: 04099
Page: 0330

Result 58

id: 05037011B
Tag: 05037011B
Owner Name 1: ACE ACE, LLC
Owner Name 2:
Mail Address 1: 3752 KNOLLCREEK DR
Mail Address 2:
Mail Address 3: APEX, NC 27539-5735
Book: 06227
Page: 0610

Result 59

id: 05037017L
Tag: 05037017L
Owner Name 1: MCKEE LAND HOLDINGS, LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06993
Page: 0568

Result 60

id: 05037011A
Tag: 05037011A
Owner Name 1: EAST VILLAGE INVESTMENTS
LLC
Owner Name 2:
Mail Address 1: 227 E FRONT ST
Mail Address 2:
Mail Address 3: NEW BERN, NC 28560-2145
Book: 04099
Page: 0330

Result 61

id: 05H03199G
Tag: 05H03199G
Owner Name 1: 110 GENESIS, LLC
Owner Name 2:
Mail Address 1: 118 PECAN LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-2001
Book: 06524
Page: 0157

Result 62

id: 05037014O
Tag: 05037014O
Owner Name 1: CURRAN, EILEEN
Owner Name 2: CURRAN, MICHAEL
Mail Address 1: 30 CABARRUS WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9447
Book: 06589
Page: 0592

Result 63

id: 05037015C
Tag: 05037015C
Owner Name 1: CREGG, TERRENCE M.
Owner Name 2: CREGG, JANET
Mail Address 1: 22 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06360
Page: 0912

Result 64

id: 05037015F
Tag: 05037015F
Owner Name 1: NANCY HUTCHINGS LIVING TRUST
Owner Name 2: HUTCHINGS, NANCY LYNN TRUSTEE
Mail Address 1: 45 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06444
Page: 0322

Result 65

id: 05037015U
Tag: 05037015U
Owner Name 1: WARDLAW, DARROL A
Owner Name 2: WARDLAW, MIRANDA D.
Mail Address 1: 47 DAVIDSON ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9448
Book: 06234
Page: 0073

Result 66

id: 05037015W
Tag: 05037015W
Owner Name 1: WEST, DANIEL
Owner Name 2: BARBOUR, KRISTA
Mail Address 1: 3518 MEADOWRUN DR
Mail Address 2:
Mail Address 3: DURHAM, NC 27707-6623
Book: 06620
Page: 0943

Result 67

id: 05037015E
Tag: 05037015E
Owner Name 1: AMY S MARTIN REVOCABLE LIVING TRUST
Owner Name 2: MARTIN, AMY S
Mail Address 1: 14 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06878
Page: 0906

Result 68

id: 05037015T
Tag: 05037015T
Owner Name 1: HARRIS, FRANKLIN H.
Owner Name 2: HARRIS, STARR
Mail Address 1: 43 DAVIDSON ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9448
Book: 06327
Page: 0359

Result 69

id: 05037016A
Tag: 05037016A
Owner Name 1: HERRLINGER PROTECTION TRUST
Owner Name 2: HERRLINGER, BARRY LEE TRUSTEE
Mail Address 1: 61 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06949
Page: 0503

Result 70

id: 05037016D
Tag: 05037016D
Owner Name 1: HARPER, NANCY
Owner Name 2:
Mail Address 1: 53 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06308
Page: 0399

Result 71

id: 05037019D
Tag: 05037019D
Owner Name 1: HOLD FAST DEVELOPMENT,
LLC
Owner Name 2:
Mail Address 1: 112 HIBISCUS DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8714
Book: 06783
Page: 0643

Result 72

id: 05037019I
Tag: 05037019I
Owner Name 1: MCKEE HOMES LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06372
Page: 0891

Result 73

id: 05037019T
Tag: 05037019T
Owner Name 1: WORRELLS, JOEY
Owner Name 2: WALLACE, HELEN TYE
Mail Address 1: 154 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06983
Page: 0817

Result 74

id: 05037018V
Tag: 05037018V
Owner Name 1: WARNOCK, CHARLES
Owner Name 2: WARNOCK, JANET
Mail Address 1: 159 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06591
Page: 0993

Result 75

id: 05037017P
Tag: 05037017P
Owner Name 1: FARRELL, MARGARET SUE
Owner Name 2:
Mail Address 1: 241 VILLAGE WALK
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9469
Book: 06641
Page: 0231

Result 76

id: 05037017Q
Tag: 05037017Q
Owner Name 1: TAPIA, FERNANDO
Owner Name 2: TAPIA, CARMEN
Mail Address 1: 237 VILLAGE WALK
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9469
Book: 06748
Page: 0407

Result 77

id: 05037019K
Tag: 05037019K
Owner Name 1: LUCINDA J. LAPOF
REVOCABLE LIVING TRUST
Owner Name 2: LAPOF, LUCINDA J. TRUSTEE
Mail Address 1: 116 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06989
Page: 0820

Result 78

id: 05037011
Tag: 05037011
Owner Name 1: LIPSCOMB, LLC
Owner Name 2:
Mail Address 1: 334 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2464
Book: 06687
Page: 0060

Result 79

id: 05037015A
Tag: 05037015A
Owner Name 1: FISCHER, VICTOR A
Owner Name 2:
Mail Address 1: 36 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06194
Page: 0144

Result 80

id: 05037015V
Tag: 05037015V
Owner Name 1: ROSE, WILLIE REX
Owner Name 2: ROSE, ROBIN E
Mail Address 1: 60 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06322
Page: 0565

Result 81

id: 05037017S
Tag: 05037017S
Owner Name 1: BURTON, MICHAEL
Owner Name 2: BURTON, DEBORAH
Mail Address 1: 225 VILLAGE WALK
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9469
Book: 06580
Page: 0170

Result 82

id: 05037019C
Tag: 05037019C
Owner Name 1: REED, GREGG
Owner Name 2: REED, CYNTHIA
Mail Address 1: 121 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06464
Page: 0715

Result 83

id: 05037019M
Tag: 05037019M
Owner Name 1: MCKEE HOMES LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06372
Page: 0891

Result 84

id: 05037015H
Tag: 05037015H
Owner Name 1: NASS, GARY S.
Owner Name 2: DIANO-NASS, ANDREA M.
Mail Address 1: 39 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06616
Page: 0842

Result 85

id: 05037019G
Tag: 05037019G
Owner Name 1: HABBLITZ, CLIFFORD JR.
Owner Name 2: HABBLITZ, DONNA
Mail Address 1: 101 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06463
Page: 0544

Result 86

id: 05037019N
Tag: 05037019N
Owner Name 1: SEAL, GASTON M
Owner Name 2: SEAL, ELIZABETH J
Mail Address 1: 128 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06516
Page: 0486

Result 87

id: 05037010D
Tag: 05037010D
Owner Name 1: WIL-THOM LLC
Owner Name 2:
Mail Address 1: 203 FLAMINGO DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01659
Page: 0602

Result 88

id: 05037015X
Tag: 05037015X
Owner Name 1: SIEGFRIED, SALLY JOINT
TENANTS (WROS)
Owner Name 2: SIEGFRIED, RUSSELL JOINT
TENANTS (WROS)
Mail Address 1: 54 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06689
Page: 0608

Result 89

id: 05037017H
Tag: 05037017H
Owner Name 1: MCKEE LAND HOLDINGS, LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06993
Page: 0568

Result 90

id: 05037018X
Tag: 05037018X
Owner Name 1: MCKEE HOMES LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06385
Page: 0280

Result 91

id: 05037019H
Tag: 05037019H
Owner Name 1: CARSON, ANN KIDD
Owner Name 2:
Mail Address 1: 102 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06553
Page: 0653

Result 92

id: 05037015I
Tag: 05037015I
Owner Name 1: CAVANAUGH, DANIEL
EUGENE
Owner Name 2: CAVANAUGH, JOAN LESLIE
Mail Address 1: 35 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06205
Page: 0873

Result 93

id: 05037017C
Tag: 05037017C
Owner Name 1: JO ANN RAY LIVING TRUST
Owner Name 2: RAY, JO ANN TRUSTEE
Mail Address 1: 231 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9470
Book: 06839
Page: 0666

Result 94

id: 05037014Y
Tag: 05037014Y
Owner Name 1: TUBMAN, LINDA
Owner Name 2:
Mail Address 1: 41 CABARRUS WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9447
Book: 06237
Page: 0305

Result 95

id: 05037016F
Tag: 05037016F
Owner Name 1: WALK AT EAST VILLAGE ASSOCIATION, INC.
Owner Name 2:
Mail Address 1: 344 N NC 16 BUSINESS HWY
Mail Address 2:
Mail Address 3: DENVER, NC 28037-8012
Book: 05956
Page: 0743

Result 96

id: 05037018I
Tag: 05037018I
Owner Name 1: PAYNE, MERLE L. JOINT TENANTS (WROS)
Owner Name 2: PAYNE-MCCULLOUGH, JENNIFER JOINT TENANTS (WROS)
Mail Address 1: 417 VILLAGE WALK
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9472
Book: 06672
Page: 0292

Result 97

id: 05037019S
Tag: 05037019S
Owner Name 1: CROWDER, FRANCES V.
Owner Name 2:
Mail Address 1: 150 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06694
Page: 0597

Result 98

id: 05037019U
Tag: 05037019U
Owner Name 1: VANDERBEKE, LAWRENCE
Owner Name 2: VANDERBEKE, KAREN E.
Mail Address 1: 2429 CRISPIN CT
Mail Address 2:
Mail Address 3: SARASOTA, FL 34235-1822
Book: 06805
Page: 0117

Result 99

id: 05037020A
Tag: 05037020A
Owner Name 1: POWERS, BETTY J.
Owner Name 2:
Mail Address 1: 398 VILLAGE WALK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527
Book: 06926
Page: 0488

Result 100

id: 05037022F
Tag: 05037022F
Owner Name 1: PICKERING LIVING TRUST AGREEMENT
Owner Name 2: PICKERING, JACOB A. CO TRUSTEE
Mail Address 1: 11 WATAUGA WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9478
Book: 06952
Page: 0612

Result 101

id: 05037015G
Tag: 05037015G
Owner Name 1: MURPHY, MICHAEL PATRICK
Owner Name 2:
Mail Address 1: 43 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06288
Page: 0166

Result 102

id: 05037017D
Tag: 05037017D
Owner Name 1: DELVINA M. MOORE
REVOCABLE TRUST
Owner Name 2: MOORE, DELVINA M.
TRUSTEE
Mail Address 1: 227 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9470
Book: 06704
Page: 0786

Result 104

id: 05037019L
Tag: 05037019L
Owner Name 1: JURGENS, RONALD
Owner Name 2: JURGENS, ALLISON
Mail Address 1: 120 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06606
Page: 0651

Result 106

id: 05037015K
Tag: 05037015K
Owner Name 1: SAUM, MARIANNE P. JOINT
TENANTS (WROS)
Owner Name 2: PATRICK, ELIZABETH A. JOINT
TENANTS (WROS)
Mail Address 1: 42 DAVIDSON ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9448
Book: 06268
Page: 0104

Result 108

id: 05037019P
Tag: 05037019P
Owner Name 1: TALBOT, CYNTHIA M.
Owner Name 2:
Mail Address 1: 136 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06651
Page: 0929

Result 103

id: 05037019
Tag: 05037019
Owner Name 1: EMERSON FAMILY TRUST
Owner Name 2: EMERSON, KRISTOPHER N.
TRUSTEE
Mail Address 1:
Mail Address 2: PO BOX 3355
Mail Address 3: E HAMPSTEAD, NH 03826-3355
Book: 06851
Page: 0784

Result 105

id: 05037019V
Tag: 05037019V
Owner Name 1: MCKEE HOMES LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06385
Page: 0280

Result 107

id: 05037018N
Tag: 05037018N
Owner Name 1: MCKEE HOMES LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06503
Page: 0623

Result 109

id: 05037016C
Tag: 05037016C
Owner Name 1: SOBERS, SELINA
Owner Name 2:
Mail Address 1: 55 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06359
Page: 0916

Result 110

id: 05037017V
Tag: 05037017V
Owner Name 1: SANDERS, EVELYN LANE
Owner Name 2: SANDERS, ROBERT LEE
Mail Address 1: 183 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06804
Page: 0342

Result 111

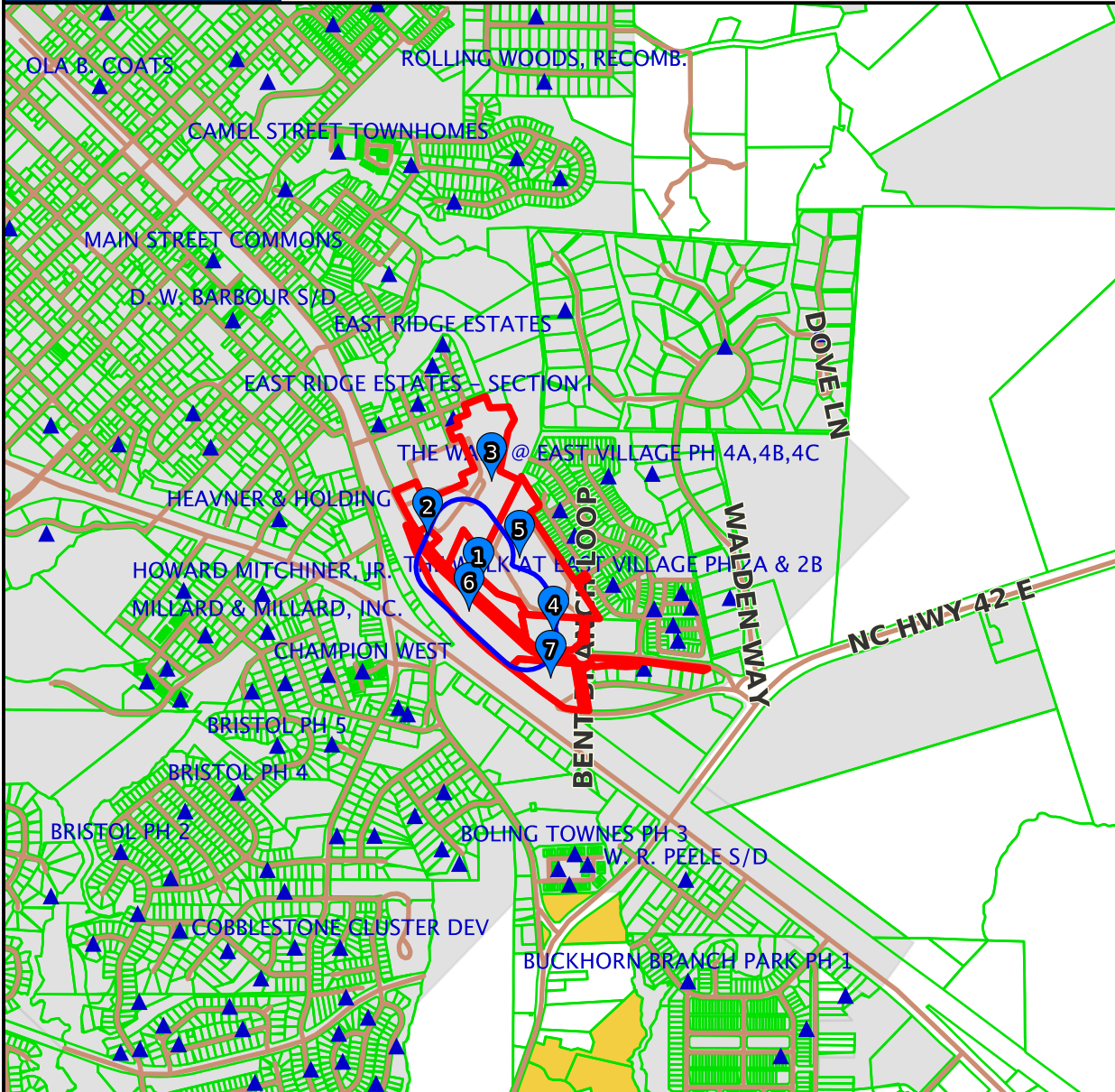
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Tag: 05037018O
Owner Name 1: MCKEE HOMES LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06503
Page: 0623

Result 112

id: 05037018U
Tag: 05037018U
Owner Name 1: VANASSE, ROGER GARY
Owner Name 2: SARGENT-VANASSE, PAULA
A.
Mail Address 1: 165 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9468
Book: 06849
Page: 0109

Result 113

id: 05H03197H
Tag: 05H03197H
Owner Name 1: SPINNING MILL
INVESTMENTS, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 566
Mail Address 3: GREENVILLE, NC 27835-0566
Book: 05161
Page: 0492



Result 1

id: 05037010P

Tag: 05037010P

NCPin: 166806-39-9260

Mapsheets No: 166806

Owner Name 1: EAST VILLAGE INVESTMENTS
LLC

Owner Name 2:

Mail Address 1: 227 E FRONT ST

Mail Address 2:

Mail Address 3: NEW BERN, NC 28560-2145

Site Address 1:

Site Address 2:

Book: 04099

Page: 0330

Market Value: 100950

Assessed Acreage: 4.370

Calc. Acreage: 4.370

Sales Price: 0

Sale Date: 2012-03-29



Scale: 1:20050 - 1 in. = 1670.86 feet

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

Johnston County GIS
January 16, 2026

Result 2

id: 05037013R
Tag: 05037013R
Owner Name 1: LUNA-CLAYTON
INVESTMENTS, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 566
Mail Address 3: GREENVILLE, NC 27835-0566
Book: 06511
Page: 0362

Result 3

id: 05037008V
Tag: 05037008V
Owner Name 1: SPINNING MILL
INVESTMENTS, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 566
Mail Address 3: GREENVILLE, NC 27835-0566
Book: 05214
Page: 0111

Result 4

id: 05037011A
Tag: 05037011A
Owner Name 1: EAST VILLAGE INVESTMENTS
LLC
Owner Name 2:
Mail Address 1: 227 E FRONT ST
Mail Address 2:
Mail Address 3: NEW BERN, NC 28560-2145
Book: 04099
Page: 0330

Result 5

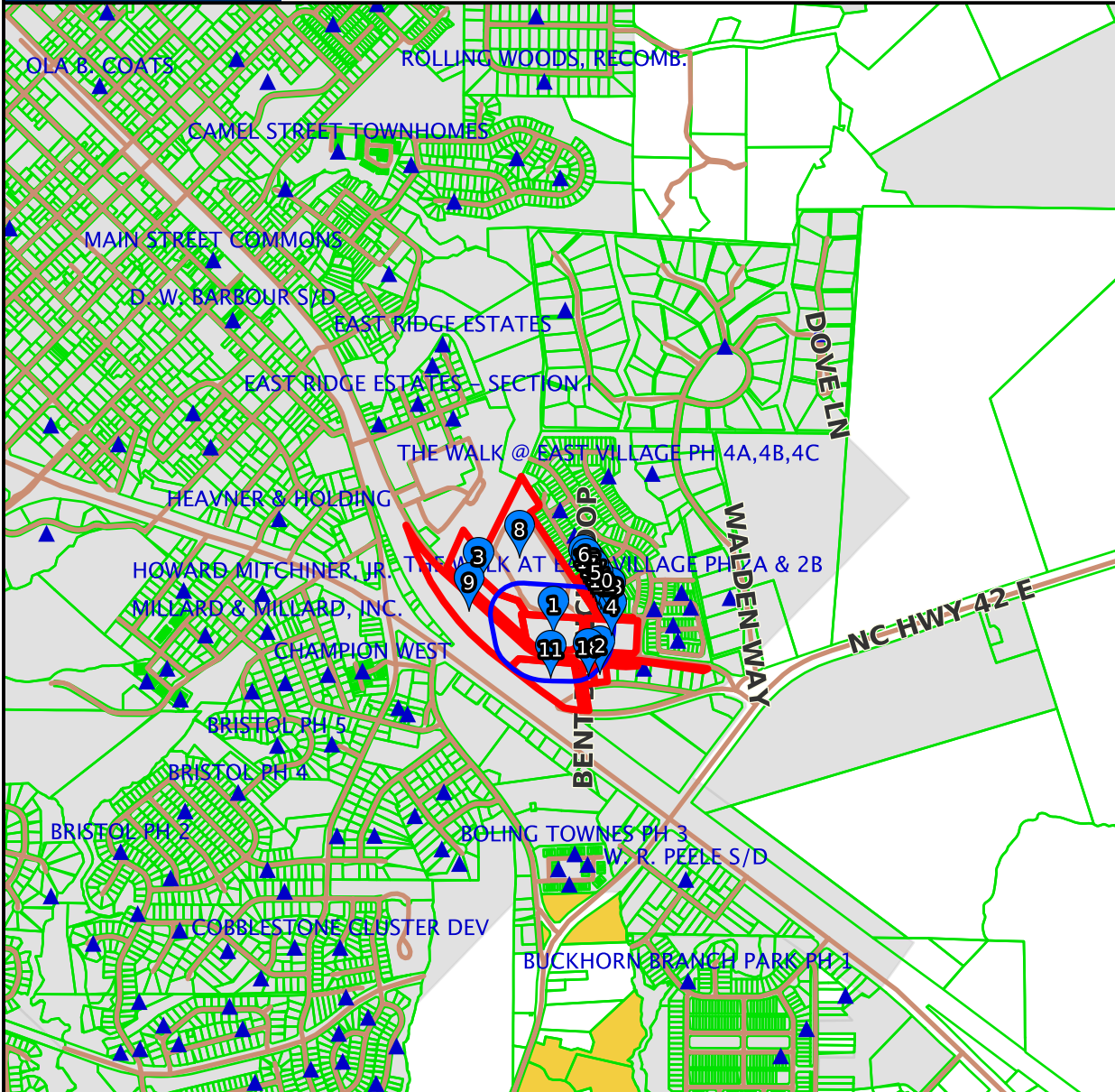
id: 05037010R
Tag: 05037010R
Owner Name 1: CLAYTON MULTI FAMILY
Owner Name 2: INVESTMENTS LLC
Mail Address 1:
Mail Address 2: PO BOX 566
Mail Address 3: GREENVILLE, NC 27835-0566
Book: 04229
Page: 0901

