



Town of Clayton
Town Council Regular Meeting Agenda
Monday, April 20, 2026 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

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

No Weapons Allowed Inside Council Chambers.

1. CALL TO ORDER

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

2. ADJUSTMENT OF THE AGENDA

- a. Adopt or Adjust the Agenda
POTENTIAL AGENDA: Adopt or Adjust the Agenda

3. CONSENT AGENDA

- a. Resolution to Acquire Real Property – 480 E. Main Street
Presenter:
Joe Stallings, Economic Development Director
POTENTIAL ACTION: Adopt Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

- a. Clayton4U
 - Agenda Information & Access**Presenter:**
Nathanael Shelton, Communication Director

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. Administrative Professionals Day Proclamation
Presenter:
Council Member Underwood to Present to Administrative Staff

6. PUBLIC HEARINGS

- a. 2025-41-CZM Arbors at East Village Ph II: Type 3 Conditional Rezoning
(Continued from the March 16, 2026 Meeting)
Presenter:
Robert Tate, Senior Planner
POTENTIAL ACTION: Adoption of Ordinance #2026-04-01 & Consistency Statement
- b. 2026-027-ANX Southwest Public Safety Center Annexation Petition
Presenter:
Robert Tate, Senior Planner
POTENTIAL ACTION: Adoption of Ordinance #2026-04-02
- c. 2026-033-ANX TOC Corbett Road Annexation Petition
Presenter:
Robert Tate, Senior Planner
POTENTIAL ACTION: Adoption of Ordinance #2026-04-04

- d. 2026-032-ANX TOC Jack Road Annexation Petition

Presenter:

Robert Tate, Senior Planner

POTENTIAL ACTION: Adoption of Ordinance #2026-04-03

7. QUASI-JUDICIAL HEARINGS

8. OLD BUSINESS

9. NEW BUSINESS

10. PUBLIC COMMENTS

11. STAFF REPORTS

- a. Town Manager
- b. Town Attorney
- c. Town Clerk
- d. Other Staff
 - 1) Square to Square Update
Amy Shearin, Community Events & Engagement Coordinator

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 Council Regular Meeting Agenda Cover Sheet

Meeting Date

April 20, 2026

Agenda Location

Consent Agenda

Item Title

Resolution to Acquire Real Property – 480 E. Main Street

Presenter(s)

Joe Stallings, Economic Development Director

Suggested Action

POTENTIAL ACTION: Adoption of Resolution #2026-27

Strategic Priorities Alignment

Public Hearing: No

If Approved, Will Document Require Recordation? No

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

1. Resolution #2026-27

Submitted By: Heidi Holland, Town Clerk

Reviewed By:

Heidi Holland, Legislative

Joe Stallings, Legislative

First Name Last Name, Administration

Heidi Holland, Legislative

Created/Initiated - 4/13/2026

Approved - 4/13/2026

Approved - 4/15/2026

Final Approval - 4/15/2026

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CLAYTON
AUTHORIZING THE ACQUISITION OF CERTAIN
INTERESTS IN REAL PROPERTY**

WHEREAS, the Town of Clayton (the “Town”) has entered into the Purchase and Sale Agreement by and between the Town and Price Kornegay, LLC, a North Carolina limited liability company, dated December 19, 2025 and attached hereto as Exhibit A (the “Agreement”); and

WHEREAS, the Town Council of the Town of Clayton hereby determines that it is necessary and in the public interest to acquire the real property described as 480 E. Main St., Clayton, NC 27520 (PIN 166917-21-0492; RE ID 05011029A) as further described in the Agreement (the “Property”); and

WHEREAS, the Town of Clayton, acting by and through the Town Council, proposes to purchase said interests in real property, under the terms and conditions of the attached Agreement, to exercise the authority conferred upon the Town of Clayton by North Carolina General Statute Section 160A-11 and 160A-265 through voluntary acquisition.

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

1. That the Town Council hereby approves, ratifies and affirms the Purchase and Sale Agreement attached hereto as Exhibit A.
2. That the Town Attorney to the Town of Clayton is authorized to proceed on behalf of the Town of Clayton to acquire by purchase under the terms and conditions of Agreement.
3. That the Town Attorney to the Town of Clayton is hereby authorized and directed to prepare all documents to effectuate the acquisition of the interest in the land hereinabove mentioned.
4. That the Mayor, the Town Clerk and the Town Manager are authorized to and shall execute such documents prepared and reviewed by the Town Attorney as may be necessary to accomplish this transaction.

Adopted: This 20th day of April, 2026.

Town of Clayton

By: _____
Jody McLeod, Mayor

ATTEST:

Heidi Holland, Town Clerk

(SEAL)

Town of Clayton

Administrative Professionals Day

Proclamation

WHEREAS, administrative professionals, including administrative assistants, executive assistants, office managers, and secretaries, among others comprise 11.5 percent of the North Carolina workforce; and

WHEREAS, administrative professionals play an essential role in coordinating the office operations of businesses, government, educational institutions, and other organizations; and

WHEREAS, the work of administrative professionals today requires advanced knowledge and expertise in communications, computer software, office technology, project management, organization, customer service, and other vital office management responsibilities; and

WHEREAS, administrative professionals demonstrate commitment, professionalism, adaptability, and attention to detail, all while balancing multiple tasks and meeting the needs of colleagues and the public; and

WHEREAS, the last Wednesday of the last full week in the month of April is Administrative Professionals Day, recognizing the important contributions that administrative professionals make each year to our workplace.

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim April 22, 2026 as **ADMINISTRATIVE PROFESSIONALS DAY** in the Town of Clayton and citizens are encouraged to recognize and celebrate the many administrative professionals throughout the Town who keep vital offices running and deliver necessary service to our citizens.

Proclaimed by the Clayton Town Council this the 20th day of April 2026.

Jody L. McLeod
Mayor



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

April 20, 2026

Agenda Location

Public Hearings

Item Title

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

(Continued from the March 16, 2026 Meeting)

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

POTENTIAL ACTION: Adoption of Ordinance #2026-04-01 & Consistency Statement

Strategic Priorities Alignment



VIBRANT
DOWNTOWN



DESIRABLE
AMENITIES
AND SPACES



DIVERSIFIED
ECONOMIC
DEVELOPMENT

Public Hearing: No

If Approved, Will Document Require Recordation? No

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_04202026
2. 01_Type3ConditionalRezoningApplication_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_04202026
3. 02_NeighborhoodMeetingMaterials_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_04202026
4. 03_StaffReportMaps_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_04202026
5. 04_ConceptPlanExhibitA_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_04202026
6. 05_ConditionsOfApproval_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_04202026
7. 06_ConditionsOfApprovalNarrative_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_04202026
8. 07_RedlinedConditionsOfApproval_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_04202026
9. 08_ConsistencyStatementsSheet_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_04202026
10. 09_AdjacentPropertyOwnerNotice_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_04202026
11. 10_PublicNoticeCertification_2025-41-CZM_ArborsAtEastVillagePhaseII_TC_04202026
12. 11_02232026PlanningBoardWrittenRecommendation_2025-41-CZM_ArborsAtEastVillagePhII_TC_04202026
13. 12_Ordinance2026-04-01_2025-41-CZM_ArborsAtEastVillagePhII_TC_04202026 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 - 4/13/2026
Approved - 4/14/2026
Approved - 4/15/2026
Approved - 4/15/2026
Final Approval - 4/15/2026