Result 6

id: 05037011
Tag: 05037011
Owner Name 1: LIPSCOMB, LLC
Owner Name 2:
Mail Address 1: 334 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2464
Book: 06687
Page: 0060

Result 7

id: 05037010D
Tag: 05037010D
Owner Name 1: WIL-THOM LLC
Owner Name 2:
Mail Address 1: 203 FLAMINGO DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01659
Page: 0602



Result 1

id: 05037011A

Tag: 05037011A

NCPin: 166806-48-6804

Mapsheet No: 166806

Owner Name 1: EAST VILLAGE INVESTMENTS
LLC

Owner Name 2:

Mail Address 1: 227 E FRONT ST

Mail Address 2:

Mail Address 3: NEW BERN, NC 28560-2145

Site Address 1:

Site Address 2:

Book: 04099

Page: 0330

Market Value: 450000

Assessed Acreage: 3.760

Calc. Acreage: 3.760

Sales Price: 0

Sale Date: 2012-03-29



Scale: 1:20050 - 1 in. = 1670.86 feet

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

Johnston County GIS
January 16, 2026

Result 2

id: 05H01199A
Tag: 05H01199A
Owner Name 1: 108 GENESIS LLC
Owner Name 2:
Mail Address 1: 3225 MCLEOD DR STE 777
Mail Address 2:
Mail Address 3: LAS VEGAS, NV 89121-2257
Book: 06317
Page: 0297

Result 3

id: 05037010P
Tag: 05037010P
Owner Name 1: EAST VILLAGE INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 227 E FRONT ST
Mail Address 2:
Mail Address 3: NEW BERN, NC 28560-2145
Book: 04099
Page: 0330

Result 4

id: 05037011B
Tag: 05037011B
Owner Name 1: ACE ACE, LLC
Owner Name 2:
Mail Address 1: 3752 KNOLLCREEK DR
Mail Address 2:
Mail Address 3: APEX, NC 27539-5735
Book: 06227
Page: 0610

Result 5

id: 05037015F
Tag: 05037015F
Owner Name 1: NANCY HUTCHINGS LIVING TRUST
Owner Name 2: HUTCHINGS, NANCY LYNN TRUSTEE
Mail Address 1: 45 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06444
Page: 0322

Result 6

id: 05037016A
Tag: 05037016A
Owner Name 1: HERRLINGER PROTECTION TRUST
Owner Name 2: HERRLINGER, BARRY LEE TRUSTEE
Mail Address 1: 61 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06949
Page: 0503

Result 7

id: 05037016D
Tag: 05037016D
Owner Name 1: HARPER, NANCY
Owner Name 2:
Mail Address 1: 53 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06308
Page: 0399

Result 8

id: 05037010R
Tag: 05037010R
Owner Name 1: CLAYTON MULTI FAMILY
Owner Name 2: INVESTMENTS LLC
Mail Address 1:
Mail Address 2: PO BOX 566
Mail Address 3: GREENVILLE, NC 27835-0566
Book: 04229
Page: 0901

Result 9

id: 05037011
Tag: 05037011
Owner Name 1: LIPSCOMB, LLC
Owner Name 2:
Mail Address 1: 334 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2464
Book: 06687
Page: 0060

Result 10

id: 05037015H
Tag: 05037015H
Owner Name 1: NASS, GARY S.
Owner Name 2: DIANO-NASS, ANDREA M.
Mail Address 1: 39 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06616
Page: 0842

Result 11

id: 05037010D
Tag: 05037010D
Owner Name 1: WIL-THOM LLC
Owner Name 2:
Mail Address 1: 203 FLAMINGO DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01659
Page: 0602

Result 12

id: 05037015I
Tag: 05037015I
Owner Name 1: CAVANAUGH, DANIEL
EUGENE
Owner Name 2: CAVANAUGH, JOAN LESLIE
Mail Address 1: 35 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06205
Page: 0873

Result 13

id: 05037016F
Tag: 05037016F
Owner Name 1: WALK AT EAST VILLAGE
ASSOCIATION, INC.
Owner Name 2:
Mail Address 1: 344 N NC 16 BUSINESS HWY
Mail Address 2:
Mail Address 3: DENVER, NC 28037-8012
Book: 05956
Page: 0743

Result 14

id: 05037015G
Tag: 05037015G
Owner Name 1: MURPHY, MICHAEL PATRICK
Owner Name 2:
Mail Address 1: 43 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06288
Page: 0166

Result 15

id: 05037016C
Tag: 05037016C
Owner Name 1: SOBERS, SELINA
Owner Name 2:
Mail Address 1: 55 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06359
Page: 0916

Result 16

id: 05037016B
Tag: 05037016B
Owner Name 1: NEWKIRK-SMALLEY,
THERESA A.
Owner Name 2:
Mail Address 1: 59 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06341
Page: 0167

Result 18

id: 05G02191D
Tag: 05G02191D
Owner Name 1: 106 GENESIS LLC
Owner Name 2:
Mail Address 1: 3225 MCLEOD DR STE 777
Mail Address 2:
Mail Address 3: LAS VEGAS, NV 89121-2257
Book: 06317
Page: 0340

Result 17

id: 05037016E
Tag: 05037016E
Owner Name 1: RUGH, JAIME L.
Owner Name 2: MARKS, RAMONA K.
Mail Address 1: 47 SWAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9446
Book: 06294
Page: 0003



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: Arbors at East Village Ph II, 2025-41-CZM
Town Board: March 16, 2026
Date of Meeting: Town Council - Public Hearing

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	<i>Roberts</i>	3/6/26
2. Property Posted	Sign Posted on Property	<i>James</i>	3/6/2026
3. Website Updated	Project Information added to the Website	<i>L. Bryant</i>	2/26/26
4. Newspaper Publish	Newspaper Ad published	<i>Rush</i>	3/4/26 & 3/11/26

Certified by:

Conrad Olmedo, AICP, CZO
Planning Director

3.9.26

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

www.TownofClaytonNC.org



**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION**

**2025-41-CZM
Arbors at East Village Phase II
Conditional Rezoning**

On February 23, 2026 the Planning Board heard the above-referenced request and passed the following motion with a simple majority vote of the Board:

Recommendation to the Town Council:

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

Additional or other Action by the Planning Board:

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

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

Recommendation(s) made this during the Planning Board meeting held on February 23, 2026.



Jodie Dupree, Planning Board Chair

TOWN OF CLAYTON
AN ORDINANCE TO AMEND THE ZONING MAP OF THE
TOWN OF CLAYTON, NORTH CAROLINA
2025-41-CZM, Arbors at East Village Ph II: Type 3 Conditional Rezoning

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton by rezoning property from the Residential Planned District (PD-R) zoning district to Conditional Residential (CZR) zoning district. The subject property is approximately 4.19 acres and is located on the northerly side of East Front Street at the intersection with Bent Branch Loop. The parcels are identified as NC PIN #s (Johnston County Tax IDs): 166806-48-6804 (05037011A) in its entirety and portions of 166806-49-3499 (05037010R) and 166806-39-9260 (05037010P) as described herein; and

WHEREAS said properties are owned by East Village Investments, LLC and Clayton Multi-Family Investments, LLC; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed rezoning request at their February 23, 2026 meeting and made a recommendation thereupon; and

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

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

WHEREAS notice of a public hearing to consider the proposed zoning change was posted on the property as required by the Town of Clayton Unified Development Ordinance and the and by North Carolina General Statutes §160D-602 of the; and

WHEREAS the said public hearing was conducted at the Town Council meeting held at 6:00 p.m. on March 16, 2026, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON, NORTH CAROLINA, THAT:

SECTION 1. The Official Zoning Map of the Town of Clayton is hereby amended to designate the following described property as part of the Conditional Mixed Use (CZM) district:

Property Description	
Property Owner(s)	EAST VILLAGE INVESTMENTS LLC, CLAYTON MULTI FAMILY, and EAST VILLAGE INVESTMENTS LLC
Property Location	Within Town limits located on the northerly side of East Front Street at the intersection with Bent Branch Loop.
Property Address(es)	Unassigned, 60 Bent Branch Loop, and Unassigned
NC Pin(s) and Johnston County Tax ID(s)	166806-48-6804 (05037011A) in its entirety and as described herein in its entirety and portions of 166806-49-3499 (05037010R) and 166806-39-9260 (05037010P) as described herein
Property Size (acres)	3.76 acres (05037011A) and an approximate additional 0.4294 acres consisting of (05037010R and 05037010P)

Legal Description
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 OD 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.

SECTION 2. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Ordinance.

SECTION 3. The applicant is requesting to require these conditions of approval:

Conditions of Approval (2025-41-CZM Arbors at East Village Ph II, Type 3 Conditional Rezoning)

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).

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

The request is consistent with the 2045 Comprehensive Growth Plan in:

- 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.

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

Duly adopted this 16th day of March 2026, while in regular Session.

Andria Archer
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

Heidi Holland, MMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney



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

(Name - type, print clearly)

701 Exposition Place, Ste. 101

(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.

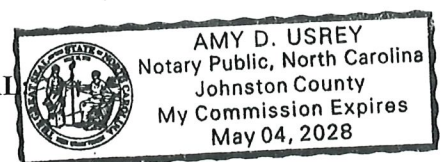
Sworn and subscribed before me Amy D. Usrey,
a Notary Public for the above State and County, this the 6th day
of January, 2026.

Amy D. Usrey

Notary Public

My Commission Expires: May 04, 2028

SEAL



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PLANNING DEPARTMENT
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: 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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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: 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

Notarization is not required for trade permits.

COUNTY OF

Wake

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.

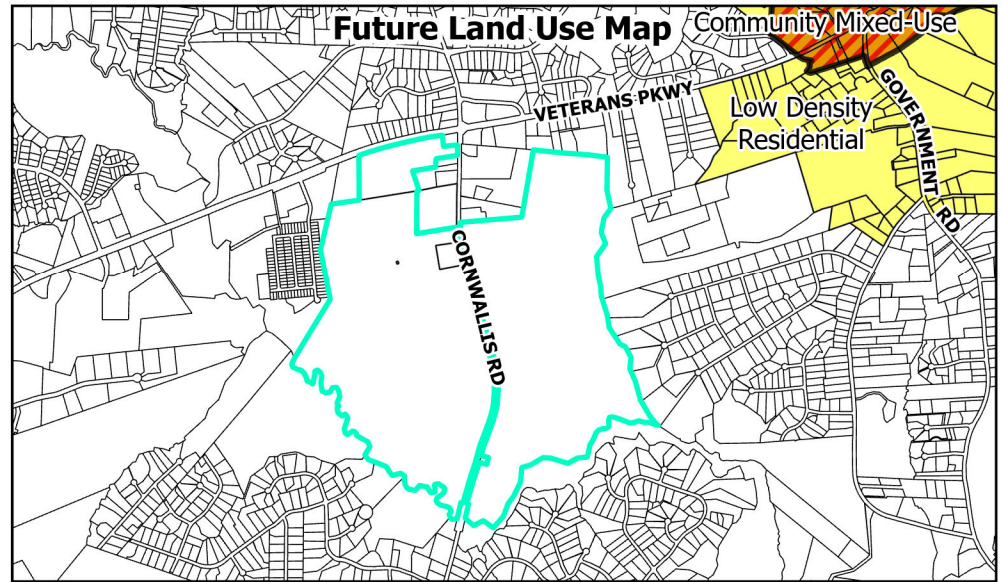
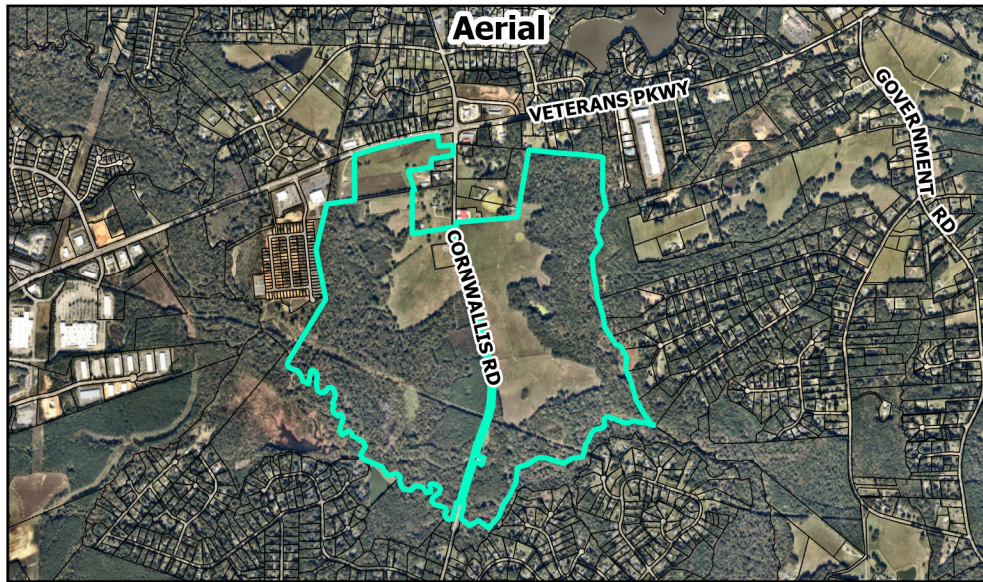
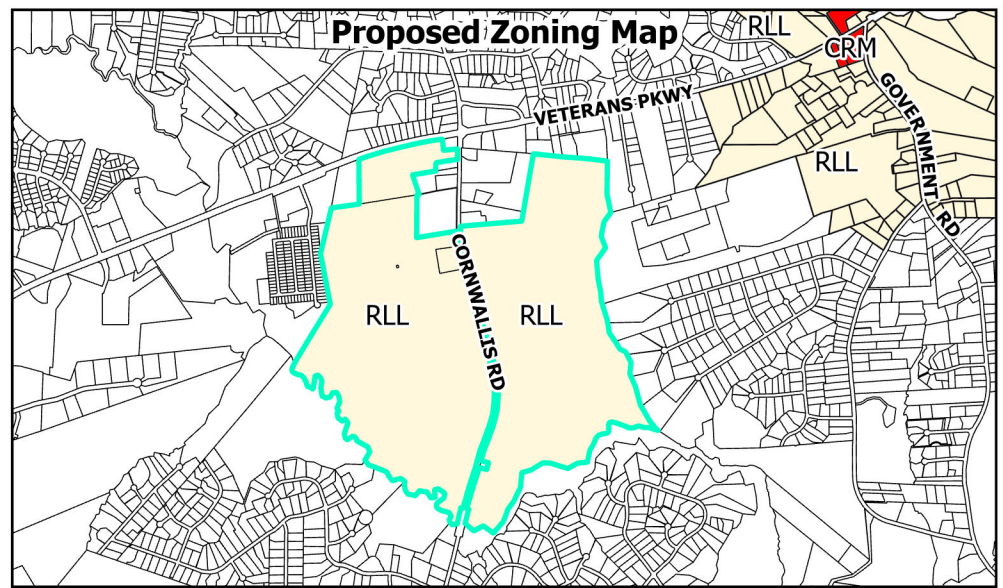
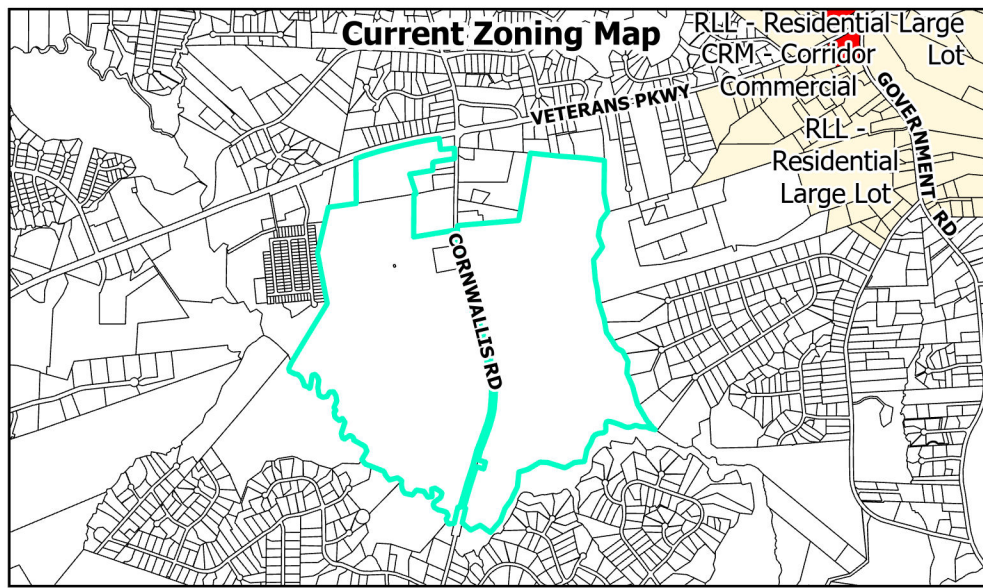
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

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 Schurr	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	Shelia 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

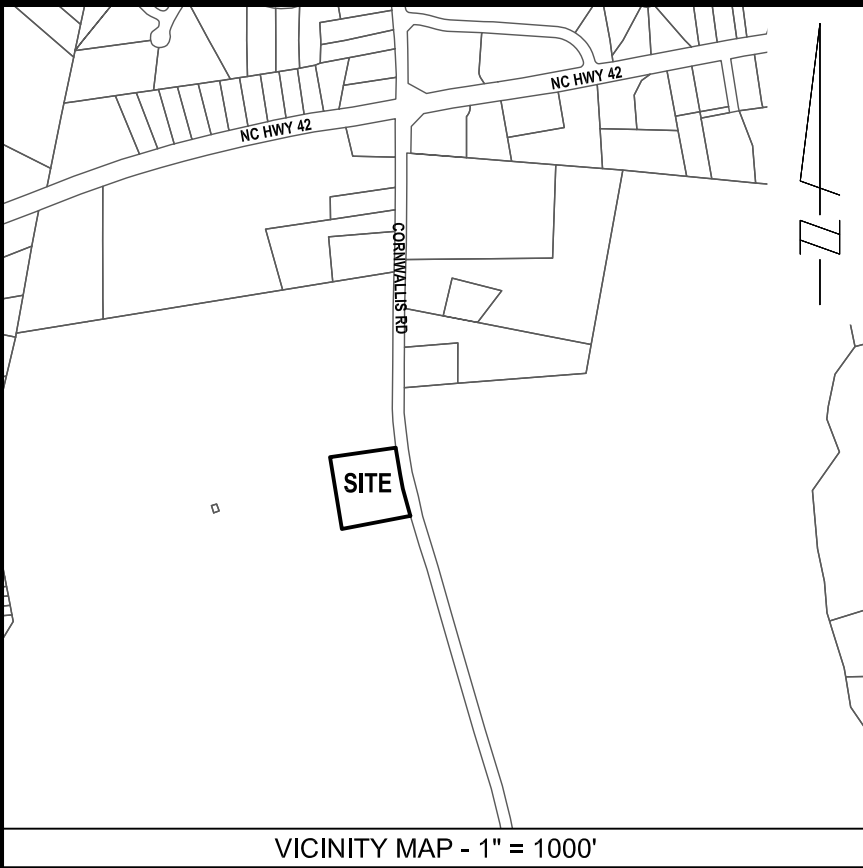
 Site Location



**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

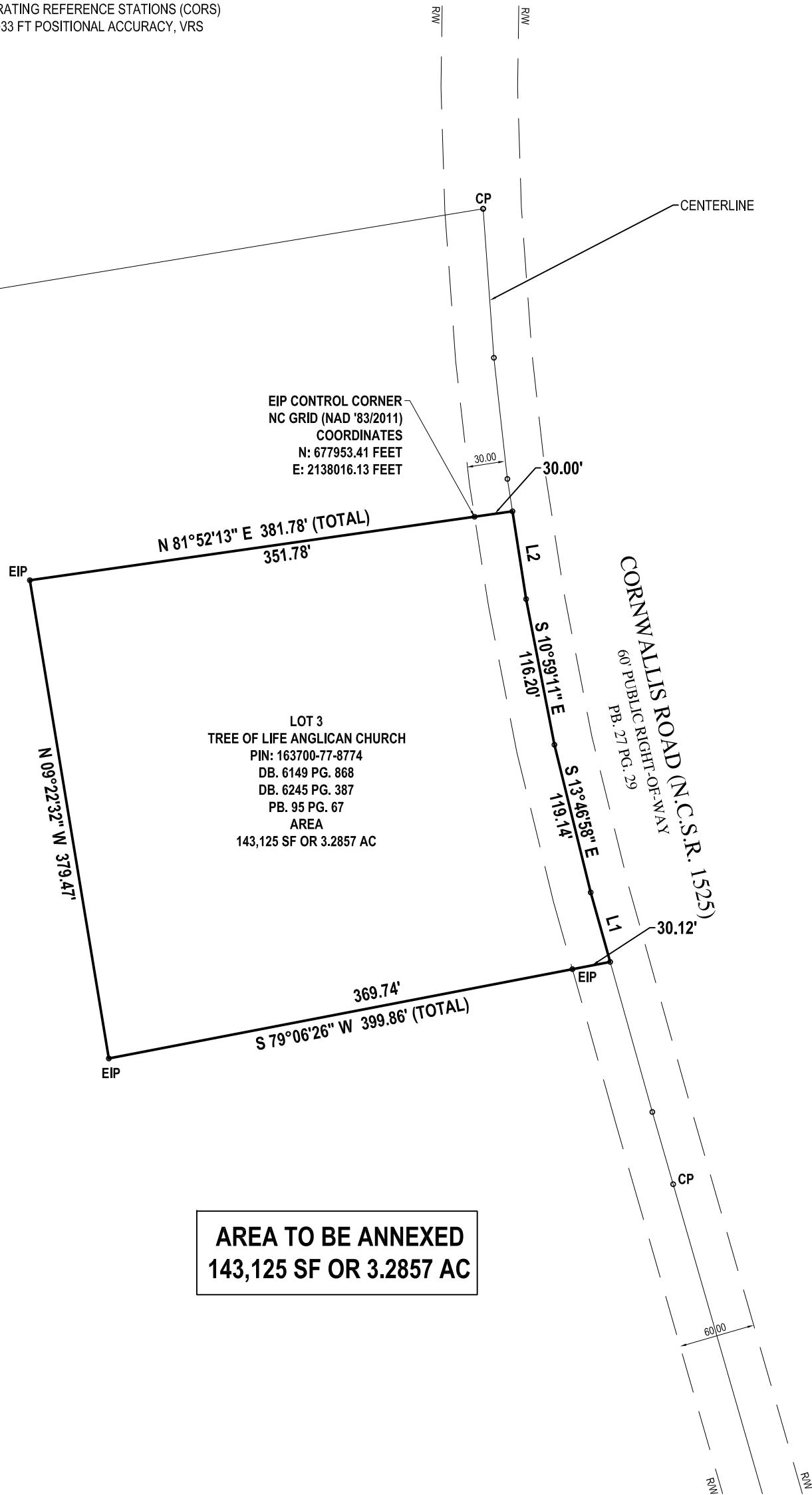
24 DAY OF OCTOBER, A.D., 2025.

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

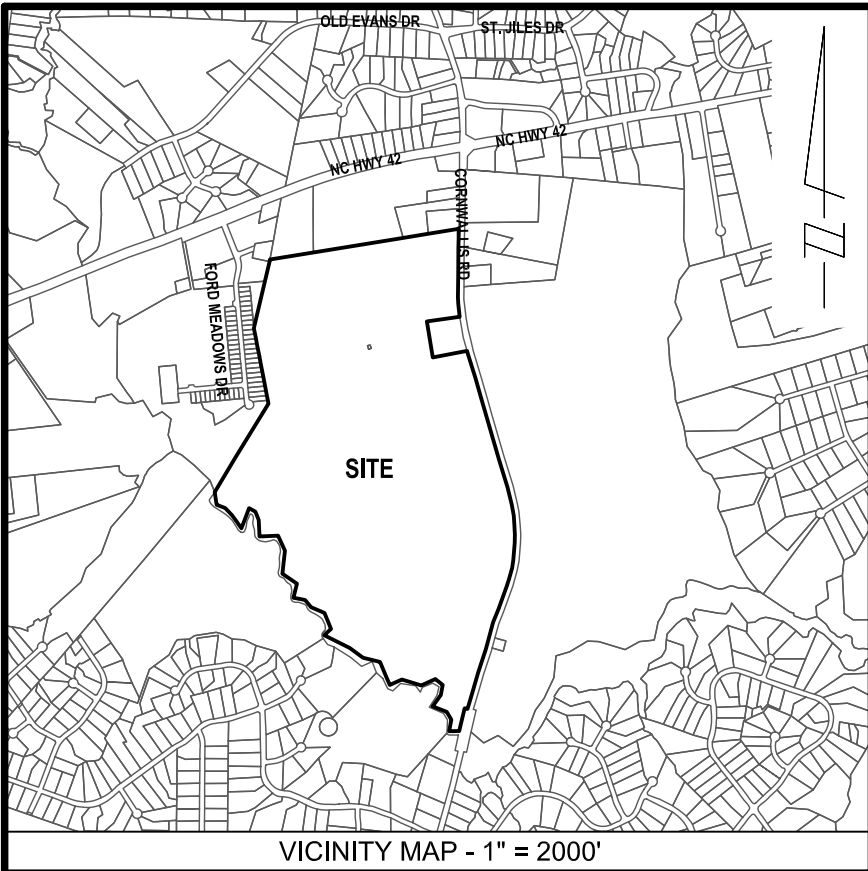
REFERENCES:
DB. 6149 PG. 868
DB. 6245 PG. 387
PB. 95 PG. 67

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.

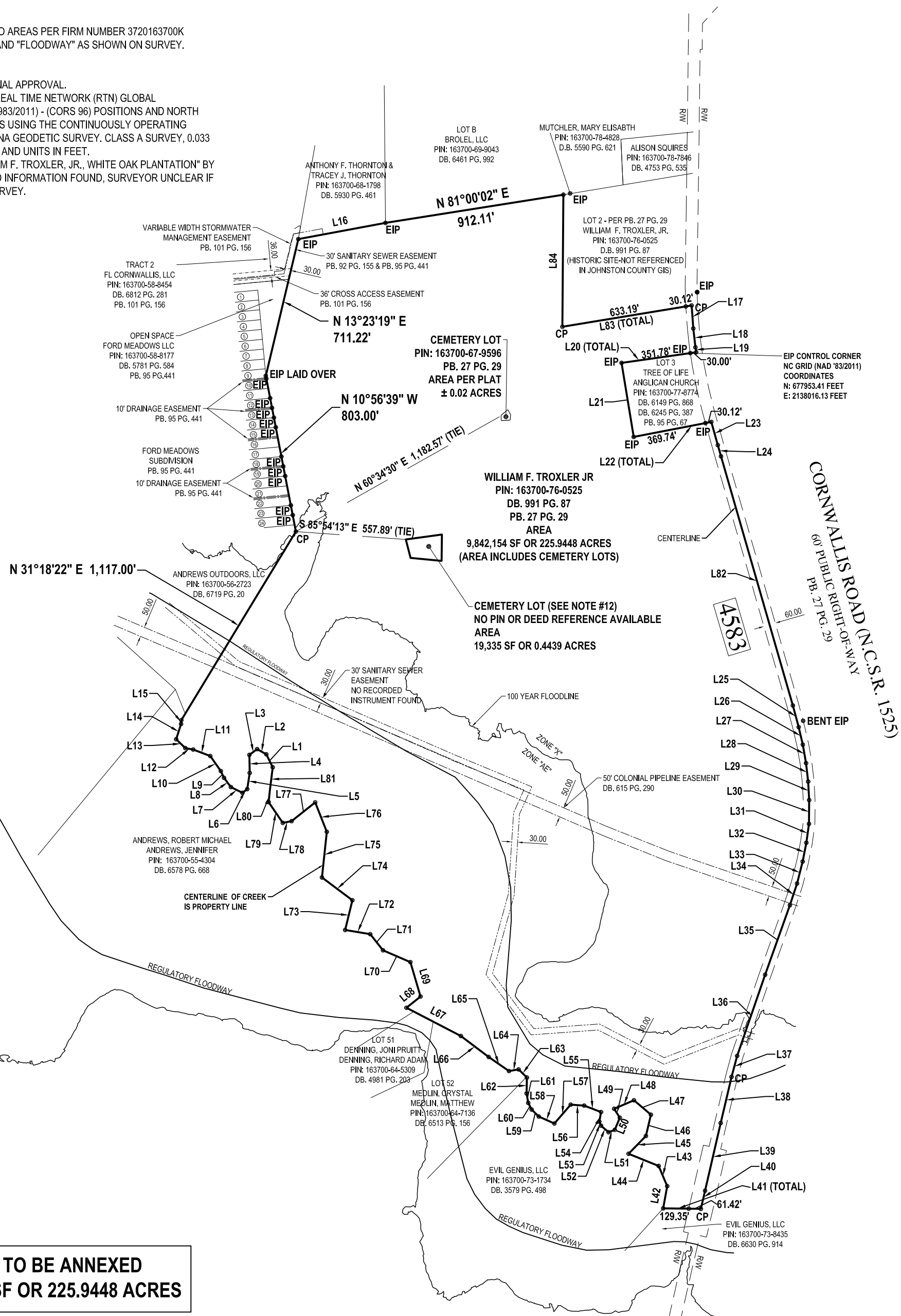
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

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

DAN GREGORY, PLS L-5240



- NOTE:
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 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.



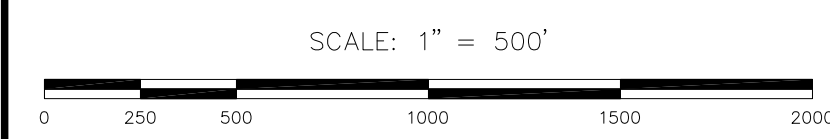
LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 26°15'53" W	73.43'	L43	N 22°57'11" W	110.90'
L2	N 60°33'40" W	53.18'	L44	N 68°00'14" W	164.68'
L3	S 53°27'11" W	49.07'	L45	N 44°20'53" E	125.93'
L4	S 01°07'59" E	91.13'	L46	N 13°11'51" E	110.93'
L5	S 08°46'39" W	83.18'	L47	N 49°35'29" 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'

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

LEGEND

- EIP = EXISTING IRON PIPE
- CP = CALCULATED POINT

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



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



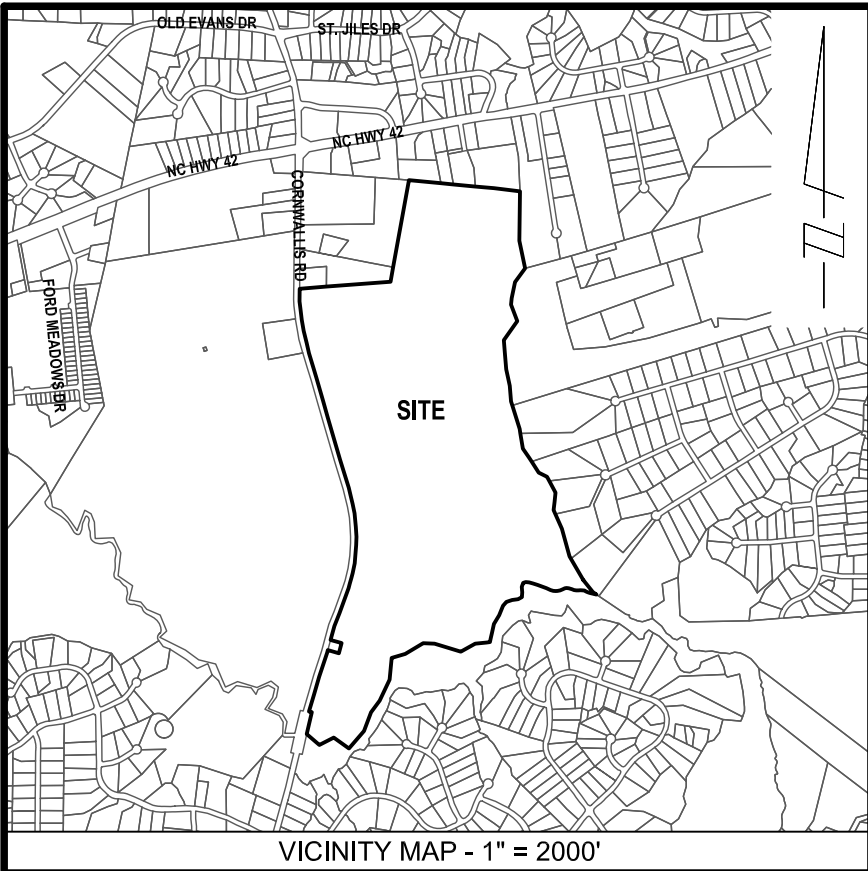
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

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

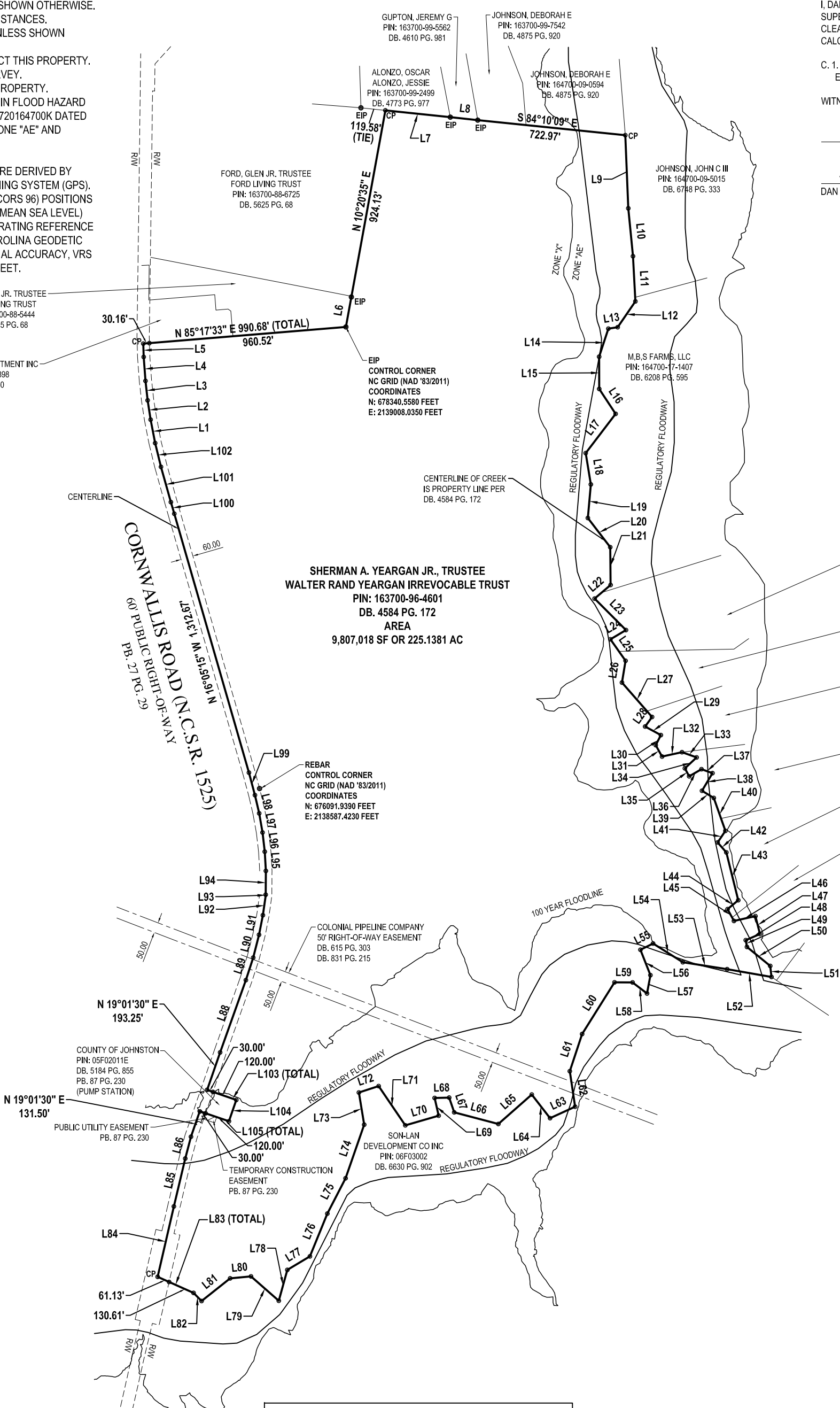
CLAYTON TWSP JOHNSTON COUNTY NORTH CAROLINA

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:

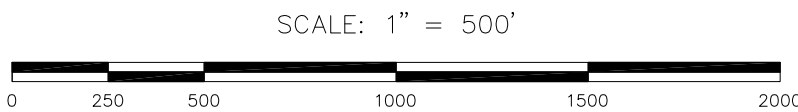
- DB. 4584 PG. 172
- SURVEY FOR WILLIAM F. TROXLER JR. "WHITE OAK PLANTATION," BY CAWTHORNE AND ASSOCIATES, DATED JULY 19, 1985.
- "PROPERTY OF L.C. YEARGAN ET AL." BY LINWOOD E. BYRD, INC. DATED JULY 1, 1988.
- PB. 87 PG. 230

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 TWSH JOHNSTON COUNTY NORTH CAROLINA

SHEET
1
OF
1

Kenney, Troxler, Yeargan, Tree of Life Properties Conventional Rezoning | 2026-05-RZ

Motions for Consistency Statements

The Town Council may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

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

I make a motion to approve of the 2026-05-RZ Kenney, Troxler, Yeargan, Tree of Life Properties Rezoning to RLL, Residential Large Lot, Ordinance # 2026-03-03, 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 approve of the 2026-05-RZ Kenney, Troxler, Yeargan, Tree of Life Properties Rezoning to RLL, Residential Large Lot, Ordinance # 2026-03-03. 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 deny this rezoning request 2026-05-RZ Kenney, Troxler, Yeargan, Tree of Life Properties, Ordinance # 2026-03-03. 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 deny this rezoning request 2026-05-RZ Kenney, Troxler, Yeargan, Tree of Life Properties, Ordinance # 2026-03-03, 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

March 6, 2026

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

Scan **QR Code** for
more information:



RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

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

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on March 16, 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:	2026-05-RZ - Kenney, Troxler, Yeargan, Tree of Life Properties
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 at (919) 553-5002, ext. 5503 or at rtate@townofclaytonnc.org.