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
Town Council Public Hearing Continued: April 20, 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 #18 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 #19 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 #17 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 submit an Alternative Landscaping Plan:
 - 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.
 - Require at least one (1) additional plant species beyond what is otherwise required by *UDO Section 6.6.7.E*.
 - Enhance screening along the property boundaries fronting E Front Street and Bent Branch Loop in accordance with *UDO Table 6.6.13.E*.
- **Building Façade**
 - Condition #20 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. The public hearing was continued to the April 20, 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. Redlined Conditions of Approval
8. Consistency Statements Sheet
9. Adjacent Property Owner Notice
10. Public Notice Certification
11. Planning Board Written Recommendation
12. Ordinance 2026-04-01



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

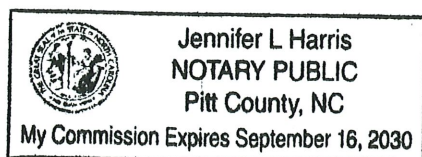
COUNTY OF

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



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)

(Owner's Signature)

PO Box 566
(Address)

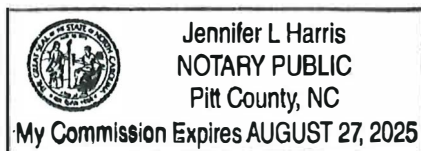
Greenville, NC 27835
(City, State, Zip)

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



Jennifer L. Harris
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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18		
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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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Letter		
Apex, NC 27539		
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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		
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Estimated Delivery Date		
Mon 03/31/2025		
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First-Class Mail®	1	\$0.73
Letter		
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Mon 03/31/2025		
Certified Mail®		\$4.85
Tracking #:		
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First-Class Mail®	1	\$0.73
Letter		
Las Vegas, NV 89121		
Weight: 0 lb 0.30 oz		
Estimated Delivery Date		
Wed 04/02/2025		
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First-Class Mail® 1 \$0.73
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Denver, NC 28037
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Mon 03/31/2025
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First-Class Mail® 1 \$0.73
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Certified Mail® \$4.85
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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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☐ 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

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

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
☐ Return Receipt (hardcopy)	\$0.00		
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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

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

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City, State, ZIP+4[®] Apex, NC 27539-5735

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Postage	\$0.73		
Total Postage and Fees	\$5.58		

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Postage	\$0.73		
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Sent To Wil-Thom LLC

Street and Apt. No., or PO Box No. 103 Flamingo Dr

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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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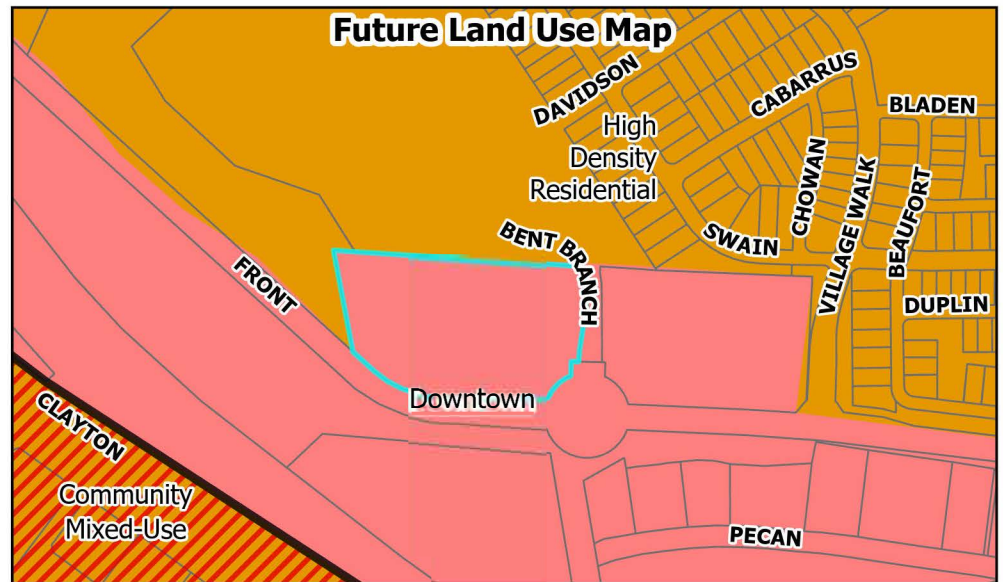
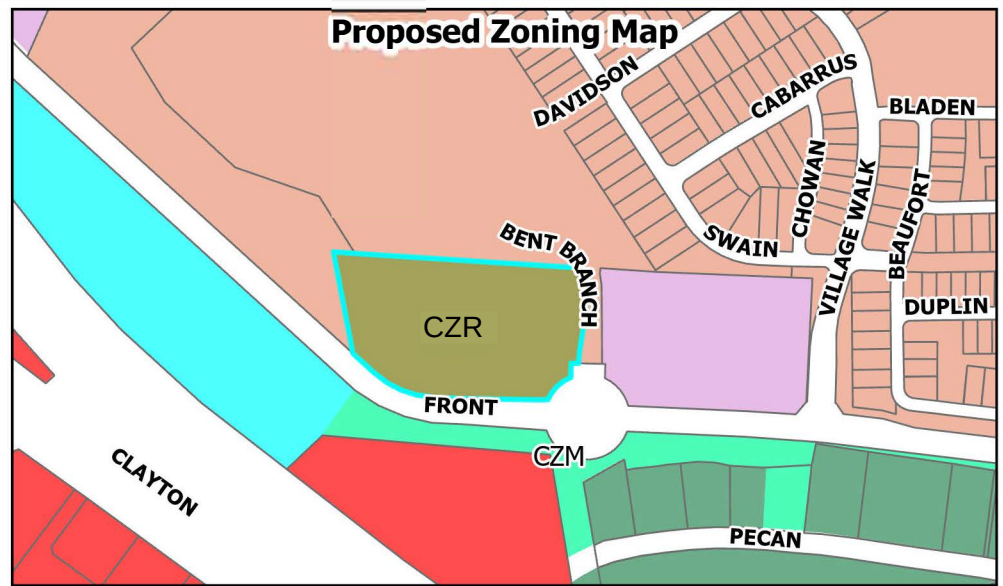
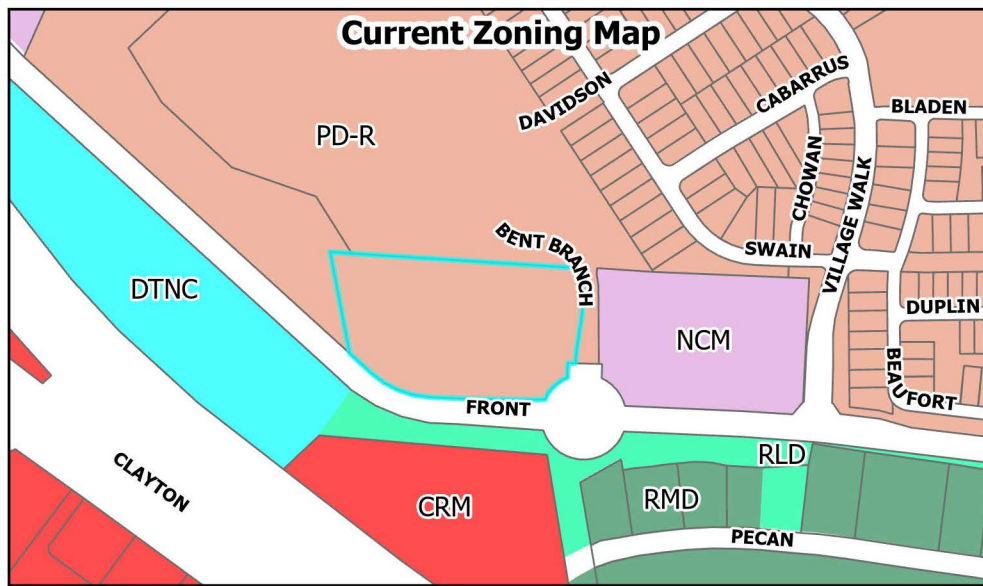
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Street and Apt. No., or PO Box No. 344 N NC 16 Business Hwy