Sincerely,

Robert Tate, AICP | Senior Planner

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

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

VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT

www.TownofClaytonNC.org



AVISO PÚBLICO

Escanee el código QR
para más información:



6 de marzo de 2026

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

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

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

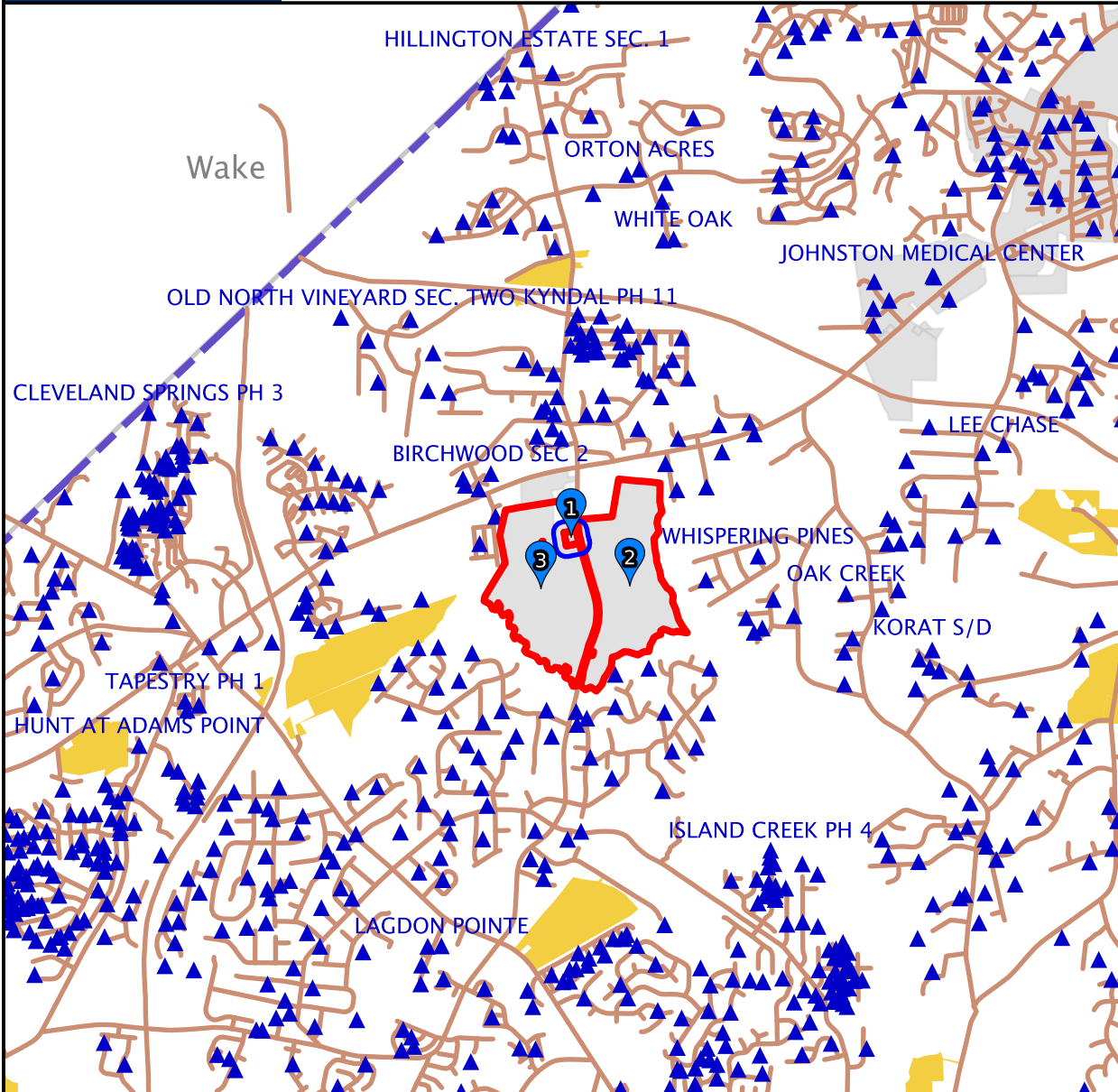
Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 16 de marzo de 2026 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2026-05-RZ – Propiedades Kenney, Troxler, Yeargan y Tree of Life
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, ext. 5503 o en rtate@townofclaytonnc.org.

Atentamente,

Robert Tate, AICP | Senior Planner



Result 1

id: 05F02010B
Tag: 05F02010B
NCPin: 163700-77-8774
Mapsheet No: 1637
Owner Name 1: TREE OF LIFE ANGLICAN CHURCH
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1851
Mail Address 3: GARNER, NC 27529-1851
Site Address 1: 4777 CORNWALLIS RD
Site Address 2: GARNER, NC 27529-
Book: 07010
Page: 0575
Market Value: 129530
Assessed Acreage: 3.030
Calc. Acreage: 3.030
Sales Price: 0
Sale Date: 2025-12-03



Scale: 1:58116 - 1 in. = 4843 feet

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

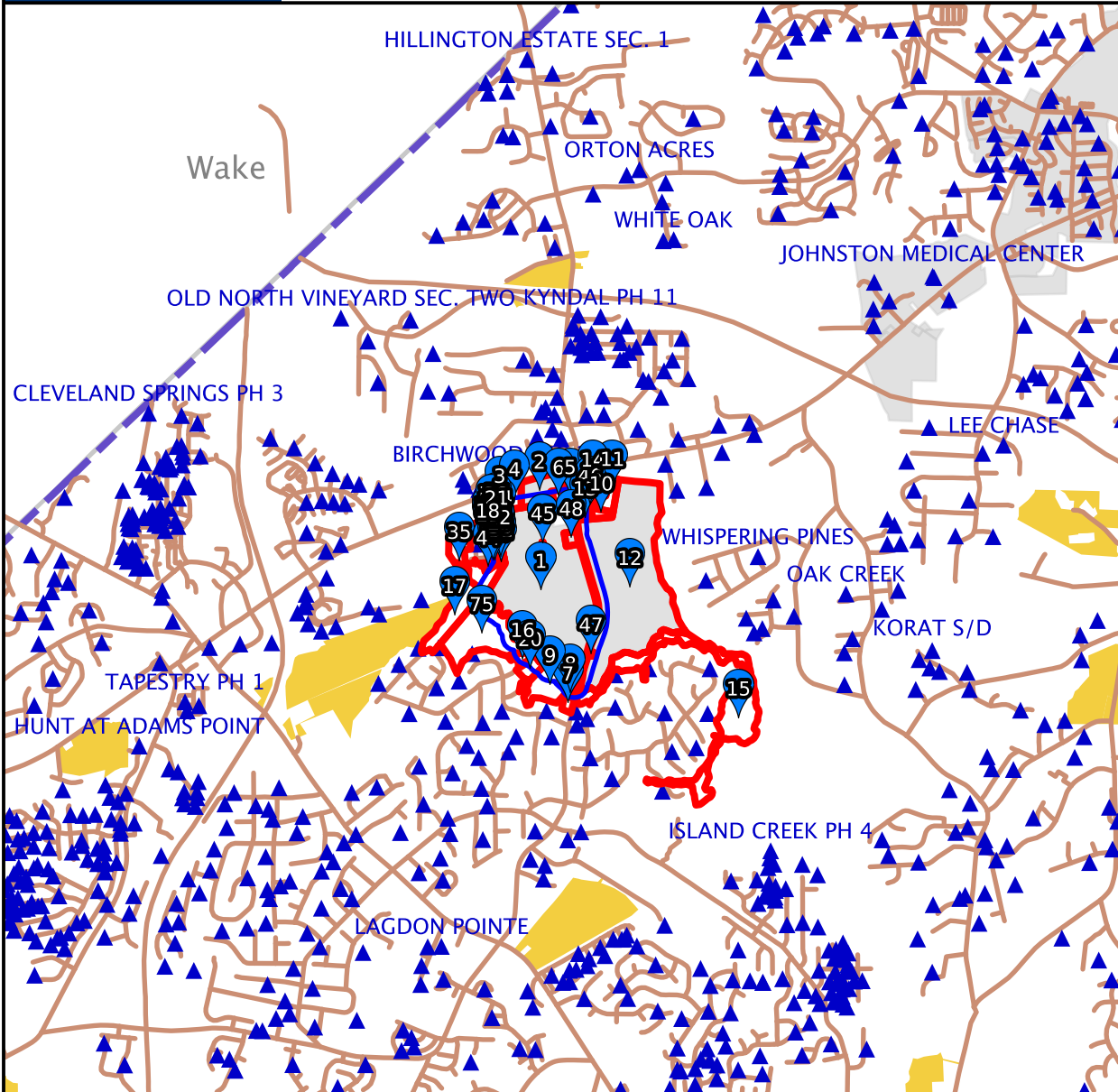
Johnston County GIS
March 4, 2026

Result 2

id: 05F02011B
Tag: 05F02011B
Owner Name 1: WALTER RAND YEARGAN
IRREVOCABLE TRUST
Owner Name 2: HARDIE, POLLY P. YEARGAN
Mail Address 1: 7777 WHITE OAK RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8808
Book: 07010
Page: 0568

Result 3

id: 05F02010A
Tag: 05F02010A
Owner Name 1: TROXLER, WILLIAM F JR
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 6423
Mail Address 3: RALEIGH, NC 27628-6423
Book: 07010
Page: 0584



Result 1

id: 05F02010A
Tag: 05F02010A
NCPin: 163700-76-0525
Mapsheet No: 1637
Owner Name 1: TROXLER, WILLIAM F JR
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 6423
Mail Address 3: RALEIGH, NC 27628-6423
Site Address 1: 4583 CORNWALLIS RD
Site Address 2: GARNER, NC 27529-
Book: 07010
Page: 0584
Market Value: 3317310
Assessed Acreage: 230.240
Calc. Acreage: 230.240
Sales Price: 0
Sale Date: 2025-12-03



Scale: 1:58116 - 1 in. = 4843 feet

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

Johnston County GIS
March 4, 2026

Result 2

id: 05E01002C
Tag: 05E01002C
Owner Name 1: BROLEL, LLC
Owner Name 2:
Mail Address 1: 701 EXPOSITION PL STE 101
Mail Address 2:
Mail Address 3: RALEIGH, NC 27615-3356
Book: 07010
Page: 0579

Result 3

id: 05E01011A
Tag: 05E01011A
Owner Name 1: FL CORNWALLIS, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1330
Mail Address 3: SALISBURY, NC 28145-1330
Book: 06812
Page: 0281

Result 4

id: 05F02199D
Tag: 05F02199D
Owner Name 1: THORNTON, ANTHONY F.
Owner Name 2: THORNTON, TRACEY J.
Mail Address 1: 4358 CLEVELAND RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8158
Book: 05930
Page: 0461

Result 5

id: 05F02199C
Tag: 05F02199C
Owner Name 1: SQUIRES, ALISON
Owner Name 2:
Mail Address 1: 108 SAMANTHA DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8161
Book: 04753
Page: 0535

Result 6

id: 05F02009
Tag: 05F02009
Owner Name 1: MUTCHLER, MARY ELISABTH
Owner Name 2:
Mail Address 1: 5347 CORNWALLIS RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8173
Book: 05590
Page: 0621

Result 7

id: 06F03003W
Tag: 06F03003W
Owner Name 1: LANGSTON, DAVID C
Owner Name 2: LANGSTON, SANDRA KAY
MCGEE
Mail Address 1: 4163 CORNWALLIS RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8149
Book: 01097
Page: 0725

Result 8

id: 06F03008C
Tag: 06F03008C
Owner Name 1: EVIL GENIUS, LLC
Owner Name 2:
Mail Address 1: 7112 KASEY DEE CIR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8954
Book: 06630
Page: 0914

Result 9

id: 06E02026V
Tag: 06E02026V
Owner Name 1: EVIL GENIUS, LLC
Owner Name 2:
Mail Address 1: 7112 KASEY DEE CIR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8954
Book: 06630
Page: 0914

Result 10

id: 05F02011D
Tag: 05F02011D
Owner Name 1: FORD LIVING TRUST
Owner Name 2: FORD, GLEN JR. TRUSTEE
Mail Address 1: 298 WESTERMAN PLACE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8171
Book: 05625
Page: 0068

Result 11

id: 05F02011
Tag: 05F02011
Owner Name 1: FORD LIVING TRUST
Owner Name 2: FORD, GLEN JR. TRUSTEE
Mail Address 1: 298 WESTERMAN PLACE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8171
Book: 06997
Page: 0077

Result 12

id: 05F02011B
Tag: 05F02011B
Owner Name 1: WALTER RAND YEARGAN
IRREVOCABLE TRUST
Owner Name 2: HARDIE, POLLY P. YEARGAN
Mail Address 1: 7777 WHITE OAK RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8808
Book: 07010
Page: 0568

Result 13

id: 05F02011F
Tag: 05F02011F
Owner Name 1: CLEVELAND FIRE
DEPARTMENT INC
Owner Name 2:
Mail Address 1: 9039 CLEVELAND RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 06573
Page: 0180

Result 14

id: 05F02011G
Tag: 05F02011G
Owner Name 1: AGM PROPERTIES, LLC
Owner Name 2: G.A. FORD PROPERTIES, L.L.C.
Mail Address 1: 209 HARDEE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2510
Book: 06488
Page: 0160

Result 15

id: 06F03002
Tag: 06F03002
Owner Name 1: SON-LAN DEVELOPMENT CO
INC
Owner Name 2:
Mail Address 1: 5160 W NC 42 HWY
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 06630
Page: 0902

Result 16

id: 06F03006X
Tag: 06F03006X
Owner Name 1: DENNING, JONI PRUITT
Owner Name 2: DENNING, RICHARD ADAM
Mail Address 1: 7116 KASEY DEE CIR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8954
Book: 06682
Page: 0393

Result 17

id: 06E03004X
Tag: 06E03004X
Owner Name 1: CHUNG, ANTHONY J
Owner Name 2: PONZINI, ANGELA
Mail Address 1: 1053 DREW DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 03617
Page: 0798

Result 18

id: 05E01011J
Tag: 05E01011J
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06342
Page: 0692

Result 19

id: 05E01011L
Tag: 05E01011L
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06342
Page: 0692

Result 20

id: 06F03006R
Tag: 06F03006R
Owner Name 1: MEDLIN, MATTHEW
Owner Name 2: MEDLIN, CRYSTAL
Mail Address 1: 7112 KASEY DEE CIR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8954
Book: 06513
Page: 0156

Result 21

id: 05E01009B
Tag: 05E01009B
Owner Name 1: MODEL HOMES, LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06511
Page: 0251

Result 22

id: 05E01009L
Tag: 05E01009L
Owner Name 1: GONGATI, NAGARJUNA
YADAV
Owner Name 2: SAPPA, KAVITHA
Mail Address 1: 281 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06569
Page: 0674

Result 23

id: 05E01009M
Tag: 05E01009M
Owner Name 1: FORMICA, JOSEPH
Owner Name 2: FORMICA, HELEN
Mail Address 1: 291 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06795
Page: 0915

Result 24

id: 05E01010G
Tag: 05E01010G
Owner Name 1: FORD MEADOWS LLC
Owner Name 2:
Mail Address 1: 5160 NC HIGHWAY 42 W
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8417
Book: 05781
Page: 0584

Result 25

id: 05E01009C
Tag: 05E01009C
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06300
Page: 0530

Result 26

id: 05E01009E
Tag: 05E01009E
Owner Name 1: MCLENDON, LAMAR
Owner Name 2: MUKENGE, BENITA
Mail Address 1: 215 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06623
Page: 0321

Result 27

id: 05E01009I
Tag: 05E01009I
Owner Name 1: LAWRENCE, JANICE D.
BRADSHAW
Owner Name 2: LAWRENCE, CHARLES
Mail Address 1: 251 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06639
Page: 0575

Result 28

id: 05E01009
Tag: 05E01009
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06300
Page: 0530

Result 29

id: 05E01009O
Tag: 05E01009O
Owner Name 1: GONZALEZ, JENNIFER
Owner Name 2:
Mail Address 1: 309 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7845
Book: 06638
Page: 0467

Result 30

id: 05E01009Q
Tag: 05E01009Q
Owner Name 1: HOOD, MARVIN
Owner Name 2: HOOD, JAMIE C.
Mail Address 1: 329 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7845
Book: 06624
Page: 0864

Result 31

id: 05E01009S
Tag: 05E01009S
Owner Name 1: NOLAN, ANN MARIE
Owner Name 2:
Mail Address 1: 349 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7845
Book: 06691
Page: 0939

Result 32

id: 05E01009T
Tag: 05E01009T
Owner Name 1: NUNYALA, JESSICA
Owner Name 2: NUNYALA, LANRE
Mail Address 1: 359 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7845
Book: 06720
Page: 0276

Result 33

id: 05E01010P
Tag: 05E01010P
Owner Name 1: MAHAVRATAYAJULA, SARAT
Owner Name 2: VARAHABHATLA, HARSHITA
Mail Address 1: 258 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06629
Page: 0475

Result 34

id: 05E01011I
Tag: 05E01011I
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06342
Page: 0692

Result 36

id: 05E01009J
Tag: 05E01009J
Owner Name 1: BANJARA, BIMAL
Owner Name 2: BHATTARAI, ASHMA
Mail Address 1: 261 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06805
Page: 0690

Result 38

id: 05E01011H
Tag: 05E01011H
Owner Name 1: PATEL, VRAJ A
Owner Name 2: PATEL, KIRAN
Mail Address 1: 112 STEPPE WAY
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7847
Book: 06974
Page: 0241

Result 35

id: 05E01013T
Tag: 05E01013T
Owner Name 1: ANDREWS OUTDOORS, LLC
Owner Name 2:
Mail Address 1: 7585 OLD FAIRGROUND RD
Mail Address 2:
Mail Address 3: BENSON, NC 27504-6132
Book: 06719
Page: 0020

Result 37

id: 05E01009U
Tag: 05E01009U
Owner Name 1: FELDMAN, JODI JOINT
TENANTS (WROS)
Owner Name 2: NOBLE, THOMAS JOINT
TENANTS (WROS)
Mail Address 1: 369 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7845
Book: 06801
Page: 0030

Result 39

id: 05E01009H
Tag: 05E01009H
Owner Name 1: VASQUEZ, JOSE ABEL JOINT
TENANTS (WROS)
Owner Name 2: VASQUEZ, YOELISSA JOINT
TENANTS (WROS)
Mail Address 1: 243 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06565
Page: 0345

Result 40

id: 05E01010N
Tag: 05E01010N
Owner Name 1: MUNIGANTI, RAKESH
Owner Name 2: SARAB, SHOBHITHA
Mail Address 1: 278 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06755
Page: 0542

Result 41

id: 05E01010W
Tag: 05E01010W
Owner Name 1: SMITH, TRENT M.
Owner Name 2: TUSH-SMITH, HANNAH L.
Mail Address 1: 192 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7843
Book: 06588
Page: 0777

Result 42

id: 05E01010H
Tag: 05E01010H
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06300
Page: 0530

Result 43

id: 05E01010R
Tag: 05E01010R
Owner Name 1: ROYSTER, EUGENE
Owner Name 2: ROYSTER, ROSHONDA
Mail Address 1: 240 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06697
Page: 0852

Result 44

id: 05E01011
Tag: 05E01011
Owner Name 1: FORD MEADOWS
HOMEOWNERS' ASSOCIATION,
INC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06793
Page: 0020

Result 45

id: 06F99021J
Tag: 06F99021J
Owner Name 1: CEMETERY
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Book:
Page:

Result 46

id: 05F02011C
Tag: 05F02011C
Owner Name 1: FORD LIVING TRUST
Owner Name 2: FORD, GLEN JR. TRUSTEE
Mail Address 1: 298 WESTERMAN PLACE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8171
Book: 05625
Page: 0072

Result 47

id: 05F02011E
Tag: 05F02011E
Owner Name 1: COUNTY OF JOHNSTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 2263
Mail Address 3: SMITHFIELD, NC 27577-2263
Book: 05184
Page: 0855

Result 48

id: 05F02010B
Tag: 05F02010B
Owner Name 1: TREE OF LIFE ANGLICAN
CHURCH
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1851
Mail Address 3: GARNER, NC 27529-1851
Book: 07010
Page: 0575

Result 49

id: 05E01009A
Tag: 05E01009A
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06300
Page: 0530

Result 50

id: 05E01009N
Tag: 05E01009N
Owner Name 1: JUDKINS, JARRETT T
Owner Name 2: JUDKINS, RACHEL
Mail Address 1: 299 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06517
Page: 0064

Result 51

id: 05E01010K
Tag: 05E01010K
Owner Name 1: GOYTOM, YIBRAH
MEBRAHTOM
Owner Name 2: GIDAY, TRHAS KEHASE
Mail Address 1: 304 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7845
Book: 06908
Page: 0418

Result 52

id: 05E01010X
Tag: 05E01010X
Owner Name 1: ROSADO, AMBER M. JOINT
TENANTS (WROS)
Owner Name 2: WARD, EVAN L. JOINT
TENANTS (WROS)
Mail Address 1: 182 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7843
Book: 07028
Page: 0083

Result 53

id: 05E01009P
Tag: 05E01009P
Owner Name 1: HANFT, MARVIN JOINT
TENANTS (WROS)
Owner Name 2: HANFT, CANDACE JANE JOINT
TENANTS (WROS)
Mail Address 1: 319 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7845
Book: 06772
Page: 0713

Result 54

id: 05E01010J
Tag: 05E01010J
Owner Name 1: NOLAN, SHAUNA
Owner Name 2:
Mail Address 1: 314 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7845
Book: 06691
Page: 0948

Result 55

id: 05E01010Q
Tag: 05E01010Q
Owner Name 1: JAIN, ANKIT
Owner Name 2: RAJ, SEEPIKA
Mail Address 1: 248 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06729
Page: 0308

Result 56

id: 05E01010S
Tag: 05E01010S
Owner Name 1: MCCAULEY, SYLVIA H.
Owner Name 2:
Mail Address 1: 230 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06610
Page: 0666

Result 57

id: 05E01008Z
Tag: 05E01008Z
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06300
Page: 0530

Result 58

id: 05E01010I
Tag: 05E01010I
Owner Name 1: SIMMONS, KENYA
Owner Name 2:
Mail Address 1: 326 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7845
Book: 06854
Page: 0166

Result 59

id: 05E01010O
Tag: 05E01010O
Owner Name 1: JAIN, RAHUL
Owner Name 2: JAIN, ACHALA
Mail Address 1: 268 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06753
Page: 0926

Result 60

id: 05E01009F
Tag: 05E01009F
Owner Name 1: KAYA, CHRIST
Owner Name 2: KAYA, VIVIANE
Mail Address 1: 225 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06623
Page: 0994

Result 61

id: 05E01009G
Tag: 05E01009G
Owner Name 1: DAWKINS, KENDALL DEON
Owner Name 2: RAY-DAWKINS, ALISSIA
Mail Address 1: 233 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06535
Page: 0001