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

0 300 600 1,200 Feet

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

SUMMARY INFORMATION

DEVELOPMENT NAME: THE ARBORS AT EAST VILLAGE PH II

SITE ADDRESS: E. FRONT STREET
CLAYTON, NORTH CAROLINA

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

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

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

PROPOSED ARBORS PHASE II SITE AREAS (LOT 4):
LOT TO BE DEVELOPED
PIN NUMBER: 166806-48-6804
CURRENT ZONING DISTRICT: PD-R
PROPOSED ZONING DISTRICT:
CONDITIONAL RESIDENTIAL TYPE 3 (CZR)
TOTAL GROSS ACREAGE: 3.755 ACRES
AREA TO BE RECOMBINED: 0.43 ACRES
PROPOSED TOTAL GROSS ACREAGE: 4.19 ACRES
TOTAL OPEN SPACE REQUIRED (10%): 0.419 ACRES
TOTAL OPEN SPACE PROVIDED: 0.55 ACRES (13.3%)

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

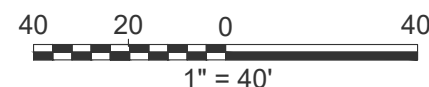
UTILITY PROVIDERS:
ELECTRICITY - TOWN OF CLAYTON
WATER - TOWN OF CLAYTON
SEWER - TOWN OF CLAYTON
SOLID WASTE COLLECTION - ALL STAR WASTE (TOWN OF CLAYTON)

DEVELOPER/OWNER:
EAST VILLAGE INVESTMENTS LLC
227 E FRONT STREET
NEW BERN, NC 28560-2145
252-752-7101

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



ZONING AND VICINITY MAP

N.T.S.

CRUMPLER
Consulting Services, PLLC

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

Joshua D. Crumpler, PE
Professional Engineer
No. 2026-0413
Exp. 03/31/2028
3/12/25 3:12:25 PM
04/13/2025

CONCEPTUAL PLANS
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

EXHIBIT A
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: 04/13/26
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 shall construct driveways that count towards the multifamily dwelling parking requirements. Driveway dimensions shall be a minimum of 18 feet in width and 20 feet in length.
9. The Project shall 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 shall 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 shall 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.

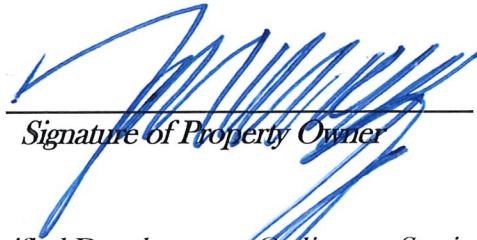
14. A Recombination Plat depicting the proposed lot lines in the associated Concept Plan shall be submitted to the Town of Clayton for approval, and then subsequently recorded at the Johnston County Registry of Deeds prior to site plan & construction drawing approval.
15. The Sustainable Development Incentives per UDO Table 6.17.6, 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 shall be shown on electrical drawings to be reviewed and approved by the Town of Clayton staff prior to the release of building permits.
16. Existing vegetation that count towards required plantings shall be identified on a Site Plan and is subject to a report prepared by a certified arborist or landscape architect noting the health and size of the existing vegetation to be used for credit. The applicant shall submit an Alternative Landscape Plan with a Site Plan submittal, that shall include:
 - A credit for existing vegetation shall be sought at the time of Site Plan submittal, as part of the Alternative Landscape Plan, per UDO 6.6.10 Planting Flexibility 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 the Alternative Landscape Plan is submitted. Any tree identified on the Alternative 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).
 - One (1) additional species to the required number of species identified in UDO 6.6.7.E, Species Diversity.
 - Enhanced screening, specifically Screening Level 2 in accordance with UDO Table 6.6.13.E, shall be provided. The screening shall consist of an evergreen tree hedgerow, comprised of Leyland cypress or a similar species, and shall be installed along the property boundaries fronting E Front Street and Bent Branch Loop, as identified on the Concept Plan.
17. The Sustainable Development Incentives per UDO Table 6.17.6, 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 shall be installed in each dwelling unit.
18. Smart home door locks and thermostats shall be installed in each dwelling unit. These specs shall be shown on the architectural plans at the time of construction drawings submission.
19. Internet service up to 1 Gigabit of data shall be installed within each dwelling unit. Each dwelling unit shall have a minimum of one ethernet connection port installed. This shall be shown on the electrical drawings to be reviewed and approved by the Town of Clayton prior building permit release. The applicant shall 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.

20. The multi-family design standards per UDO 6.2.4 shall be met with the enhancements of providing a minimum of four (4) architectural elements (6.2.4.D.4.b) and a minimum of four (4) variation elements (6.2.4.D.5.b).
21. UDO references are for the UDO with an effective date of December 16, 2024, unless specifically noted as amended.

PROPERTY OWNER AFFIDAVIT

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

Thomas F. Taft, Sr.
Print Name Manager


Signature of Property Owner

4/13/2026
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 Arbors at East Village Phase II is an additional phase to the northern parcel owned by Clayton Multi-Family Investments, LLC (Arbors at East Village Phase I). Residents living in Phase II will have access to all the other amenities that residents at the Arbors at East Village Phase I have access to. This includes active and gathering space already on Phase I, the clubhouse, pool, grilling areas, playground, fitness center, & business center. A draft cross-access use agreement will be drafted and included in the rezoning package. The agreement will include language about these amenities and open areas.

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

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

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

Condition #16 - To preserve existing vegetation and maintain the visual and environmental integrity, the applicant will prepare and implement a Tree Protection Plan. This plan will identify all existing healthy trees within the site and outline the protection measures that will be used during construction. The Tree Protection Plan will be submitted to the Town of Clayton for review and approval prior to any land-disturbing activity. All trees identified for preservation will be protected to the maximum extent practicable, including the installation and maintenance of tree-protection fencing. No grading, trenching, stockpiling, or equipment staging will be permitted within these protected zones. Any tree identified for preservation that is removed or damaged during construction will be replaced with an equivalent native canopy species consistent with the Town of Clayton's landscape standards. This condition ensures the property retains its intended screening, ecological value, and long-term stability. Recognizing the aesthetic appeal along the public right of way, the applicant intends to plant a robust evergreen hedge row that will be mulched and maintained during the year. This helps confront citizen concerns about the visual look to the project site when entering the traffic circle along E. Front St. These species of trees planted will ensure quick growth and screening over time. The applicant will provide an enhanced landscape plan that exceeds minimum ordinance requirements through the use of increased plant diversity and improved aesthetic quality. Specifically, the landscape plan will include five (5) or more different plant species to promote ecological variety, improve seasonal visual interest, and create a resilient planting palette. We will also install a high traffic and weather tolerant sod like Tif-Tuf Bermuda grass. This enhanced landscape plan will be submitted to the Town of Clayton

and reviewed and approved prior to site plan approval. The intent of this condition is to ensure the project contributes positively to community character and environmental quality.