Result 62

id: 05E01009K
Tag: 05E01009K
Owner Name 1: BUTLER, RUSSELL LEE JR.
Owner Name 2: CHAPMAN, MIRIAM
Mail Address 1: 271 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06801
Page: 0787

Result 63

id: 05E01009R
Tag: 05E01009R
Owner Name 1: THOMAS, MELVIN
Owner Name 2: THOMAS, SHIELA LYNN
Mail Address 1: 339 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7845
Book: 06596
Page: 0056

Result 64

id: 05E01009V
Tag: 05E01009V
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06342
Page: 0692

Result 65

id: 05E01010L
Tag: 05E01010L
Owner Name 1: BASNET, KESHAB JOINT
TENANTS (WROS)
Owner Name 2: BASNET, AMRIT BAHADUR
JOINT TENANTS (WROS)
Mail Address 1: 296 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06805
Page: 0287

Result 66

id: 05E01010M
Tag: 05E01010M
Owner Name 1: SARAB, SUSHEEL SARAT
CHANDRA
Owner Name 2: TADURI, VEERA BHARANI
Mail Address 1: 286 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06761
Page: 0584

Result 67

id: 05E01010T
Tag: 05E01010T
Owner Name 1: NUNEZ, AILEEN GARCIA
JOINT TENANTS (WROS)
Owner Name 2: LIRANZO, RAY ANGEL
FERNANDEZ JOINT TENANTS
(WROS)
Mail Address 1: 222 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06750
Page: 0765

Result 68

id: 05E01010V
Tag: 05E01010V
Owner Name 1: SMITH, DONNIE CHRIS
Owner Name 2: SMITH, TAMMY WILLIAMS
Mail Address 1: 202 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06666
Page: 0681

Result 69

id: 05E01009D
Tag: 05E01009D
Owner Name 1: COSNYKA, EDWARD
LEONARD JR.
Owner Name 2: COSNYKA, ANDREA MARIE
Mail Address 1: 205 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06654
Page: 0719

Result 70

id: 05E01009W
Tag: 05E01009W
Owner Name 1: EASTWOOD HOMES OF
RALEIGH LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT ROAD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208
Book: 06654
Page: 0979

Result 71

id: 05E01010U
Tag: 05E01010U
Owner Name 1: MEDI, NIKHITA JOINT
TENANTS (WROS)
Owner Name 2: DASARI, AMITHA DEVI JOINT
TENANTS (WROS)
Mail Address 1: 210 FORD MEADOWS DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7844
Book: 06635
Page: 0241

Result 72

id: 05E01011G
Tag: 05E01011G
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06342
Page: 0692

Result 73

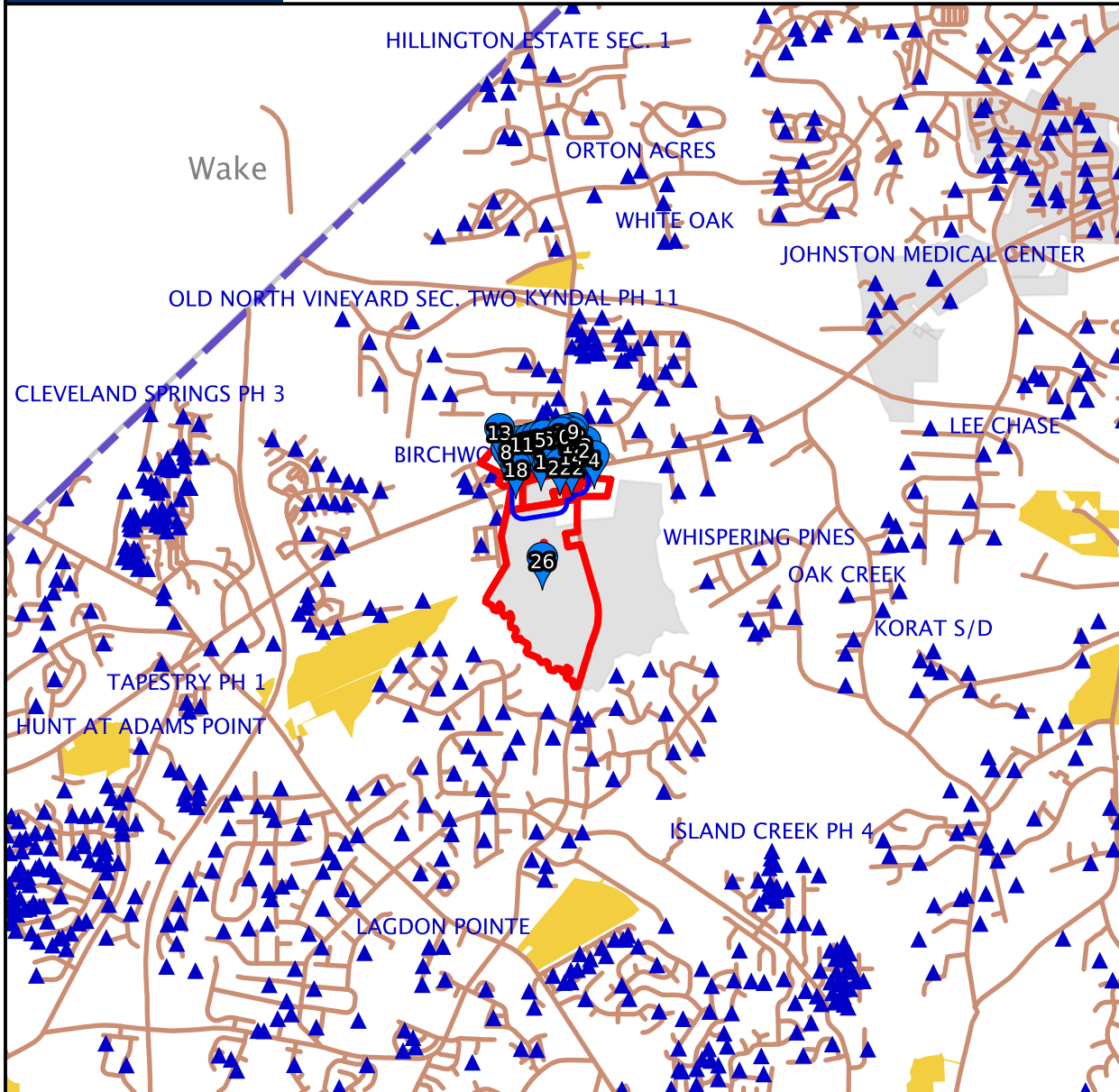
id: 05E01011K
Tag: 05E01011K
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06342
Page: 0692

Result 74

id: 05E01013S
Tag: 05E01013S
Owner Name 1: EASTWOOD HOLDING FUND,
LLC
Owner Name 2:
Mail Address 1: 2857 WESTPORT RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28208-3647
Book: 06342
Page: 0692

Result 75

id: 06E02022
Tag: 06E02022
Owner Name 1: ANDREWS, ROBERT MICHAEL
Owner Name 2: ANDREWS, JENNIFER
Mail Address 1: 7585 OLD FAIRGROUND RD
Mail Address 2:
Mail Address 3: BENSON, NC 27504-6132
Book: 06578
Page: 0668



Result 1

id: 05E01002C
Tag: 05E01002C
NCPin: 163700-69-9043
Mapsheet No: 1637
Owner Name 1: BROLEL, LLC
Owner Name 2:
Mail Address 1: 701 EXPOSITION PL STE 101
Mail Address 2:
Mail Address 3: RALEIGH, NC 27615-3356
Site Address 1:
Site Address 2:
Book: 07010
Page: 0579
Market Value: 2887240
Assessed Acreage: 22.450
Calc. Acreage: 22.450
Sales Price: 0
Sale Date: 2025-12-03



Scale: 1:58116 - 1 in. = 4843 feet

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

Johnston County GIS
March 4, 2026

Result 2

id: 05F02011A
Tag: 05F02011A
Owner Name 1: FORD, MARIA ELIZABETH
Owner Name 2:
Mail Address 1: 5402 CORNWALLIS RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8182
Book: 06432
Page: 0709

Result 3

id: 05F02020
Tag: 05F02020
Owner Name 1: HOLMES OIL COMPANY, INC.
Owner Name 2:
Mail Address 1: 100 EUROPA DR STE 550
Mail Address 2:
Mail Address 3: CHAPEL HILL, NC 27517-2394
Book: 05818
Page: 0695

Result 4

id: 05F02011G
Tag: 05F02011G
Owner Name 1: AGM PROPERTIES, LLC
Owner Name 2: G.A. FORD PROPERTIES, L.L.C.
Mail Address 1: 209 HARDEE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2510
Book: 06488
Page: 0160

Result 5

id: 05F02008H
Tag: 05F02008H
Owner Name 1: SOUTHEASTERN INVESTMENT CO LLC
Owner Name 2:
Mail Address 1: 28 JOHN ST
Mail Address 2:
Mail Address 3: DUNN, NC 28334-8392
Book: 04434
Page: 0911

Result 6

id: 05F01195A
Tag: 05F01195A
Owner Name 1: SOUTHEASTERN INVESTMENT CO LLC
Owner Name 2:
Mail Address 1: 28 JOHN ST
Mail Address 2:
Mail Address 3: DUNN, NC 28334-8392
Book: 02536
Page: 0436

Result 7

id: 05F02008A
Tag: 05F02008A
Owner Name 1: ARIAS, CARLOS M QUINTEROS
Owner Name 2: QUINTEROS, IRIS RODRIGUEZ
Mail Address 1: 3940 VETERANS PKWY
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8415
Book: 06311
Page: 0048

Result 8

id: 05E01007B
Tag: 05E01007B
Owner Name 1: SIMONEAU, BARBARA
Owner Name 2: SIMONEAU, MARK
Mail Address 1: 4150 VETERANS PKWY
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8426
Book: 05796
Page: 0779

Result 9

id: 05F02008B
Tag: 05F02008B
Owner Name 1: GARCIA, SIMON
Owner Name 2: GARCIA, ADRIANA
Mail Address 1: 7825 BLANEY FRANKS RD
Mail Address 2:
Mail Address 3: APEX, NC 27539-7458
Book: 06341
Page: 0835

Result 10

id: 05E99011J
Tag: 05E99011J
Owner Name 1: LEE, JOHN ANTHONY
Owner Name 2: LEE, NANCY JANE
Mail Address 1: 3924 VETERANS PKWY
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8415
Book: 00847
Page: 0537

Result 11

id: 05E99012A
Tag: 05E99012A
Owner Name 1: LOVE, TOMMIE LEE
Owner Name 2: LOVE, MARILYN
Mail Address 1: 2040 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9467
Book: 00983
Page: 0013

Result 12

id: 05E01002B
Tag: 05E01002B
Owner Name 1: SLATE, TERRY E
Owner Name 2:
Mail Address 1: 4201 FAYETTEVILLE RD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-3607
Book: 03412
Page: 0854

Result 13

id: 05E01008S
Tag: 05E01008S
Owner Name 1: J & G EVANS FAMILY FARM,
LLC
Owner Name 2:
Mail Address 1: 379 OLD EVANS RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8457
Book: 04911
Page: 0310

Result 14

id: 05E01002A
Tag: 05E01002A
Owner Name 1: WATSON, BILLIE JO
Owner Name 2: WATSON, ROBERT
Mail Address 1: 187 HIGHLAND RHODES DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3462
Book: 06450
Page: 0329

Result 15

id: 05F01199C
Tag: 05F01199C
Owner Name 1: THOMAS, WILLIAM FULLER JR
Owner Name 2:
Mail Address 1: 4034 VETERANS PKWY
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8424
Book: 01829
Page: 0869

Result 16

id: 05F02008G
Tag: 05F02008G
Owner Name 1: SOUTHEASTERN INVESTMENT
CO LLC
Owner Name 2:
Mail Address 1: 28 JOHN ST
Mail Address 2:
Mail Address 3: DUNN, NC 28334-8392
Book: 02222
Page: 0597

Result 17

id: 05F01199G
Tag: 05F01199G
Owner Name 1: SOUTHEASTERN INVESTMENT
CO LLC
Owner Name 2:
Mail Address 1: 28 JOHN ST
Mail Address 2:
Mail Address 3: DUNN, NC 28334-8392
Book: 02419
Page: 0813

Result 18

id: 05F02199D
Tag: 05F02199D
Owner Name 1: THORNTON, ANTHONY F.
Owner Name 2: THORNTON, TRACEY J.
Mail Address 1: 4358 CLEVELAND RD
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-8158
Book: 05930
Page: 0461

Result 19

id: 05F02008
Tag: 05F02008
Owner Name 1: ARIAS, CARLOS M QUINTEROS
Owner Name 2: QUINTEROS, IRIS RODRIGUEZ
Mail Address 1: 3940 VETERANS PKWY
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8415
Book: 06311
Page: 0048

Result 20

id: 05F01199M
Tag: 05F01199M
Owner Name 1: SOUTHEASTERN INVESTMENT
CO LLC
Owner Name 2:
Mail Address 1: 28 JOHN ST
Mail Address 2:
Mail Address 3: DUNN, NC 28334-8392
Book: 02267
Page: 0139

Result 21

id: 05F02008D
Tag: 05F02008D
Owner Name 1: PITTMAN, BILLY E
Owner Name 2: PITTMAN, EMMA E
Mail Address 1: 3908 VETERANS PKWY
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8415
Book: 00779
Page: 0174

Result 22

id: 05F02199C
Tag: 05F02199C
Owner Name 1: SQUIRES, ALISON
Owner Name 2:
Mail Address 1: 108 SAMANTHA DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8161
Book: 04753
Page: 0535

Result 23

id: 05F02008I
Tag: 05F02008I
Owner Name 1: WILLIAM RAY BARBOUR
REVOCABLE TRUST
Owner Name 2: BARBOUR, WILLIAM RAY
TRUSTEE
Mail Address 1: 3621 PINE HOLLOW DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8024
Book: 04985
Page: 0720

Result 24

id: 05F02008C
Tag: 05F02008C
Owner Name 1: PITTMAN, BILLY E
Owner Name 2: PITTMAN, EMMA E
Mail Address 1: 3908 VETERANS PKWY
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8415
Book: 00745
Page: 0167

Result 25

id: 05F02009
Tag: 05F02009
Owner Name 1: MUTCHLER, MARY ELISABTH
Owner Name 2:
Mail Address 1: 5347 CORNWALLIS RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8173
Book: 05590
Page: 0621

Result 26

id: 05F02010A

Tag: 05F02010A

Owner Name 1: TROXLER, WILLIAM F JR

Owner Name 2:

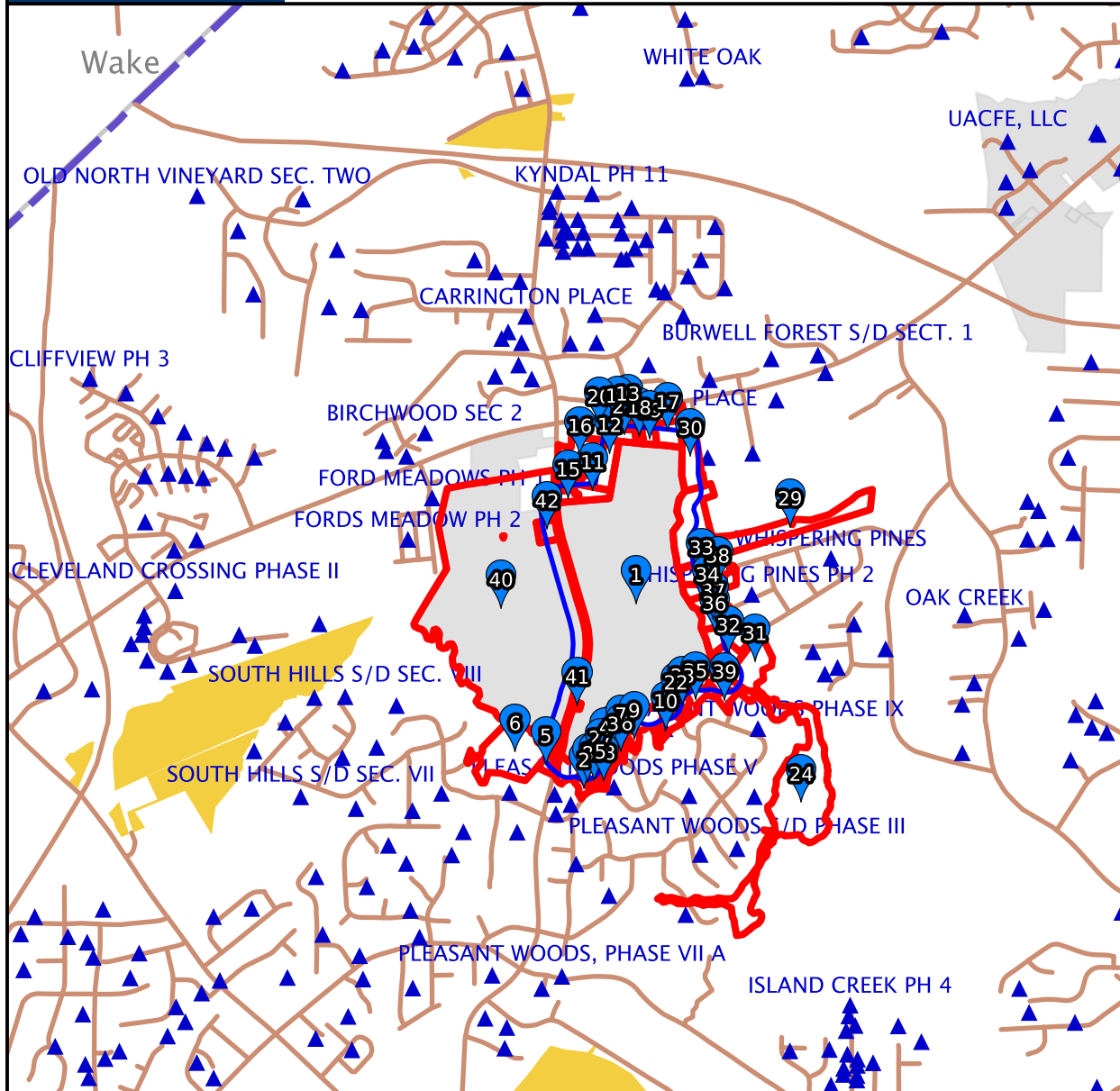
Mail Address 1:

Mail Address 2: P O BOX 6423

Mail Address 3: RALEIGH, NC 27628-6423

Book: 07010

Page: 0584



Result 1

id: 05F02011B
Tag: 05F02011B
NCPin: 163700-96-4601
Mapsheet No: 1637
Owner Name 1: WALTER RAND YEARGAN
 IRREVOCABLE TRUST
Owner Name 2: HARDIE, POLLY P. YEARGAN
Mail Address 1: 7777 WHITE OAK RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8808
Site Address 1: 4974 CORNWALLIS RD
Site Address 2: GARNER, NC 27529-
Book: 07010
Page: 0568
Market Value: 3551980
Assessed Acreage: 221.430
Calc. Acreage: 221.440
Sales Price: 0
Sale Date: 2025-12-03



Scale: 1:38188 - 1 in. = 3182.35 feet

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

Johnston County GIS
March 4, 2026

Result 2

id: 06F03009I
Tag: 06F03009I
Owner Name 1: ELLIS, DONNA KAREN
Owner Name 2:
Mail Address 1: 211 CREEK DRIVE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 03289
Page: 0062

Result 3

id: 06F03010J
Tag: 06F03010J
Owner Name 1: SUTTON, DAVID
Owner Name 2: SUTTON, CHARLOTTE
Mail Address 1: 134 BOBBY DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7960
Book: 04635
Page: 0561

Result 4

id: 06F03010K
Tag: 06F03010K
Owner Name 1: WILSON, MICHAEL J
Owner Name 2: WILSON, VICKIE N
Mail Address 1: 137 BOBBY DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7959
Book: 04098
Page: 0386

Result 5

id: 06F03008C
Tag: 06F03008C
Owner Name 1: EVIL GENIUS, LLC
Owner Name 2:
Mail Address 1: 7112 KASEY DEE CIR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8954
Book: 06630
Page: 0914

Result 6

id: 06E02026V
Tag: 06E02026V
Owner Name 1: EVIL GENIUS, LLC
Owner Name 2:
Mail Address 1: 7112 KASEY DEE CIR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8954
Book: 06630
Page: 0914

Result 7

id: 06F03010G
Tag: 06F03010G
Owner Name 1: SNOW, JODY J
Owner Name 2: SNOW, PAIGE K
Mail Address 1: 105 JORDAN CIR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7953
Book: 06089
Page: 0731

Result 8

id: 06F03009H
Tag: 06F03009H
Owner Name 1: TARRH, ANDREW CAMERON
Owner Name 2: TARRH, ERIN E.
Mail Address 1: 215 CREEK DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7764
Book: 05148
Page: 0392