Condition #17 - 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, including but not limited to the refrigerator, range, dishwasher, microwave, washer, and dryer. These appliances 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 #18 - 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 #19 - 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 #20 - To ensure visual interest and compliance with the Town’s architectural goals, all multi-family building façades will incorporate a minimum of four (4) architectural elements, going above the required amount of three (3) elements. These may include, but are not limited to, varied rooflines, material changes, decorative trim, covered entries, façade projections, shutters, enhanced window detailing, or other approved treatments. Incorporating these elements enhances building character, supports compatibility with surrounding development, and aligns with the UDO’s design standards for multifamily buildings.

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 ~~shall~~will construct driveways that count towards the multifamily dwelling parking requirements. Driveway dimensions ~~shall~~will be a minimum of 18 feet in width and 20 feet in length.
9. The Project ~~shall~~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 ~~shall~~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 ~~shall~~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~~shall 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~~shall 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. Existing vegetation that count towards required plantings shall be identified on a Site Plan and is subject to a report prepared by a certified arborist or landscape architect noting the health and size of the existing vegetation to be used for credit. The applicant ~~will~~shall submit an ~~enhanced~~ Alternative Landscape Plan with a Site Plan submittal, that shall include:~~

16.

- A credit for existing vegetation shall be sought at the time of Site Plan submittal, as part of the Alternative Landscape Plan, per UDO 6.6.10 Planting Flexibility 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 the Alternative Landscape Plan is submitted. Any tree identified on the Alternative 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).
- One (1) additional species to the required number of species identified in UDO 6.6.7.E, Species Diversity.
- Enhanced screening, specifically Screening Level 2 in accordance with UDO Table 6.6.13.E, shall be provided. The screening shall consist of an evergreen tree hedgerow, comprised of Leyland cypress or a similar species, and shall be installed along the property boundaries fronting E Front Street and Bent Branch Loop, as identified on the Concept Plan.
- ~~• One (1) additional species to the required number of species identified in UDO 6.6.7.E, Species Diversity (12/16/24).~~

• ~~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).~~

~~Enhanced screening. Specifically, a Screening Level 2 Evergreen Tree Hedgerow made up of Leyland Cypress or similar species shall be installed along the property boundary along E Front Street and Bent Branch Loop as identified on the Concept Plan, bordering the Public Right of Way at E. Front Street.~~

18.17. 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~~ shall be installed in each dwelling unit.

19.18. Smart home door locks and thermostats ~~will~~ shall be installed in each dwelling unit. These specs ~~will~~ shall be shown on the architectural plans at the time of construction drawings submission.

20.19. Internet service up to 1 Gigabit of data ~~will~~ shall be installed within each dwelling unit. Each dwelling unit ~~will~~ shall have a minimum of one ethernet connection port installed. This ~~will~~ shall be shown on the electrical drawings to be reviewed and approved by the Town of Clayton prior building permit release. The applicant ~~will~~ shall 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.

20. The multi-family design standards per UDO 6.2.4 ~~(12.16.24)~~ shall be met with the enhancements of providing a minimum of four (4) architectural elements (6.2.4.D.4.b) and a minimum of four (4) variation elements (6.2.4.D.5.b).

21. UDO references are for the UDO with an effective date of December 16, 2024, unless specifically noted as amended.

21. ~~The applicant will submit an Alternate Landscape Plan that shall include a Screening Level 2 Evergreen Tree Hedgerow made up of Leyland Cypress or similar species along the property boundary bordering the Public Right of Way at E. Front Street.~~

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.

Print Name

Signature of Property Owner

Date

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

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 # 2026-04-01, 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 # 2026-04-01. 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 # 2026-04-01. 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 # 2026-04-01, 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,

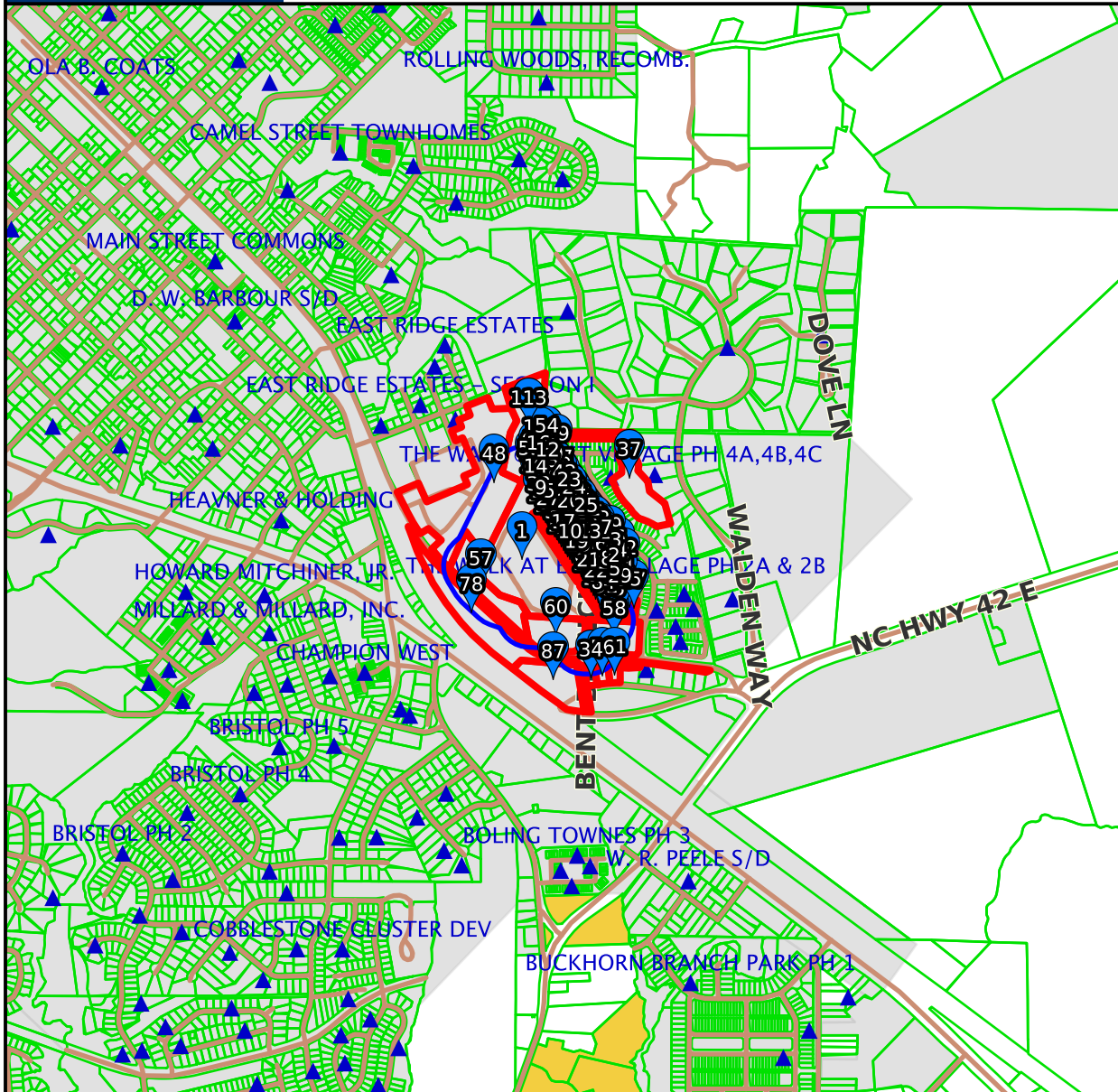
Robert Tate, AICP | Senior Planner

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

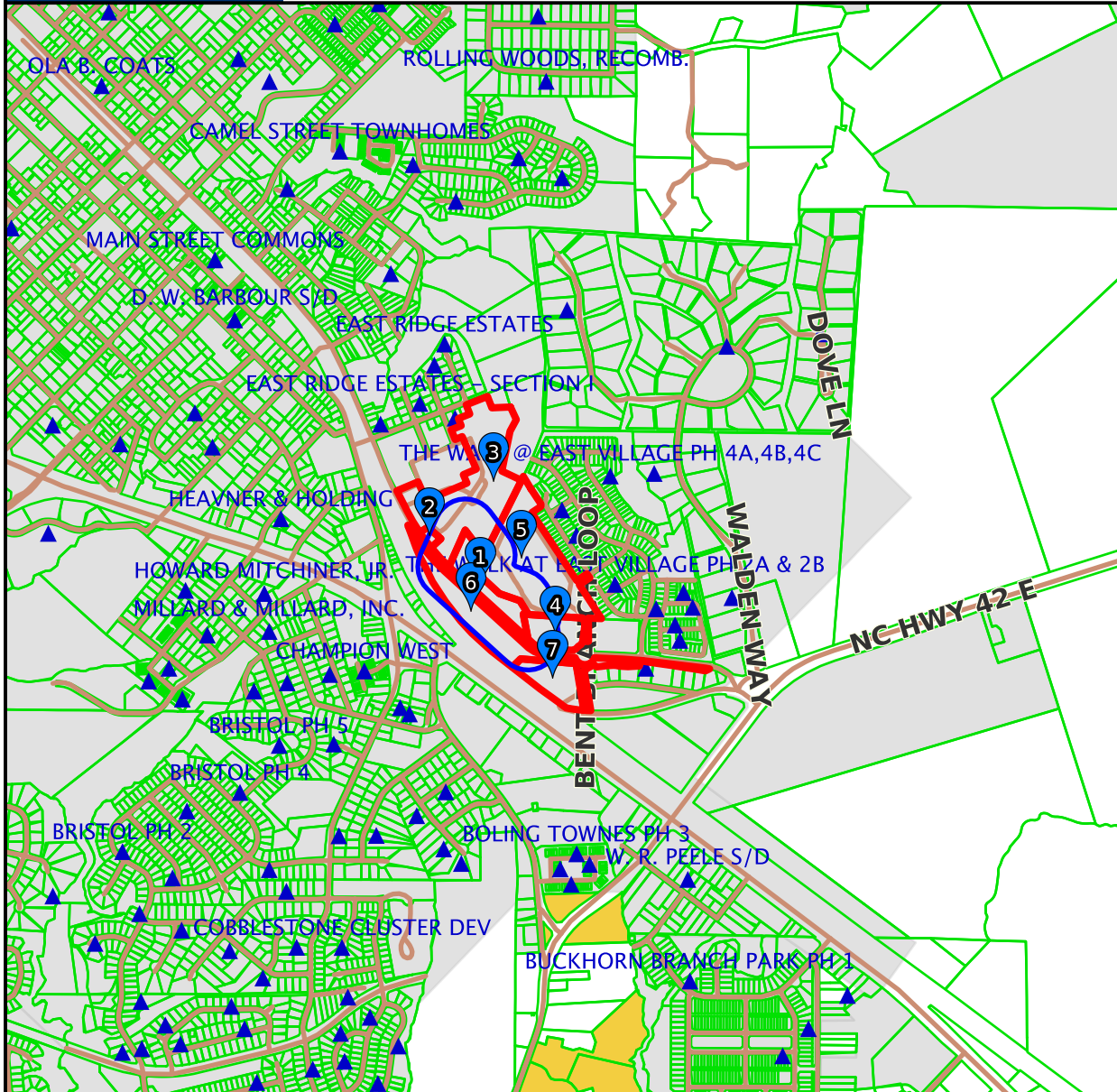
id: 05037018O
Tag: 05037018O
Owner Name 1: MCKEE HOMES LLC
Owner Name 2:
Mail Address 1: 4208 SIX FORKS RD STE 810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-6092
Book: 06503
Page: 0623

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

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: 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

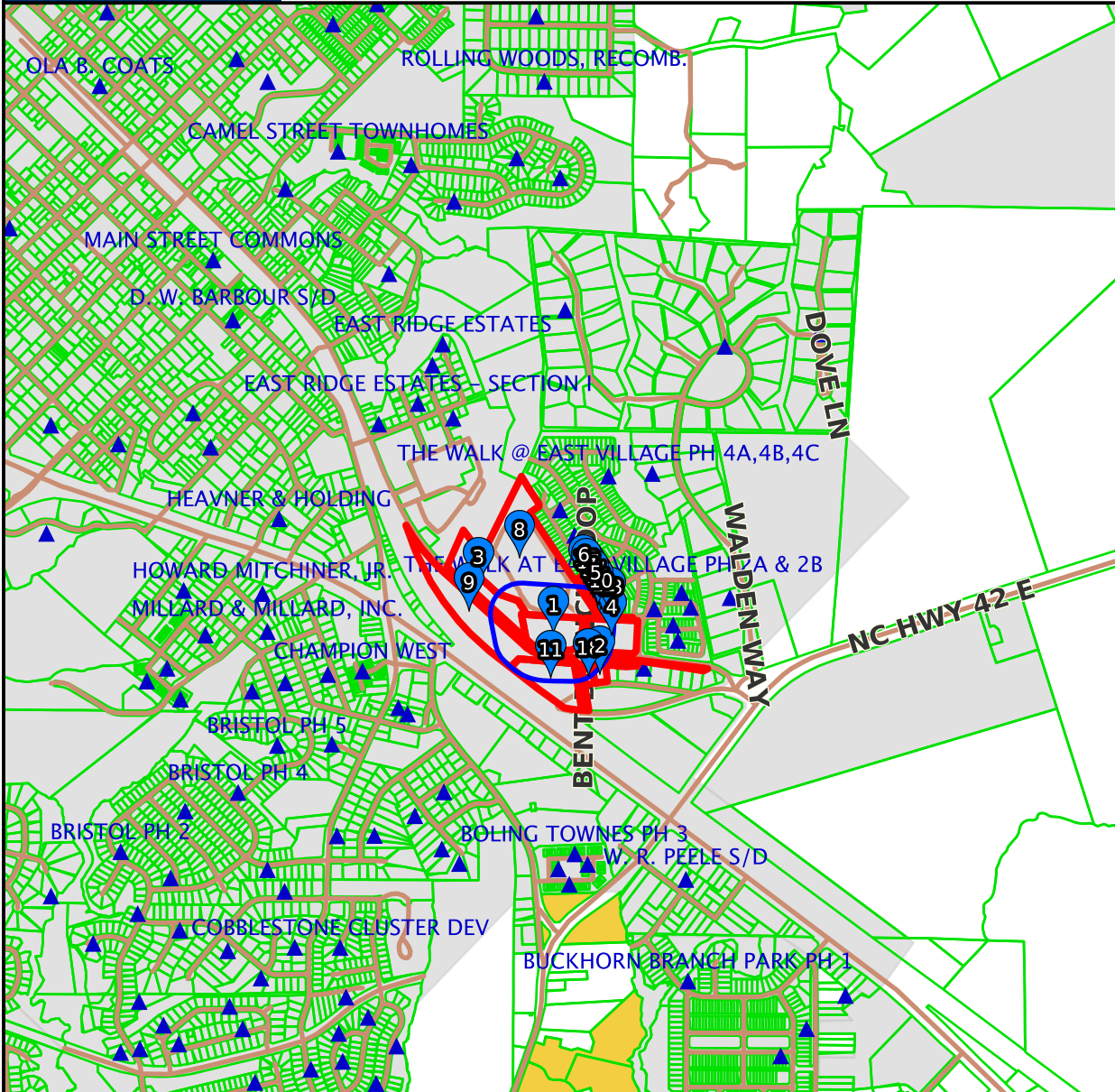
id: 05037010R
Tag: 05037010R
Owner Name 1: CLAYTON MULTI FAMILY
Owner Name 2: INVESTMENTS LLC
Mail Address 1:
Mail Address 2: PO BOX 566
Mail Address 3: GREENVILLE, NC 27835-0566
Book: 04229
Page: 0901