Result 9

id: 06F03010F
Tag: 06F03010F
Owner Name 1: ELAMMOOR, FARAJ
Owner Name 2: ELAMMOOR, FATEN
Mail Address 1: 111 JORDON CIR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7953
Book: 03603
Page: 0649

Result 10

id: 06F03014K
Tag: 06F03014K
Owner Name 1: BOYETTE, JACLYN
Owner Name 2:
Mail Address 1: 117 FAWN LILLY PL
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7967
Book: 05867
Page: 0454

Result 11

id: 05F02011D
Tag: 05F02011D
Owner Name 1: FORD LIVING TRUST
Owner Name 2: FORD, GLEN JR. TRUSTEE
Mail Address 1: 298 WESTERMAN PLACE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8171
Book: 05625
Page: 0068

Result 12

id: 05F02011
Tag: 05F02011
Owner Name 1: FORD LIVING TRUST
Owner Name 2: FORD, GLEN JR. TRUSTEE
Mail Address 1: 298 WESTERMAN PLACE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-8171
Book: 06997
Page: 0077

Result 13

id: 05F02020B
Tag: 05F02020B
Owner Name 1: ALONZO, OSCAR
Owner Name 2: ALONZO, JESSIE
Mail Address 1: 3625 VETERANS PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8368
Book: 04773
Page: 0957

Result 14

id: 05F02031V
Tag: 05F02031V
Owner Name 1: ALONZO, OSCAR
Owner Name 2: ALONZO, JESSIE
Mail Address 1: 3625 VETERANS PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8368
Book: 04966
Page: 0716

Result 15

id: 05F02011F
Tag: 05F02011F
Owner Name 1: CLEVELAND FIRE
DEPARTMENT INC
Owner Name 2:
Mail Address 1: 9039 CLEVELAND RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 06573
Page: 0180

Result 16

id: 05F02011G
Tag: 05F02011G
Owner Name 1: AGM PROPERTIES, LLC
Owner Name 2: G.A. FORD PROPERTIES, L.L.C.
Mail Address 1: 209 HARDEE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2510
Book: 06488
Page: 0160

Result 17

id: 05F02031O
Tag: 05F02031O
Owner Name 1: JOHNSON, DEBORAH E
Owner Name 2:
Mail Address 1: 3555 VETERANS PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8367
Book: 04875
Page: 0920

Result 18

id: 05F02022A
Tag: 05F02022A
Owner Name 1: GUPTON, JEREMY G
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 130
Mail Address 3: CLAYTON, NC 27528-0130
Book: 04610
Page: 0981

Result 19

id: 05F02005B
Tag: 05F02005B
Owner Name 1: JOHNSON, DEBORAH E
Owner Name 2:
Mail Address 1: 3555 VETERANS PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8367
Book: 04875
Page: 0920

Result 20

id: 05F02005E
Tag: 05F02005E
Owner Name 1: 3719 LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 953
Mail Address 3: CLAYTON, NC 27528-0953
Book: 06966
Page: 0532

Result 21

id: 05F02031U
Tag: 05F02031U
Owner Name 1: ALONZO, OSCAR
Owner Name 2: ALONZO, JESSIE
Mail Address 1: 3625 VETERANS PKWY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8368
Book: 04773
Page: 0977

Result 22

id: 06F03014J
Tag: 06F03014J
Owner Name 1: HILBURGER, DAVID PETER
JOINT TENANTS (WROS)
Owner Name 2: CAMPBELL, MARY BETH
JOINT TENANTS (WROS)
Mail Address 1: 121 FAWNLLILLY PL
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7967
Book: 05951
Page: 0169

Result 23

id: 06F03014I
Tag: 06F03014I
Owner Name 1: RAY, MARA MICHELLE
Owner Name 2:
Mail Address 1: 124 FAWNLLILLY PLACE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 02867
Page: 0753

Result 24

id: 06F03002
Tag: 06F03002
Owner Name 1: SON-LAN DEVELOPMENT CO
INC
Owner Name 2:
Mail Address 1: 5160 W NC 42 HWY
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 06630
Page: 0902

Result 25

id: 06F03009G
Tag: 06F03009G
Owner Name 1: FISHER, TRAVIS
Owner Name 2: FISHER, MARIA
Mail Address 1: 219 CREEK DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7764
Book: 03834
Page: 0090

Result 26

id: 06F03010I
Tag: 06F03010I
Owner Name 1: HOBBY, GREGORY W
Owner Name 2: HOBBY, JULIE K
Mail Address 1: 5401 HARDISON RD
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28226-6427
Book: 01825
Page: 0518

Result 27

id: 06F03010L
Tag: 06F03010L
Owner Name 1: SCHERER, SCOTT
Owner Name 2: SCHERER, CHRISTINE
Mail Address 1: 133 BOBBY DRIVE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 02781
Page: 0685

Result 28

id: 06F03009F
Tag: 06F03009F
Owner Name 1: HARRIS, LORETTA
Owner Name 2: SPARROW, KALVIN C
Mail Address 1: 223 CREEK DRIVE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 01738
Page: 0604

Result 29

id: 05F02055P
Tag: 05F02055P
Owner Name 1: M,B,S FARMS, LLC
Owner Name 2:
Mail Address 1: 2767 GOVERNMENT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8436
Book: 06208
Page: 0595

Result 30

id: 05I04200H
Tag: 05I04200H
Owner Name 1: JOHNSON, JOHN C III
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1812
Mail Address 3: GARNER, NC 27529
Book: 06748
Page: 0333

Result 31

id: 05H01007S
Tag: 05H01007S
Owner Name 1: JACOBY, BRIAN
Owner Name 2: JACOBY, KELLY
Mail Address 1: 2421 WHISPERING PINES DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7403
Book: 06646
Page: 0011

Result 32

id: 05H01008J
Tag: 05H01008J
Owner Name 1: WARREN, JAMES D
Owner Name 2:
Mail Address 1: 2428 WHISPERING PINES
DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7406
Book: 01278
Page: 0163

Result 33

id: 05H01008V
Tag: 05H01008V
Owner Name 1: JACKSON, GREGORY
Owner Name 2: JACKSON, DEBORAH
Mail Address 1: 410 LONG NEEDLE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7400
Book: 06857
Page: 0021

Result 34

id: 05H01008K
Tag: 05H01008K
Owner Name 1: GABRIELLI, STEVEN A III
Owner Name 2:
Mail Address 1: 424 LOBLOLLY CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7401
Book: 04324
Page: 0569

Result 35

id: 06F03014H
Tag: 06F03014H
Owner Name 1: YUZIUK, JEFFREY ADAM
Owner Name 2:
Mail Address 1: 122 FAWN LILLY PLACE
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 02652
Page: 0306

Result 36

id: 05H01008I
Tag: 05H01008I
Owner Name 1: BARKLEY, IAN
Owner Name 2: BARKLEY, SUSAN
Mail Address 1: 425 LOBLOLLY CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7401
Book: 04657
Page: 0929

Result 37

id: 05H01007J
Tag: 05H01007J
Owner Name 1: BOSHART, JAMES C
Owner Name 2:
Mail Address 1: 428 LOBLOLLY CIRCLE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03999
Page: 0795

Result 38

id: 05H01008W
Tag: 05H01008W
Owner Name 1: ADAMS, DWIGHT R
Owner Name 2: ADAMS, WANDA B
Mail Address 1: 417 LONG NEEDLE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03744
Page: 0310

Result 39

id: 06F03013X
Tag: 06F03013X
Owner Name 1: CARBO, CHERYL L
Owner Name 2:
Mail Address 1: 109 BEARGRASS COURT
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Book: 02565
Page: 0313

Result 40

id: 05F02010A
Tag: 05F02010A
Owner Name 1: TROXLER, WILLIAM F JR
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 6423
Mail Address 3: RALEIGH, NC 27628-6423
Book: 07010
Page: 0584

Result 41

id: 05F02011E
Tag: 05F02011E
Owner Name 1: COUNTY OF JOHNSTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 2263
Mail Address 3: SMITHFIELD, NC 27577-2263
Book: 05184
Page: 0855

Result 42

id: 05F02010B

Tag: 05F02010B

Owner Name 1: TREE OF LIFE ANGLICAN
CHURCH

Owner Name 2:

Mail Address 1:

Mail Address 2: PO BOX 1851

Mail Address 3: GARNER, NC 27529-1851

Book: 07010

Page: 0575



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: March 16, 2026
Date of Meeting: Town Council - Public Hearing

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

Certified by:

Conrad Olmedo, AICP, CZO
Planning Director

3.9.26

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

www.TownofClaytonNC.org



**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION**

2026-05-RZ

**Kenney, Troxler, Yeagan, Tree of Life Properties
Conventional Rezoning**

On February 23, 2026 the Planning Board heard the above-referenced request and passed the following motion with a simple majority vote of the Board:

Recommendation to the Town Council:

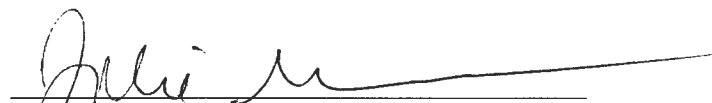
- ☐ Motion 1: Recommend Approval – Consistent with the 2045 Comprehensive Growth Plan.
- ☒ Motion 2: Recommend Approval – Inconsistent with the 2045 Comprehensive Growth Plan.
- ☐ Motion 3: Recommend Denial – Consistent with the 2045 Comprehensive Growth Plan.
- ☐ Motion 4: Recommend Denial – Inconsistent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

Additional or other Action by the Planning Board:

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

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

Recommendation(s) made this during the Planning Board meeting held on February 23, 2026.



Jodie Dupree, Planning Board Chair

TOWN OF CLAYTON
AN ORDINANCE TO AMEND THE ZONING MAP OF THE
TOWN OF CLAYTON, NORTH CAROLINA
2026-05-RZ, Kenney, Troxler, Yeargan, Tree of Life Properties: Conventional Rezoning

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton by rezoning property from various Johnston County zoning districts (Agricultural Residential and General Business) to the Town of Clayton Residential Large Lot (RLL) zoning district. The subject property is approximately 476.82 acres and is located easterly and southerly from the intersection of Veterans Parkway, and Cornwallis Road. The parcels are identified as NC PIN #s (Johnston County Tax IDs): 163700-69-9043 (05E01002C), majority of 163700-76-0525 (05F02010A) excluding the northeasterly corner, 163700-96-4601 (05F02011B), 163700-77-8774 (05F02010B), as described herein.

WHEREAS said properties are owned by Brolel, LLC; William Troxler, Jr; Walter Rand Yeargan Irrevocable Trust; Polly P. Yeargan Hardie; Tree of Life Anglican Church; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed rezoning request at their February 23, 2026 meeting and made a recommendation thereupon; and

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

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

WHEREAS notice of a public hearing to consider the proposed zoning change was posted on the property as required by the Town of Clayton Unified Development Ordinance and by North Carolina General Statutes §160D-602 of the; and

WHEREAS the said public hearing was conducted at the Town Council meeting held at 6:00 p.m. on March 16, 2026 wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON, NORTH CAROLINA, THAT:

SECTION 1. The Official Zoning Map of the Town of Clayton is hereby amended to designate the following described property as part of the Residential Large Lot (RLL) zoning district:

Property Description	
Property Owner(s)	TROXLER, WILLIAM F JR, WALTER RAND YEARGAN IRREVOCABLE TRUST and HARDIE, POLLY P. YEARGAN, BROLEL, LLC, TREE OF LIFE ANGLICAN CHURCH
Property Location	The properties are located easterly and southerly from the intersection of Veterans Pkwy. and Cornwallis Rd.
Property Address(es)	4583 CORNWALLIS RD, 4974 CORNWALLIS RD, Unassigned, 4777 CORNWALLIS RD
NC Pin(s) and Johnston County Tax ID(s)	Majority of 163700-76-0525 (05F02010A) excluding its northwesterly portion as described herein "Troxler", 163700-96-4601 (05F02011B) "Yeargan", 163700-69-9043 (05E01002C) "Kenney Ford", 163700-77-8774 (05F02010B) "Tree of Life"
Property Size (acres)	225.95 (Troxler) 221.440 (Yeargan), 22.450 (Kenney Ford), 3.030 (Tree of Life)

Legal Description

TROXLER (163700-76-0525):

BEGINNING AT AN EXISTING IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD, AND LOCATED ON THE NORTHERN PROPERTY LINE OF LOT 3 AS RECORDED IN PLAT BOOK 95, PAGE 67, JOHNSTON COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 677953.41 FEET E: 2138016.13 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 81°52'13"W A DISTANCE OF 351.78 FEET TO AN EXISTING IRON PIPE; THENCE S 09°22'32"E A DISTANCE OF 379.47 FEET TO AN EXISTING IRON PIPE; THENCE N 79°06'26"E A DISTANCE OF 369.74 FEET TO AN EXISTING IRON PIPE

LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 79°06'26"E A DISTANCE OF 30.12 FEET TO A POINT LOCATED IN THE CENTERLINE OF SAID CORNWALLIS ROAD; THENCE ALONG AND WITH SAID CENTERLINE S 15°42'11"E A DISTANCE OF 122.05 FEET TO A POINT; THENCE S 16°05'21"E A DISTANCE OF 58.87 FEET TO A POINT; THENCE S 16°05'15"E A DISTANCE OF 1,312.67 FEET TO A POINT; THENCE S 14°58'16"E A DISTANCE OF 113.48 FEET TO A POINT; THENCE S 13°10'34"E A DISTANCE OF 91.15 FEET TO A POINT; THENCE S 09°56'08"E A DISTANCE OF 94.82 FEET TO A POINT; THENCE S 06°37'32"E A DISTANCE OF 93.75 FEET TO A POINT; THENCE S 03°13'08"E A DISTANCE OF 93.75 FEET TO A POINT; THENCE S 00°23'38"W A DISTANCE OF 120.40 FEET TO A POINT; THENCE S 07°59'44"W A DISTANCE OF 96.68 FEET TO A POINT; THENCE S 11°11'10"W A DISTANCE OF 97.08 FEET TO A POINT; THENCE S 14°17'37"W A DISTANCE OF 114.89 FEET TO A POINT; THENCE S 18°10'11"W A DISTANCE OF 115.44 FEET TO A POINT; THENCE S 19°37'53"W A DISTANCE OF 373.57 FEET TO A POINT; THENCE S 19°01'30"W A DISTANCE OF 434.75 FEET TO A POINT; THENCE S 14°54'54"W A DISTANCE OF 109.77 FEET TO A POINT; THENCE S 13°18'26"W A DISTANCE OF 239.67 FEET TO A POINT; THENCE S 13°00'42"W A DISTANCE OF 352.12 FEET TO A POINT; THENCE S 13°00'42"W A DISTANCE OF 93.89 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE N 89°20'31"W A DISTANCE OF 61.42 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 89°20'31"W A DISTANCE OF 129.35 FEET TO A POINT LOCATED IN THE CENTERLINE OF SWIFT CREEK AND BEING THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY 341 SONNY ROAD LLC, DEED BOOK 3579, PAGE 498, JOHNSTON COUNTY REGISTRY; THENCE ALONG AND WITH SAID CENTERLINE OF CREEK N 10°14'49"E A DISTANCE OF 114.45 FEET TO A POINT; THENCE N 22°57'11"W A DISTANCE OF 110.90 FEET TO A POINT; THENCE N 68°00'14"W A DISTANCE OF 164.68 FEET TO A POINT; THENCE N 44°20'53"E A DISTANCE OF 125.93 FEET TO A POINT; THENCE N 13°11'51"E A DISTANCE OF 110.93 FEET TO A POINT; THENCE N 49°35'29"W A DISTANCE OF 112.38 FEET TO A POINT; THENCE S 66°47'48"W A DISTANCE OF 109.34 FEET TO A POINT; THENCE S 32°34'19"E A DISTANCE OF 53.61 FEET TO A POINT; THENCE S 22°36'46"W A DISTANCE OF 66.55 FEET TO A POINT; THENCE S 68°49'48"W A DISTANCE OF 33.97 FEET TO A POINT; THENCE N 48°56'41"W A DISTANCE OF 50.26 FEET TO A POINT; THENCE N 22°22'18"W A DISTANCE OF 22.55 FEET TO A POINT; THENCE N 09°47'27"E A DISTANCE OF 49.31 FEET TO A POINT; THENCE N 69°12'13"W A DISTANCE OF 91.37 FEET TO A POINT; THENCE N 85°59'33"W A DISTANCE OF 68.18 FEET TO A POINT; THENCE S 40°58'11"W A DISTANCE OF 126.11 FEET TO A POINT; THENCE N 66°17'12"W A DISTANCE OF 86.46 FEET TO A POINT; THENCE N 45°00'31"W A DISTANCE OF 51.06 FEET TO A POINT; THENCE N

27°04'26"W A DISTANCE OF 37.31 FEET TO A POINT; THENCE N
 10°04'09"W A DISTANCE OF 48.49 FEET TO A POINT; THENCE N 01°10'11"E
 A DISTANCE OF 80.74 FEET TO A POINT; THENCE N 45°41'39"W A
 DISTANCE OF 58.92 FEET TO A POINT; THENCE S 80°10'18"W A
 DISTANCE OF 49.60 FEET TO A POINT; THENCE N 55°15'01"W A
 DISTANCE OF 125.20 FEET TO A POINT; THENCE N 52°59'49"W A
 DISTANCE OF 176.17 FEET TO A POINT; THENCE N 62°32'32"W A
 DISTANCE OF 310.53 FEET TO A POINT; THENCE N 51°30'17"E A
 DISTANCE OF 90.96 FEET TO A POINT; THENCE N 16°23'13"W A
 DISTANCE OF 181.34 FEET TO A POINT; THENCE N 66°38'21"W A
 DISTANCE OF 151.24 FEET TO A POINT; THENCE N 38°17'15"W A
 DISTANCE OF 104.20 FEET TO A POINT; THENCE N 80°33'12"W A
 DISTANCE OF 128.67 FEET TO A POINT; THENCE N 13°38'24"E A
 DISTANCE OF 154.81 FEET TO A POINT; THENCE N 53°05'32"W A
 DISTANCE OF 192.75 FEET TO A POINT; THENCE N 06°07'25"E A
 DISTANCE OF 231.92 FEET TO A POINT; THENCE N 21°26'35"W A
 DISTANCE OF 160.42 FEET TO A POINT; THENCE S 51°32'21"W A
 DISTANCE OF 152.87 FEET TO A POINT; THENCE S 79°04'34"W A
 DISTANCE OF 45.50 FEET TO A POINT; THENCE N 34°22'31"W A
 DISTANCE OF 127.16 FEET TO A POINT; THENCE N 05°59'51"E A
 DISTANCE OF 56.51 FEET TO A POINT; THENCE N 07°05'33"E A DISTANCE
 OF 121.02 FEET TO A POINT; THENCE N 26°15'53"W A DISTANCE OF 73.43
 FEET TO A POINT; THENCE N 60°33'40"W A DISTANCE OF 53.18 FEET TO
 A POINT; THENCE S 53°27'11"W A DISTANCE OF 49.07 FEET TO A POINT;
 THENCE S 01°07'59"E A DISTANCE OF 91.13 FEET TO A POINT; THENCE S
 08°46'39"W A DISTANCE OF 83.18 FEET TO A POINT; THENCE S
 51°34'55"W A DISTANCE OF 30.51 FEET TO A POINT; THENCE N
 63°28'44"W A DISTANCE OF 65.72 FEET TO A POINT; THENCE N
 36°24'40"W A DISTANCE OF 58.18 FEET TO A POINT; THENCE N
 25°35'42"W A DISTANCE OF 37.56 FEET TO A POINT; THENCE N
 34°58'29"W A DISTANCE OF 93.10 FEET TO A POINT; THENCE N
 69°06'16"W A DISTANCE OF 92.87 FEET TO A POINT; THENCE N
 80°02'48"W A DISTANCE OF 40.21 FEET TO A POINT; THENCE N
 45°58'36"W A DISTANCE OF 64.67 FEET TO A POINT; THENCE N
 17°48'06"E A DISTANCE OF 81.35 FEET TO A POINT; THENCE N 02°59'17"E
 A DISTANCE OF 19.46 FEET TO A POINT; THENCE LEAVING SAID
 CENTERLINE OF SWIFT CREEK N 31°18'22"E A DISTANCE OF 1,117.00
 FEET TO A POINT BEING THE NORTHEAST PROPERTY CORNER OF
 LANDS NOW OR FORMERLY OWNED BY FUTURE DEVELOPMENT FORD
 MEADOWS LLC, PLAT BOOK 95, PAGE 441, JOHNSTON COUNTY
 REGISTRY; THENCE N 10°56'39"W A DISTANCE OF 803.00 FEET TO AN
 EXISTING IRON PIPE ON THE EASTERN PROPERTY LINE OF LANDS NOW
 OR FORMERLY OWNED BY FORD MEADOWS SUBDIVISION, PLAT BOOK
 95; PAGE 441, JOHNSTON COUNTY REGISTRY; THENCE ALONG AND
 WITH SAID EASTERN PROPERTY LINE N 13°23'19"E A DISTANCE OF
 711.22 FEET TO AN EXISTING IRON PIPE AND BEING THE SOUTHWEST

CORNER OF LANDS NOW OR FORMERLY OWNED BY ANTHONY F. THORNTON AND TRACEY J. THORNTON, DEED BOOK 5930, PAGE 461, JOHNSTON COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE N 79°26'38"E A DISTANCE OF 448.99 FEET TO AN EXISTING IRON PIPE AND BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT B AS RECORDED IN PLAT BOOK 27, PAGE 233, JOHNSTON COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE N 81°00'02"E A DISTANCE OF 912.11 FEET TO AN EXISTING IRON PIPE AND BEING THE NORTHWESTERN PROPERTY CORNER OF LOT 2, PLAT BOOK 27, PAGE 29, JOHNSTON COUNTY REGISTRY, THENCE S 00°25'54"W A DISTANCE OF 668.44 FEET TO A POINT; THENCE N 80°38'28"E A DISTANCE OF 633.19 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD, THENCE LEAVING SAID RIGHT-OF-WAY LINE N 80°38'28"E A DISTANCE OF 30.12 FEET TO A POINT LOCATED IN THE CENTERLINE OF CORNWALLIS ROAD; THENCE ALONG AND WITH SAID CENTERLINE S 04°08'47"E A DISTANCE OF 116.95 FEET TO A POINT; THENCE S 06°22'23"E A DISTANCE OF 95.48 FEET TO A POINT; THENCE S 08°51'56"E A DISTANCE OF 25.69 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S 81°52'13"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 225.9448 ACRES.

YEARGAN (163700-96-4601):

BEGINNING AT AN EXISTING IRON PIPE LOCATED ON THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY GLEN FORD JR. TRUSTEE, FORD LIVING TRUST, AS RECORDED IN DEED BOOK 5625, PAGE 68, JOHNSTON COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 678340.5580 FEET E: 2139008.0350 FEET; THENCE LEAVING SAID SOUTHERN LINE N 10°20'35"E A DISTANCE OF 148.39 FEET TO AN EXISTING IRON PIPE AND BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY GLEN FORD JR. TRUSTEE, FORD LIVING TRUST, AS RECORDED IN DEED BOOK 5625, PAGE 68, JOHNSTON COUNTY REGISTRY; THENCE N 10°20'35"E A DISTANCE OF 924.13 FEET TO A POINT AND BEING ON THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY OSCAR ALONZO AND JESSIE ALONZO, AS RECORDED IN DEED BOOK 4773, PAGE 977, JOHNSTON COUNTY REGISTRY; THENCE S 84°02'48"E A DISTANCE OF 317.83 FEET TO AN EXISTING IRON PIPE; THENCE S 83°46'30"E A DISTANCE OF 134.53 FEET TO AN EXISTING IRON PIPE AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY JEREMY G GUPTON, DEED BOOK 4610, PAGE 981, JOHNSTON COUNTY REGISTRY; THENCE S 84°10'09"E A DISTANCE OF 722.97 FEET TO A POINT AND BEING THE SOUTHEAST PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DEBORAH E JOHNSON, DEED BOOK 4875, PAGE 920, JOHNSTON COUNTY REGISTRY

AND BEING LOCATED IN THE CENTERLINE OF WHITEOAK CREEK;
 THENCE ALONG AND WITH SAID CENTERLINE S 02°21'08"E A DISTANCE
 OF 356.61 FEET TO A POINT; THENCE S 05°37'10"E A DISTANCE OF 234.41
 FEET TO A POINT; THENCE S 03°04'21"E A DISTANCE OF 220.14 FEET TO
 A POINT; THENCE S 34°29'13"W A DISTANCE OF 152.88 FEET TO A POINT;
 THENCE S 81°25'00"W A DISTANCE OF 45.91 FEET TO A POINT; THENCE
 S 18°07'27"W A DISTANCE OF 143.75 FEET TO A POINT; THENCE S
 00°04'24"E A DISTANCE OF 157.28 FEET TO A POINT; THENCE S
 33°27'40"E A DISTANCE OF 144.99 FEET TO A POINT; THENCE S
 37°16'48"W A DISTANCE OF 240.34 FEET TO A POINT; THENCE S
 09°16'52"E A DISTANCE OF 154.59 FEET TO A POINT; THENCE S
 05°07'50"W A DISTANCE OF 164.54 FEET TO A POINT; THENCE S
 37°36'08"E A DISTANCE OF 179.14 FEET TO A POINT; THENCE S
 00°31'16"E A DISTANCE OF 184.15 FEET TO A POINT; THENCE S
 49°41'17"W A DISTANCE OF 102.46 FEET TO A POINT; THENCE S
 44°56'36"E A DISTANCE OF 216.78 FEET TO A POINT; THENCE S
 59°27'53"W A DISTANCE OF 88.32 FEET TO A POINT; THENCE S 35°13'08"E
 A DISTANCE OF 127.92 FEET TO A POINT; THENCE S 09°17'11"W A
 DISTANCE OF 107.91 FEET TO A POINT; THENCE S 41°15'34"E A
 DISTANCE OF 222.43 FEET TO A POINT; THENCE S 35°39'37"W A
 DISTANCE OF 57.67 FEET TO A POINT; THENCE S 61°20'20"E A DISTANCE
 OF 87.09 FEET TO A POINT; THENCE S 26°40'10"W A DISTANCE OF 54.94
 FEET TO A POINT; THENCE S 29°11'05"E A DISTANCE OF 63.28 FEET TO A
 POINT; THENCE N 77°41'24"E A DISTANCE OF 99.15 FEET TO A POINT;
 THENCE S 70°21'38"E A DISTANCE OF 75.58 FEET TO A POINT; THENCE S
 46°47'12"W A DISTANCE OF 78.09 FEET TO A POINT; THENCE S 28°29'37"E
 A DISTANCE OF 43.87 FEET TO A POINT; THENCE N 59°56'37"E A
 DISTANCE OF 69.12 FEET TO A POINT; THENCE S 70°23'38"E A DISTANCE
 OF 57.19 FEET TO A POINT; THENCE S 30°58'02"W A DISTANCE OF 100.16
 FEET TO A POINT; THENCE S 58°47'33"E A DISTANCE OF 67.35 FEET TO A
 POINT; THENCE S 19°28'38"E A DISTANCE OF 170.35 FEET TO A POINT;
 THENCE S 34°14'27"W A DISTANCE OF 67.77 FEET TO A POINT; THENCE
 S 41°15'52"E A DISTANCE OF 64.79 FEET TO A POINT; THENCE S
 13°55'40"E A DISTANCE OF 240.33 FEET TO A POINT; THENCE S
 50°13'38"W A DISTANCE OF 67.71 FEET TO A POINT; THENCE S 28°42'34"E
 A DISTANCE OF 65.23 FEET TO A POINT; THENCE N 77°31'01"E A
 DISTANCE OF 107.18 FEET TO A POINT; THENCE S 14°00'06"E A
 DISTANCE OF 89.76 FEET TO A POINT ; THENCE S 66°39'08"W A
 DISTANCE OF 74.99 FEET TO A POINT; THENCE S 09°24'06"E A DISTANCE
 OF 33.67 FEET TO A POINT; THENCE S 50°51'48"E A DISTANCE OF 146.39
 FEET TO A POINT; THENCE S 06°23'11"E A DISTANCE OF 54.07 FEET TO A
 POINT; THENCE N 80°01'46"W A DISTANCE OF 219.48 FEET TO A POINT;
 THENCE N 81°04'52"W A DISTANCE OF 218.41 FEET TO A POINT; THENCE
 N 57°50'18"W A DISTANCE OF 171.26 FEET TO A POINT; THENCE S
 63°42'08"W A DISTANCE OF 68.76 FEET TO A POINT; THENCE S 21°25'28"E
 A DISTANCE OF 133.10 FEET TO A POINT; THENCE S 10°32'44"W A

DISTANCE OF 90.51 FEET TO A POINT; THENCE N 52°42'58"W A DISTANCE OF 88.29 FEET TO A POINT; THENCE N 89°37'38"W A DISTANCE OF 88.01 FEET TO A POINT; THENCE S 32°06'25"W A DISTANCE OF 296.90 FEET TO A POINT; THENCE S 18°22'34"W A DISTANCE OF 190.92 FEET TO A POINT; THENCE S 08°30'11"E A DISTANCE OF 175.01 FEET TO A POINT; THENCE S 65°26'49"W A DISTANCE OF 134.24 FEET TO A POINT; THENCE N 37°49'07"W A DISTANCE OF 145.31 FEET TO A POINT; THENCE S 48°39'44"W A DISTANCE OF 217.02 FEET TO A POINT; THENCE N 75°10'08"W A DISTANCE OF 222.32 FEET TO A POINT; THENCE N 18°53'48"W A DISTANCE OF 75.63 FEET TO A POINT; THENCE S 88°30'23"W A DISTANCE OF 70.90 FEET TO A POINT; THENCE S 12°48'12"E A DISTANCE OF 88.07 FEET TO A POINT; THENCE S 73°45'51"W A DISTANCE OF 169.33 FEET TO A POINT; THENCE N 34°14'32"W A DISTANCE OF 231.25 FEET TO A POINT; THENCE S 72°11'05"W A DISTANCE OF 100.93 FEET TO A POINT; THENCE S 09°23'19"E A DISTANCE OF 159.18 FEET TO A POINT; THENCE S 19°12'44"W A DISTANCE OF 276.55 FEET TO A POINT; THENCE S 27°22'01"W A DISTANCE OF 193.43 FEET TO A POINT; THENCE S 22°11'09"W A DISTANCE OF 225.20 FEET TO A POINT; THENCE S 59°05'06"W A DISTANCE OF 127.79 FEET TO A POINT; THENCE S 15°27'54"W A DISTANCE OF 156.30 FEET TO A POINT; THENCE N 48°49'21"W A DISTANCE OF 180.40 FEET TO A POINT; THENCE S 84°33'02"W A DISTANCE OF 102.02 FEET TO A POINT; THENCE S 51°32'26"W A DISTANCE OF 177.57 FEET TO A POINT; THENCE N 44°27'10"W A DISTANCE OF 55.85 FEET TO A POINT; THENCE N 65°57'44"W A DISTANCE OF 130.61 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 65°57'44"W A DISTANCE OF 61.13 FEET TO A POINT LOCATED IN THE CENTERLINE OF CORNWALLIS ROAD; THENCE ALONG AND WITH SAID CENTERLINE N 13°00'42"E A DISTANCE OF 352.12 FEET TO A POINT; THENCE N 13°18'26"E A DISTANCE OF 239.67 FEET TO A POINT; THENCE N 14°54'54"E A DISTANCE OF 109.77 FEET TO A POINT; THENCE N 19°01'30"E A DISTANCE OF 131.50 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S 70°58'30"E A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD AND BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COUNTY OF JOHNSTON, PLAT BOOK 87, PAGE 230, JOHNSTON COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 70°58'30"E A DISTANCE OF 120.00 FEET TO A POINT; THENCE N 19°01'30"E A DISTANCE OF 110.00 FEET TO A POINT; THENCE N 70°58'30"W A DISTANCE OF 120.00 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD AND BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COUNTY OF JOHNSTON, PLAT BOOK 87, PAGE 230, JOHNSTON COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY

LINE N 70°58'30"W A DISTANCE OF 30.00 FEET TO A POINT LOCATED IN THE CENTERLINE OF CORNWALLIS ROAD, THENCE ALONG AND WITH SAID CENTERLINE N 19°01'30"E A DISTANCE OF 193.25 FEET TO A POINT; THENCE N 19°37'53"E A DISTANCE OF 373.57 FEET TO A POINT; THENCE N 18°10'11"E A DISTANCE OF 115.44 FEET TO A POINT; THENCE N 14°17'37"E A DISTANCE OF 114.89 FEET TO A POINT; THENCE N 11°11'10"E A DISTANCE OF 97.08 FEET TO A POINT; THENCE N 07°59'44"E A DISTANCE OF 96.68 FEET TO A POINT; THENCE N 00°29'11"E A DISTANCE OF 4.57 FEET TO A POINT; THENCE N 00°23'25"E A DISTANCE OF 115.83 FEET TO A POINT; THENCE N 03°13'08"W A DISTANCE OF 93.75 FEET TO A POINT; THENCE N 06°37'32"W A DISTANCE OF 93.75 FEET TO A POINT; THENCE N 09°56'08"W A DISTANCE OF 94.82 FEET TO A POINT; THENCE N 13°10'34"W A DISTANCE OF 91.15 FEET TO A POINT; THENCE N 14°58'16"W A DISTANCE OF 113.48 FEET TO A POINT; THENCE N 16°05'15"W A DISTANCE OF 1,312.67 FEET TO A POINT; THENCE N 16°05'21"W A DISTANCE OF 58.87 FEET TO A POINT; THENCE N 15°42'11"W A DISTANCE OF 178.52 FEET TO A POINT; THENCE N 13°46'58"W A DISTANCE OF 119.14 FEET TO A POINT; THENCE N 10°59'11"W A DISTANCE OF 116.20 FEET TO A POINT; THENCE N 08°51'56"W A DISTANCE OF 95.21 FEET TO A POINT; THENCE N 06°22'23"W A DISTANCE OF 95.48 FEET TO A POINT; THENCE N 04°08'47"W A DISTANCE OF 116.95 FEET TO A POINT; THENCE N 01°52'54"W A DISTANCE OF 64.72 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE N 85°17'33"E A DISTANCE OF 30.16 FEET TO A POINT LOCATED ON THE RIGHT-OF-WAY LINE OF CORNWALLIS ROAD AND BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY GLEN FORD JR. TRUSTEE, FORD LIVING TRUST, AS RECORDED IN DEED BOOK 5625, PAGE 68, JOHNSTON COUNTY REGISTRY; THENCE N 85°17'33"E A DISTANCE OF 960.52 FEET TO THE POINT OF BEGINNING, CONTAINING 225.1381 ACRES.

KENNEY FORD (163700-69-9043):

BEGINNING AT AN EXISTING IRON REBAR LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF NC HIGHWAY 42, AND BEING THE NORTHWESTERN PROPERTY CORNER OF LOT A AS RECORDED IN PLAT BOOK 27 PAGE 233, JOHNSTON COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 679629.66 FEET E: 2137770.42 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG AND WITH SAID WESTERN PROPERTY LINE S 05°56'28" E A DISTANCE OF 178.56 FEET TO AN EXISTING IRON REBAR; THENCE N 84°42'12"E A DISTANCE OF 217.61 FEET TO AN EXISTING IRON REBAR ON THE WESTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 84°42'12"E A DISTANCE OF 30.17 FEET TO A POINT LOCATED IN THE CENTERLINE OF SAID CORNWALLIS ROAD; THENCE ALONG AND WITH SAID CENTERLINE S 00°43'11"W A DISTANCE OF 167.25 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S 82°15'19"W A DISTANCE

OF 30.33 FEET TO A POINT LOCATED ON SAID WESTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 82°15'19"W A DISTANCE OF 322.21 FEET TO AN EXISTING IRON PIPE; THENCE S 00°43'43"W A DISTANCE OF 9.92 FEET TO A POINT LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY BILLIE JO EDWARDS AS RECORDED IN DEED BOOK 4289, PAGE 892, JOHNSTON COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE S 80°40'05"W A DISTANCE OF 15.75 FEET TO AN EXISTING IRON PIPE AND BEING THE NORTHWESTERN PROPERTY CORNER OF SAID BILLIE JO EDWARDS; THENCE ALONG AND WITH SAID WESTERN PROPERTY LINE S 00°21'30"W A DISTANCE OF 120.03 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY MARY E. MUTCHLER AS RECORDED IN DEED BOOK 5590, PAGE 621, JOHNSTON COUNTY REGISTRY; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE S 80°37'37"W A DISTANCE OF 366.40 FEET TO AN EXISTING IRON REBAR; THENCE S 18°15'02"E A DISTANCE OF 323.74 FEET TO AN EXISTING IRON PIPE LOCATED ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY WILLIAM F. TROXLER JR. AS RECORDED IN DEED BOOK 991 PAGE 87; THENCE ALONG AND WITH SAID NORTHERN PROPERTY LINE S 81°00'02"W A DISTANCE OF 34.70 FEET TO AN EXISTING IRON PIPE; THENCE S 81°00'02"W A DISTANCE OF 912.11 FEET TO AN EXISTING IRON PIPE AND BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY ANTHONY F. THORNTON AND TRACEY J. THORNTON AS RECORDED IN DEED BOOK 5930, PAGE 461, JOHNSTON COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE N 00°30'29"W A DISTANCE OF 695.35 FEET TO A POINT LOCATED ON SAID SOUTHERN RIGHT-OF-WAY LINE OF NC HIGHWAY 42; THENCE N 00°30'29"W A DISTANCE OF 52.99 FEET TO A POINT LOCATED IN THE CENTERLINE OF NC HIGHWAY 42; THENCE ALONG AND WITH SAID CENTERLINE N 70°08'32"E A DISTANCE OF 79.15 FEET TO A POINT; THENCE N 71°14'32"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N 72°09'42"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N 73°13'12"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N 74°10'52"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N 75°22'42"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N 75°22'42"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N 76°13'42"E A DISTANCE OF 100.02 FEET TO A POINT; THENCE N 77°22'02"E A DISTANCE OF 99.98 FEET TO A POINT; THENCE N 78°25'12"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N 79°43'32"E A DISTANCE OF 400.00 FEET TO A POINT; THENCE N 79°58'52"E A DISTANCE OF 61.00 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S 05°56'28"E A DISTANCE OF 50.13 FEET TO THE POINT OF BEGINNING, CONTAINING 22.4505 ACRES.

TREE OF LIFE (163700-77-8774):

BEGINNING AT AN EXISTING IRON PIPE LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD, AND LOCATED ON THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY WILLIAM F. TROXLER JR AS RECORDED IN DEED BOOK 991, PAGE 87, JOHNSTON COUNTY REGISTRY, AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 677953.41 FEET E: 2138016.13 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 81°52'13"E A DISTANCE OF 30.00 FEET TO A POINT LOCATED IN THE CENTERLINE OF CORNWALLIS ROAD; THENCE ALONG AND WITH SAID CENTERLINE S 08°51'56"E A DISTANCE OF 69.52 FEET TO A POINT; THENCE S 10°59'11"E A DISTANCE OF 116.20 FEET TO A POINT; THENCE S 13°46'58"E A DISTANCE OF 119.14 FEET TO A POINT; THENCE S 15°42'11"E A DISTANCE OF 56.47 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE S 79°06'26"W A DISTANCE OF 30.12 FEET TO AN EXISTING IRON PIPE ON THE WESTERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 79°06'26"W A DISTANCE OF 369.74 FEET TO AN EXISTING IRON PIPE LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY OF WILLIAM F. TROXLER JR AS RECORDED IN DEED BOOK 991, PAGE 87, JOHNSTON COUNTY REGISTRY; THENCE N 09°22'32"W A DISTANCE OF 379.47 FEET TO AN EXISTING IRON PIPE LOCATED ON THE EASTERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY WILLIAM F. TROXLER JR AS RECORDED IN DEED BOOK 991, PAGE 87; THENCE N 81°52'13"E A DISTANCE OF 351.78 FEET TO THE POINT OF BEGINNING, CONTAINING 3.2857 ACRES. MISCLOSURE PER CARLSON: Distance = 0.00

SECTION 2. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Ordinance.

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

The request is inconsistent with the 2045 Comprehensive Growth Plan in:

- 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.

SECTION 4. That the Town of Clayton Future Land Use Map of the 2045 Comprehensive Growth Plan be updated to “Low Density Residential”, in alignment with the newly assigned zoning district of Residential Large Lot (RLL), for the parcels and their portions as described herein.

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

Duly adopted this 16th day of March 2026, while in regular Session.

Jody L. McLeod
Mayor

ATTEST:

APPROVED AS TO FORM:

Heidi Holland, CMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Public Hearings

Item Title

2025-147-RZ Powhatan Self Storage: Conventional Rezoning

Presenter(s)

Lori Bryant, Planner I

Suggested Action

POTENTIAL ACTION: Adoption of Ordinance #2026-03-01 & Consistency Statement

Strategic Priorities Alignment

Public Hearing: Yes

If Approved, Will Document Require Recordation? Yes

Summary

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.