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 April 20, 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 shall construct driveways that count towards the multifamily dwelling parking requirements. Driveway dimensions shall be a minimum of 18 feet in width and 20 feet in length.
9. The Project shall 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 shall 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 shall 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 shall 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, 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 shall be shown on electrical drawings to be reviewed and approved by the Town of Clayton staff prior to the release of building permits.

16. Existing vegetation that count towards required plantings shall be identified on a Site Plan and is subject to a report prepared by a certified arborist or landscape architect noting the health and size of the existing vegetation to be used for credit. The applicant shall submit an Alternative Landscape Plan with a Site Plan submittal, that shall include:
- A credit for existing vegetation shall be sought at the time of Site Plan submittal, as part of the Alternative Landscape Plan, per UDO 6.6.10 Planting Flexibility 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 the Alternative Landscape Plan is submitted. Any tree identified on the Alternative 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).
 - One (1) additional species to the required number of species identified in UDO 6.6.7.E, Species Diversity.
 - Enhanced screening, specifically Screening Level 2 in accordance with UDO Table 6.6.13.E, shall be provided. The screening shall consist of an evergreen tree hedgerow, comprised of Leyland cypress or a similar species, and shall be installed along the property boundaries fronting E Front Street and Bent Branch Loop, as identified on the Concept Plan.
17. The Sustainable Development Incentives per UDO Table 6.17.6, 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 shall be installed in each dwelling unit.
18. Smart home door locks and thermostats shall be installed in each dwelling unit. These specs shall be shown on the architectural plans at the time of construction drawings submission.
19. Internet service up to 1 Gigabit of data shall be installed within each dwelling unit. Each dwelling unit shall have a minimum of one ethernet connection port installed. This shall be shown on the electrical drawings to be reviewed and approved by the Town of Clayton prior building permit release. The applicant shall 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.
20. The multi-family design standards per UDO 6.2.4 shall be met with the enhancements of providing a minimum of four (4) architectural elements (6.2.4.D.4.b) and a minimum of four (4) variation elements (6.2.4.D.5.b).

21. UDO references are for the UDO with an effective date of December 16, 2024, unless specifically noted as amended.

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 20th day of April 2026, while in regular Session.

Jody L. McLeod
Mayor

ATTEST:

APPROVED AS TO FORM:

Heidi Holland, MMC, NCCMC
Town Clerk

Jim Cauley
Town Attorney



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

April 20, 2026

Agenda Location

Public Hearings

Item Title

2026-027-ANX Southwest Public Safety Center Annexation Petition

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

POTENTIAL ACTION: Adoption of Ordinance #2026-04-02

Strategic Priorities Alignment

PUBLIC
SAFETY

Public Hearing: Yes

If Approved, Will Document Require Recordation? Yes

Summary

A contiguous annexation petition requesting approximately 1.21 acres of land currently located in the Town's ETJ.

Funding Source

Corresponding Documentation

1. 00_ContiguousAnnexationStaffReport_2026-027-ANX_SouthwestPublicSafetyCenter_TC04202026
2. 01_ContiguousAnnexationPetition_2026-027-ANX_SouthwestPublicSafetyCenter_TC0406026
3. 02_AnnexationPlat_2026-027-ANX_SouthwestPublicSafetyCenter_TC0406026
4. 03_SouthwestPublicSafetyCenter_LegalDescription_2026-027-ANX_TC0406026
5. 05_StaffReportMaps_2026-027-ANX_SouthwestPublicSafetyCenter_TC0406026
6. Certificate of Sufficiency 2026-27-ANX Southwest Public Safety Center
7. 06_SettingPublicHearingResolution_2026-027-ANX_SouthwestPublicSafetyCenter_TC0406026
8. 07_PublicNoticeCertification_2026-027-ANX_SouthwestPublicSafetyCenter_TC0406026

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 - 4/13/2026
Approved - 4/14/2026
Approved - 4/15/2026
Approved - 4/15/2026
Final Approval - 4/15/2026



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

Town Council Public Hearing: April 20, 2026

STAFF REPORT	
Project Number:	2026-027-ANX
Project Name:	Southwest Public Safety Center, Contiguous Annexation
Property Pin #:	165801-15-2514
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 Johnson Rd. right-of-way (ROW) terminating at the intersection with Veterans Pkwy, addressed as 151 Short Johnson Road, and identified as Johnston County Tax ID 05G03008Z.
Acreage:	Approximately 1.21 acres
Existing Zoning:	Residential Large Lot (RLL)
Existing Land Use:	Single Family Detached
Applicant:	Town of Clayton
Property Owners:	Town of Clayton
Public Noticing Dates:	Website published on April 8, 2026 Legal Ad published on April 8, 2026
Request:	A contiguous annexation petition requesting approximately 1.21 acres of land currently located in the Town's ETJ.
PROJECT OVERVIEW	
The applicant is requesting a contiguous annexation of approximately 1.21 acres of land, located within the Town of Clayton's ETJ. This request was submitted in accordance with NCGS 160A-31, which outlines the requirements for a municipality to annex area contiguous to its primary corporate limits. On March 16, 2026 the Clayton Town Council passed a resolution authorizing the Town Clerk to investigate the sufficiency of the petition in accordance with NCGS. This was certified by the Town Clerk. Additionally, the Clayton Town Council voted to schedule the Public Hearing date for this annexation to April 20, 2026. The site is the subject of an administrative Site Plan for the development of the Clayton Southwest Public Safety Center. Annexation is required, in accordance with UDO Sections 6.5.10.B.2 and 6.5.12.B.3, prior to Site Plan approval.	
ATTACHMENTS:	
1. Petition for Annexation 2. Annexation Plat	

3. Legal Description for Metes and Bounds
4. Annexation Ordinance
5. Staff Report Maps
6. Setting Public Hearing Resolution
7. Public Notice Certification



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 of 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

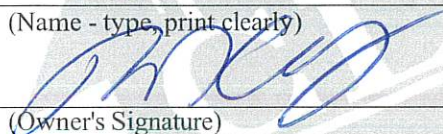
(Name - type, print clearly)

111 E. Second St.

(Address)

Clayton NC, 27520

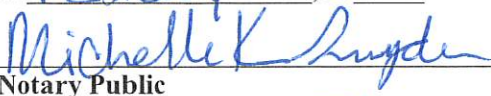
(City, State, Zip)


(Owner's Signature)

STATE OF North Carolina
COUNTY OF Johnston

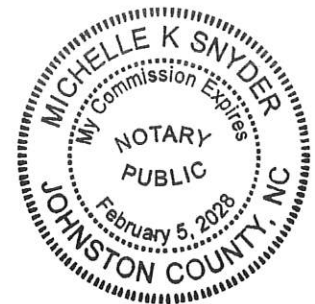
Notarization is not required for trade permits.