Funding Source

Corresponding Documentation

1. 0.0_TC Staff Report_Powhatan Self Storage Rezoning_Conventional Rezoning
2. 0.1_Staff Report Map - Powhatan Rezoning 2025-147-RZ_v2
3. 0.2_Application - Powhatan Self Storage- Conventional Rezoning
4. 0.3_Neighborhood Meeting Materials_Powhatan Self Storage Rezoning
5. 0.3_Neighborhood Meeting Summary Information_Powhatan Self Storage Rezoning (1)
6. 0.4_AdjacentPropertyLetter_Town Council_3.16.26
7. 0.5_ConsistencyStatementsSheet_2025-147-RZ Powhatan
8. 0.6_Public Notice Certification
9. 0.7_Feb. 23, 2026 Planning Board Recommendation 2025-147-RZ
10. 0.8_TC Ordinance_Powhatan Self Storage Conventional Rezoning

Submitted By: Lori Bryant, Planner I

Reviewed By:

Lori Bryant, Planning
Haley Downey, Legislative
Conrad Olmedo, Planning
First Name Last Name, Administration
Heidi Holland, Legislative

Created/Initiated - 3/9/2026
Approved - 3/10/2026
Approved - 3/10/2026
Approved - 3/11/2026
Final Approval - 3/11/2026



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

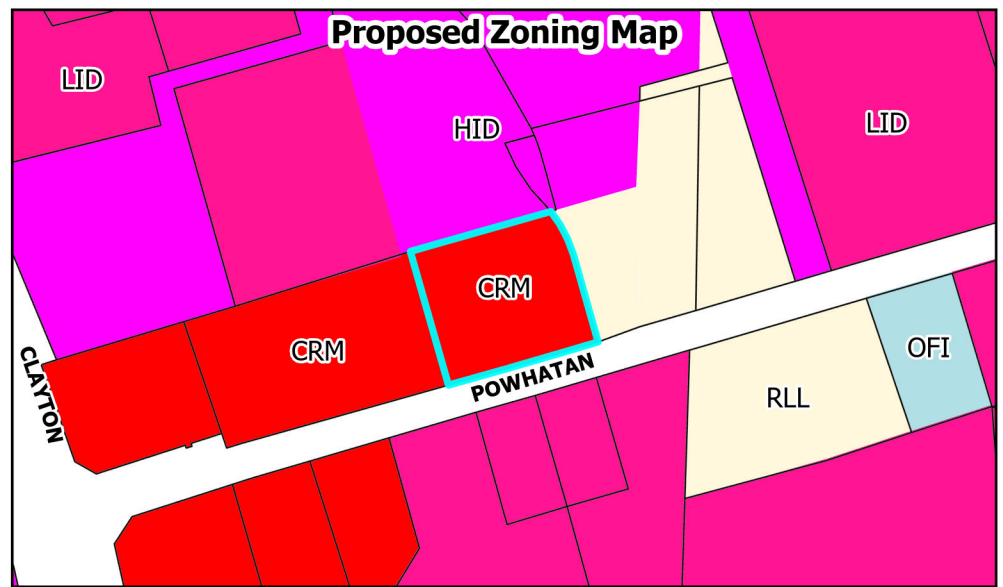
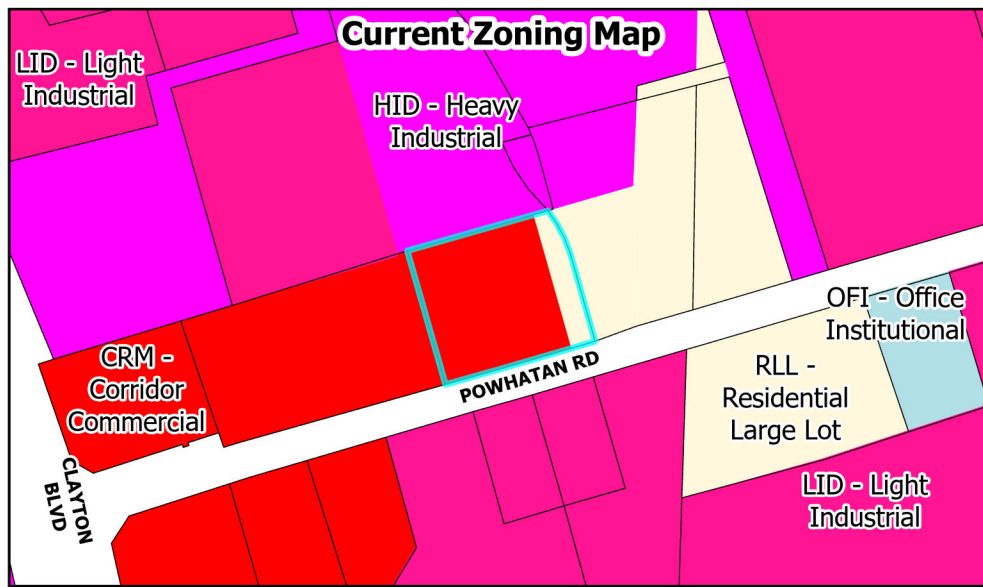
Planning Board Public Meeting: February 23, 2026
Town Council Public Hearing: March 16, 2026

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: March 6, 2026 Sign Posted: March 6, 2026 Website Updated: February 26, 2026 Legal Ad Published: March 4 and March 11, 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	Convenience Store (with	Employment Center

	(CRM)	gasoline sales)	
REVIEW CRITERIA			
The proposed rezoning supports the public’s health, safety, and overall well-being by correcting a 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. The small portion currently designated as RLL will be converted 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 reviewed this item in a public meeting on February 23, 2026 at their regular meeting. The Planning Board made a <i>recommendation of approval</i> to the Town Council. In addition to the recommendation of approval, discussions during the meeting included clarification of the neighborhood meeting and property owner’s consent and awareness of the request.			
TOWN COUNCIL CONSIDERATIONS			
Following the February 23, 2026 Planning Board Meeting, this application will be scheduled for a public hearing during the March 16, 2026 Town Council meeting.			
STAFF RECOMMENDATION			
The Technical Review committee has thoroughly reviewed the proposed rezoning and associated concept plan. Planning staff recommends <i>APPROVAL as per motion 1 of the consistency statements sheet</i>.			

ATTACHMENTS:

1. Staff Report Map
2. Application
3. Neighborhood Meeting Materials
4. Surrounding Property Notice
5. Consistency Statements Sheet
6. Public Notice Certification
7. Planning Board Recommendation
8. Ordinance 2026-03-01



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.

VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT



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	
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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.

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

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):	

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4. A map, drawing, or other depiction of the proposed land use change or development proposal.

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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

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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.

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

March 6, 2026

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

Scan **QR Code** for
more information:



RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

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

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on March 16, 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 a unified CRM zoning designation. This application is to correct a clerical error.

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

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:

6 de marzo de 2026

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



RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

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

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 6 de marzo 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

www.TownofClaytonNC.org

Motions for Consistency Statements

The Town Council may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

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

I make a motion to approve 2025-147-RZ Powhatan Self Storage Rezoning, Ordinance # 2026-03-01, 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 approve 2025-147-RZ Powhatan Self Storage Rezoning, Ordinance # 2026-03-01. 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 deny 2025-147-RZ Powhatan Self Storage Rezoning, Ordinance # 2026-03-01. 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 deny 2025-147-RZ Powhatan Self Storage Rezoning, Ordinance # 2026-03-01, 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: Town Council
Date of Meeting: March 16, 2026

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	L. Bryant	3/6/26
2. Property Posted	Sign Posted on Property	CLD for Susanland	3/6/26
3. Website Updated	Project Information added to the Website	L. Bryant	2/26/26
4. Newspaper Publish	Newspaper Ad published	Conrad Olmedo for Heidi Holland	2/26/26

Certified by:

Conrad Olmedo, AICP, CZO
Planning Director

3/9/26

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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www.TownofClaytonNC.org



**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION**

**2025-147-RZ
Powhatan Self Storage
Conventional Rezoning**

On February 23, 2026 the Planning Board heard the above-referenced request and passed the following motion with a simple majority vote of the Board:

Recommendation to the Town Council:

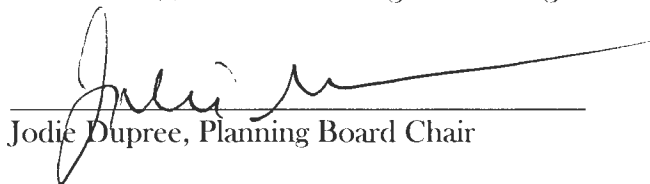
- ☒ Motion 1: Recommend Approval – Consistent with the 2045 Comprehensive Growth Plan.
- ☐ Motion 2: Recommend Approval – Inconsistent with the 2045 Comprehensive Growth Plan.
- ☐ Motion 3: Recommend Denial – Consistent with the 2045 Comprehensive Growth Plan.
- ☐ Motion 4: Recommend Denial – Inconsistent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

Additional or other Action by the Planning Board:

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

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

Recommendation(s) made this during the Planning Board meeting held on February 23, 2026.



Jodie Dupree, Planning Board Chair

TOWN OF CLAYTON
AN ORDINANCE TO AMEND THE ZONING MAP OF THE
TOWN OF CLAYTON, NORTH CAROLINA
2025-147-RZ, POWHATAN SELF STORAGE CONVENTIONAL REZONING

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton by rezoning property from Residential Large Lot (RLL) and Corridor Commercial (CRM) zoning district to Corridor Commercial (CRM) zoning district. The subject property is approximately 1.34 acres and is located easterly from the intersection of Clayton Blvd and Powhatan Road. The parcel is identified as NC PIN #s (Johnston County Tax IDs): 167700-39-7194 with TAG # 05I05019B; and

WHEREAS said properties are owned by American Self Storage, Inc.; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed rezoning request at their February 23, 2026 meeting and made a recommendation thereupon; and

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

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

WHEREAS notice of a public hearing to consider the proposed zoning change was posted on the property as required by the Town of Clayton Unified Development Ordinance and by North Carolina General Statutes §160D-602 of the; and

WHEREAS the said public hearing was conducted at the Town Council meeting held at 6:00 p.m. on March 16, 2026 wherein a reasonable opportunity was given to all those in

attendance to speak either in favor or against the said change to make relevant comments; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CLAYTON, NORTH CAROLINA, THAT:

SECTION 1. The Official Zoning Map of the Town of Clayton is hereby amended to designate the following described property as part of the Corridor Commercial zoning district:

Property Description	
Property Owner(s)	AMERICAN SELF STORAGE, INC.
Property Location	Located Easterly from the intersection of Clayton Blvd. and Powhatan Rd. and on the north side of Powhatan Rd.
Property Address(es)	3936 Powhatan Road
NC Pin(s) and Johnston County Tax ID(s)	167700-39-7194 (05I05019B)
Property Size (acres)	1.340

SECTION 2. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Ordinance.

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

CONSISTENCY STATEMENT

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

I make a motion to approval 2025-147-RZ Powhatan Self Storage Rezoning, Ordinance # 2026-03-01, 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.

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

Duly adopted this 16th day of March 2026 while in regular Session.

Andria Archer
Mayor Pro Tem

ATTEST:

APPROVED AS TO FORM:

Heidi Holland, MMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

March 16, 2026

Agenda Location

Old Business

Item Title

Resolution of Final Award - Walmart Pump Station Abandonment and Gravity Sewer Ext Project

Presenter(s)

Shannon Poole, Project Controls Specialist

Suggested Action

POTENTIAL ACTION: Adoption of Resolution #2026-17

POTENTIAL ACTION: Approval of Contract/Agreement

Strategic Priorities Alignment



Public Hearing: No

If Approved, Will Document Require Recordation? Yes

Summary

On October 24, 2024, the North Carolina Division of Water Infrastructure (NCDWI) issued a Letter of Intent to Fund to the Town of Clayton through the State and Local (S.L.) Appropriations Act for wastewater system improvements. Through this appropriation, the Town was awarded \$14,100,000 to support critical wastewater infrastructure upgrades. The Walmart Pump Station Abandonment and Gravity Sewer Extension Project was identified as one of the projects to be

funded with these appropriated funds.

On January 6, 2026, the Town formally advertised the project for competitive bids. On February 12, 2026, the Town received nine (9) sealed bids which were publicly opened and recorded in accordance with state procurement requirements. Highfill Infrastructure Engineering PC, the Engineer of Record, reviewed the submitted bids and recommended award to Park Construction of N.C., Inc. as the lowest responsive, responsible bidder. The Town's Procurement and MWBE Manager also reviewed the bid documents and confirmed that Park Construction of N.C., Inc. met all applicable requirements.

On February 16, 2026, the Town Council adopted Resolution No. 2026-10 approving a Resolution of Tentative Award for the project contract to Park Construction of N.C., Inc., contingent upon receiving Authority to Award from NCDWI.

The North Carolina Division of Water Infrastructure issued Authority to Award on February 19, 2026. Staff is now requesting that the Town Council adopt the Resolution of Final Award to Park Construction of N.C., Inc. in the total base bid amount of \$1,183,599.00, and authorize the Town Manager or designee to execute the construction contract and any associated documents necessary to complete the project.

Funding Source

Corresponding Documentation

1. Clayton-SRP-W-134-0194 ATA Letter
2. Park Construction of N.C. Bid
3. 2026-17_RESOLUTION_FinalAward_Walmart

Submitted By: Shannon Poole, Project Controls Specialist

Reviewed By:

Shannon Poole, Engineering - CIP
Jonathan Ham, Engineering - CIP
First Name Last Name, Administration
Heidi Holland, Legislative

Created/Initiated - 3/9/2026
Approved - 3/9/2026
Approved - 3/11/2026
Final Approval - 3/11/2026

JOSH STEIN
Governor
D. REID WILSON
Secretary
SHADI ESKAF
Director



February 19, 2026

Richard Cappola, Town Manager
Town of Clayton
PO Box 879
Clayton, NC 27528

SUBJECT: Authority to Award
Project No. SRP-W-134-0194
Town of Clayton Wastewater System
Improvements

Dear Mr. Cappola:

The Project Bid Information documents, including the Disadvantaged Business Enterprise (DBE) solicitations, have been reviewed for the subject project. The project budget is approved as follows:

<u>Project Expenses</u>	<u>Total Amount</u>	<u>Eligible Amount</u>
Park Construction of NC, Inc. (Base Bid Only)	\$1,183,599.00	\$1,183,599.00
Planning & Design*	\$280,300.00	\$280,300.00
Riparian Wetland Mitigation*	\$39,866.50	\$39,866.50
Real Property Acquisition*	\$104,225.00	\$104,225.00
Total Costs	\$1,607,990.50**	\$1,607,990.50**

**Subject to further review*

***Note: 2023-134 award amount is \$14,036,250. This document does not increase available funding.*

Please note that the funding amount is restricted to the eligible costs noted above. This amount may be less than the amount in the executed Funding Offer. If costs increase during construction, please contact the Division regarding the possibility of increasing funding. Increases will only be considered to cover unforeseen conditions and will not be considered for any increases to the scope.

You may award the contract and issue work orders to begin construction. Please provide **Pam Whitley** of this office with the following:

- An original executed bound contract with specifications
- Notice to Proceed.

The approval of contracts is not required prior to issuance of work orders, but no disbursements can be processed until the contract documents have been approved. Additionally, please note that this office will not process any payments until we receive the executed funding agreement.



North Carolina Department of Environmental Quality | Division of Water Infrastructure
512 N. Salisbury Street | 1633 Mail Service Center | Raleigh, North Carolina 27699-1633
919.707.9160

The subcontractors in the table below, and their DBE status, are noted as part of this Authority to Award. Should any of these subcontractors not be able to perform the work noted, the selection of a new subcontractor will entail utilizing “Good Faith Efforts” again and providing this office with that evidence.

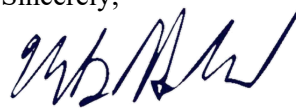
Subcontractors for Park Construction of NC, Inc.			
TRADE	SUBCONTRACTOR	PRICE	DBE
Trucking	Covenant Trucking	\$23,000.00	MBE
Supplier	Calamar, Inc.	\$95,360.00	WBE

All Payment requests must be supported by adequate documentation of costs. Your attention is directed to the special funding conditions included with your funding agreement regarding items that must be addressed prior to payments being made for construction costs.

The assigned inspector for your project is James E. Baltzer, P.E.. Please contact him prior to scheduling the preconstruction conference. He will need to attend this first meeting. His contact information is james.baltzer@deq.nc.gov. Please be advised that all change orders must be forwarded to the inspector for review and a funding eligibility determination. Your construction of this project is a step forward in protecting our valuable water resources.

If you have questions regarding this matter, you can contact David Smith at david.smith@deq.nc.gov.

Sincerely,



Mark L. Hubbard, P.E.
Grant Management Unit

cc: Richard D. Cappola, PE, Town of Clayton, Town Manager (townmanager@townofclaytonnc.org)
Shannon Poole, Town of Clayton (spoole@townofclaytonnc.org)
Joshua Baird, PE, Town of Clayton (jbaird@townofclaytonnc.org)
James E. Baltzer, PE, DWI (via email)
Jason Robinson, PE, DWI (via email)
Pam Whitley, DWI (via email)
SRP-134 (P_ATA)
Agreement ID: 2000079223



UNIT PRICE BID

Item No.	Description	Unit	Est. Qty.	Bid Unit Price	Bid Price
1	Mobilization, Bond, Insurance	LS	1	59,500	59,500
2	Clearing & Grubbing	LS	1	56,711	56,711
3	Erosion Control	LS	1	41,136	41,136
4	12" PVC Gravity Sewer 0'-8' Depth	LF	560	121	67,760
5	12" PVC Gravity Sewer 8'-10' Depth	LF	1,040	122	126,880
6	12" PVC Gravity Sewer 10'-12' Depth	LF	1,430	134.50	192,335
7	12" PVC Gravity Sewer 12'-14' Depth	LF	640	149	95,360
8	12" PVC Gravity Sewer 14'-16' Depth	LF	340	164	55,760
9	12" PVC Gravity Sewer 16'-18' Depth	LF	60	182	10,920
10	12" PVC Gravity Sewer >18' Depth	LF	10	201	2,010
CONCRETE MANHOLE ITEMS					
11	5' Dia. Precast Concrete Manhole 0'-8' Depth	EA	3	6,980	20,940
12	5' Dia. Precast Concrete Manhole 8'-10' Depth	EA	6	8,029	48,174
13	5' Dia. Precast Concrete Manhole 10'-12' Depth	EA	3	9,581	28,743
14	5' Dia. Precast Concrete Manhole 12'-14' Depth	EA	1	10,630	10,630
15	5' Dia. Precast Concrete Manhole 14'-16' Depth	EA	1	11,819	11,819
16	5' Dia. Precast Concrete Manhole 16'-18' Depth	EA	1	12,867	12,867
CONCRETE MANHOLE SUBTOTAL					\$ 133,173
17	Interior Epoxy Coating of 5' MH	VF	190	631	119,890
18	24-inch Steel Encasement Pipe (Open Cut)	LF	50	324	16,200
19	Connect to Existing MH	EA	2	4,964	9,928
20	Anti-Seep Collar	EA	15	2,294	34,410
21	Temporary Bypass Pumping	LS	1	17,845	17,845
22	Select Backfill	CY	1,130	37.20	42,036
23	Rock Excavation	CY	200	150	30,000
24	Stabilization Stone	TON	130	72	9,360
25	Class 1 Rip Rap	TON	65	106	6,890
26	Walmart PS Demolition	LS	1	35,495	35,495
27	Material Testing Allowance	LS	1	\$20,000	\$20,000
BASE BID TOTAL (WITH CONCRETE MANHOLES)					\$ 1,183,599

**TOWN OF CLAYTON
RESOLUTION OF FINAL AWARD**

WHEREAS, the Town of Clayton, North Carolina has received bids, pursuant to due and proper advertisement and notice thereof, for construction of the Walmart Pump Station Abandonment & Gravity Extension Project (the "Project"); and

WHEREAS, Park Construction of N.C., was the lowest responsive, responsible bidder for the Project contract, in the total base bid amount of \$1,183,599.00; and,

WHEREAS, Highfill Consulting Engineers and the Towns Procurement and Contracts Manager have reviewed all of the bids and has recommended the award of construction to Park Construction of N.C., the lowest responsive responsible bidder; and

WHEREAS, Resolution of Tentative Award, 2026-10, was adopted on February 16, 2026; and,

WHEREAS, Resolution of Final Award of the Project contract to Park Construction of N.C. was contingent on receiving Authority to Award by the North Carolina Division of Water Infrastructure; and,

WHEREAS, Authority to Award was received on February 19, 2026.

NOW, THEREFORE, BE IT RESOLVED that FINAL AWARD is hereby made to Park Construction of N.C., in the Total Base Bid Amount of \$1,183,599.00,

BE IT FURTHER RESOLVED BY THE CLAYTON TOWN COUNCIL The town Manager or designee is hereby authorized to execute on behalf of the Town of Clayton the agreement for the base bid and any change orders required to deliver the project with Parks Construction of N.C.

Upon motion of _____, seconded by _____, this Resolution was unanimously adopted, this the 16 day of March 2026.

Jody L. McLeod
Mayor

ATTEST:

Heidi L. Holland, MMC, NCCMA
Town Clerk