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.


Notary Public

My Commission Expires: February 5, 2028

SEAL:

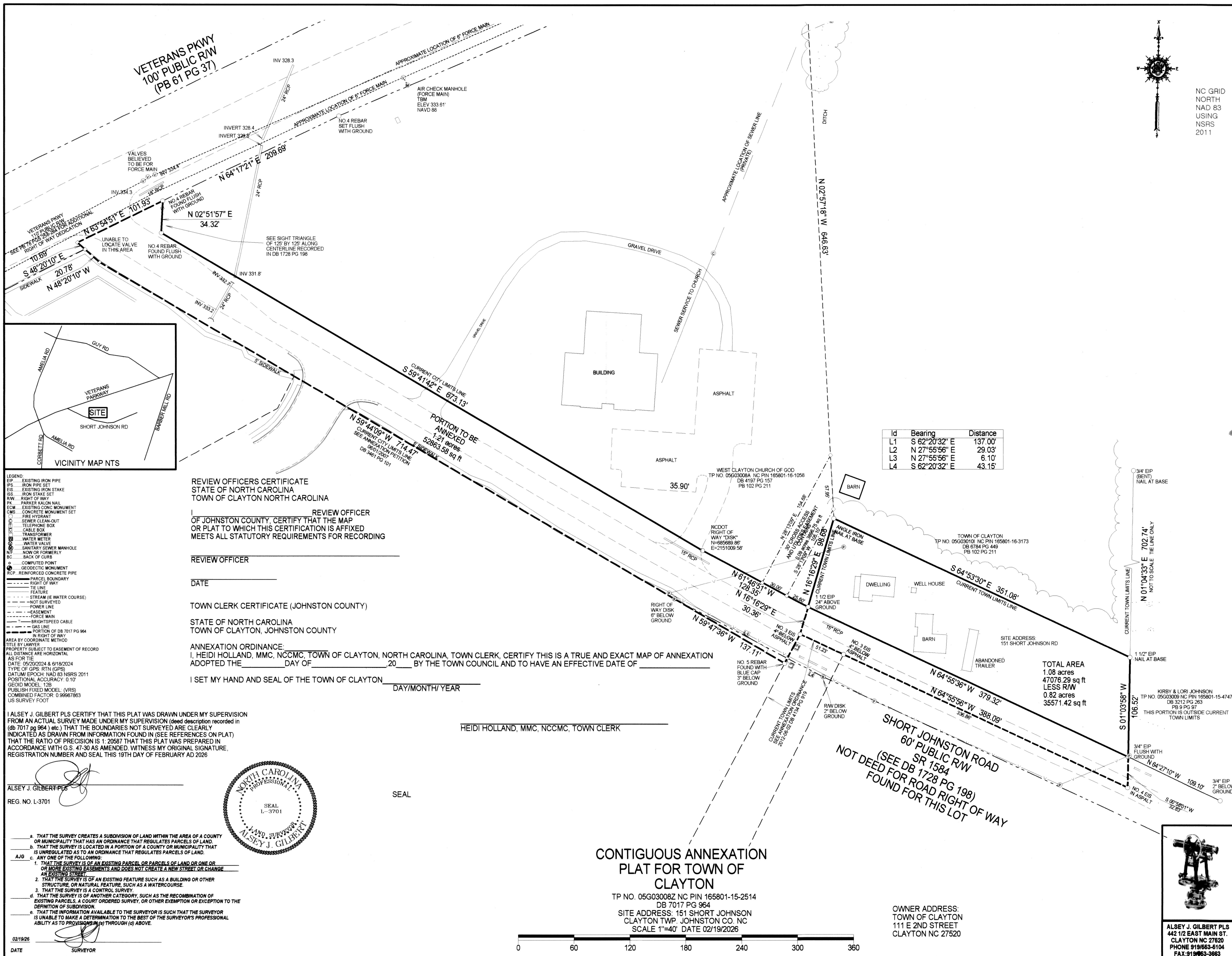


VISION | A welcoming & engaged community that cherishes its charming local character & promotes economic vitality, environmental stewardship, safety, & opportunities for all.

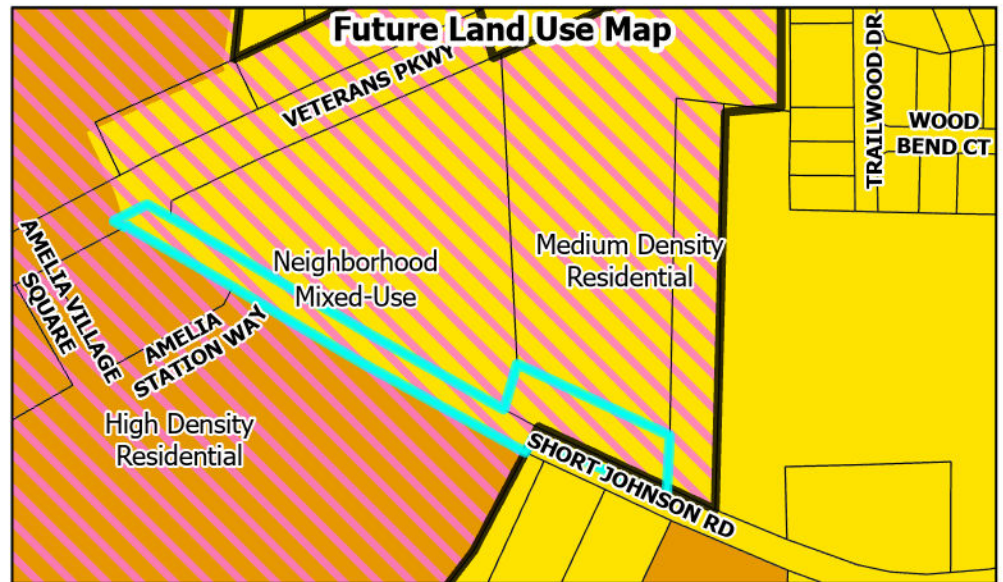
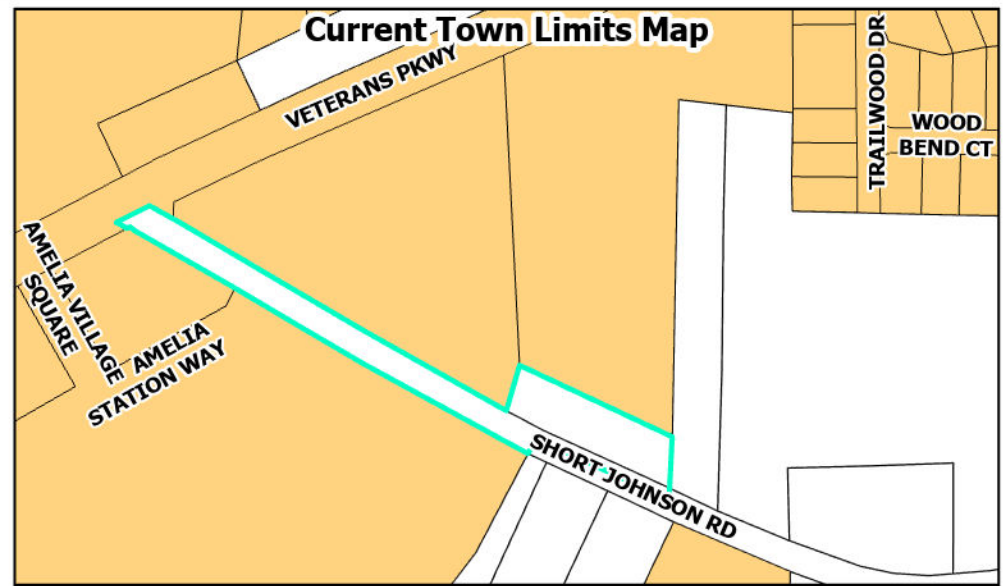
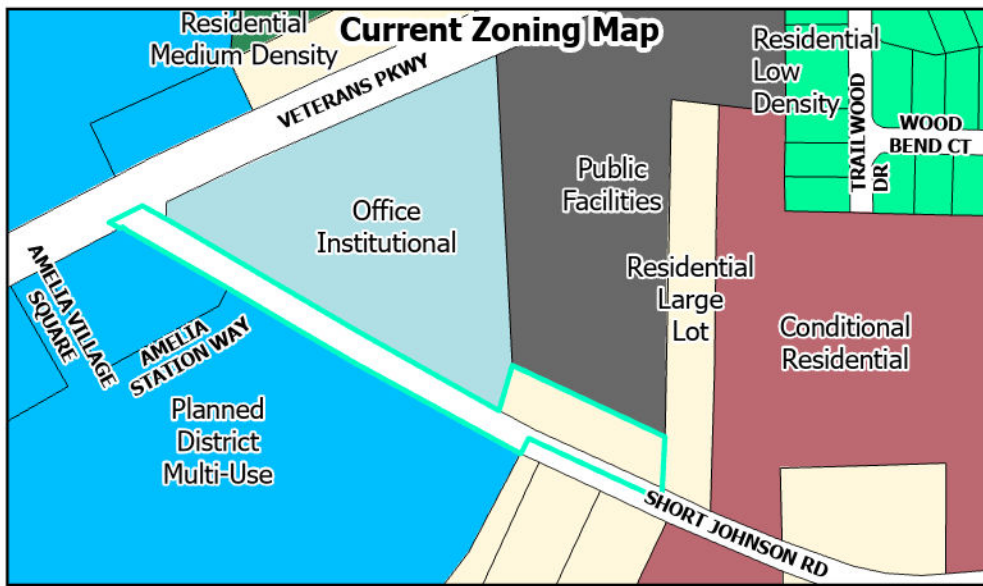
MISSION | Dedicated & responsive public servants who provide essential services that bring people together & promote quality of life in the Clayton community.

VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT

www.TownofClaytonNC.org



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.



Request: Contiguous Annexation Petition
Project Name: Southwest Public Safety Center
Project Number: 2026-027-ANX

Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Johnston County Parcel ID: 05G03008Z

 Site Location



Staff Report Map
March 23, 2026

0 200 400 800 Feet

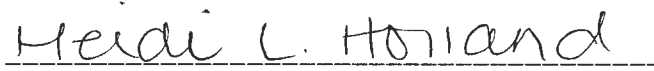
Disclaimer: Parcel Boundaries are shown for reference only. The Town of Clayton assumes no legal responsibility for this information.

TOWN OF CLAYTON
CERTIFICATE OF SUFFICIENCY
Annexation Petition 2026-27-ANX Southwest Public Safety Center

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

I, Heidi L. Holland, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with N.C. G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Clayton, this 20th day of March 20, 2026.


Heidi L. Holland, MMC, NCCMC
Town Clerk

DESCRIPTION/ADDRESS:

Pin #: 165801-15-2514

Tax #: 05G03008Z

Location: Located easterly from the intersection of Short Johnson Road and Veterans Parkway and on the north side of Short Johnson Road, and the length of Short Johnston Road right-of-way (ROW) terminating at the intersection with Veterans Parkway.

Contiguous: Property size approximately 1.08 acres and area of ROW to be annexed approximately 1.21 acres.

Owner: Town of Clayton



**TOWN OF CLAYTON
RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE QUESTION OF
ANNEXATION PURSUANT TO NC G.S. 160A-31
2026-027-ANX AND SOUTHWEST PUBLIC SAFETY CENTER, CONTIGUOUS
ANNEXATION**

WHEREAS a petition requesting annexation of an area described herein has been received; and

WHEREAS the Town Council of Clayton, North Carolina has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS Certification by the Town Clerk as to the sufficiency of said petition has been made;

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

SECTION 1. A Public Hearing on the question of annexation of the area described herein will be held at 111 E Second Street Clayton, North Carolina 27520, Clayton Town Hall, Town Council Chambers, at 6:00 p.m. on April 20, 2026.

SECTION 2. The property or properties requesting annexation are identified and described as follows:

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 Johnson Rd. right-of-way (ROW) terminating at the intersection with Veterans Pkwy.
Property Address(es)	151 Short Johnson 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)

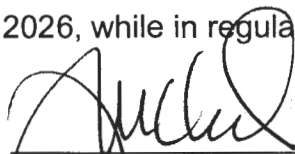
Legal Description
Beginning at a NCDOT right of way disk, said point having NSRS 2011 coordinates of N=685689.86' and an E=2151009.58' being the POINT OF BEGINNING; thence along the Northern right of way of Short Johnson Rd S61 Deg 46 Min 51 SecE, a distance of 128.35' to and existing iron pipe; thence

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.

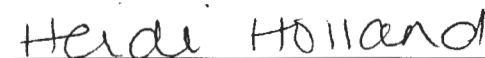
SECTION 3. Notice of said Public Hearing shall be published in a newspaper having general circulation in the Town of Clayton, at least ten days prior to the date of the Public Hearing.

Duly adopted this on the 6th day of April 2026, while in regular session.

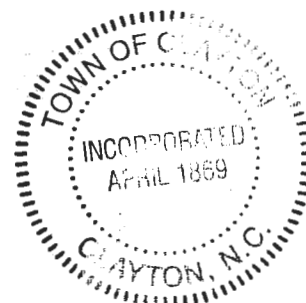


Jody L. McLeod
Mayor

ATTEST:



Heidi Holland, MMC, NCCMC
Town Clerk





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:

Projects: 2026-027-ANX, 2026-032-ANX, 2026-033-ANX
Town Board: April 20, 2026
Date of Meeting: Town Council

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	N/A	N/A
2. Property Posted	Sign Posted on Property	N/A	N/A
3. Website Updated	Project Information added to the Website	<i>LB</i>	4/8/26
4. Newspaper Publish	Newspaper Ad published	<i>PT</i>	4/8/26

Certified by:


Haley Downey, AICP, CZO
Assistant Planning Director

4/13/26
Date


Conrad Olmedo, AICP, CZO
Planning Director

4.13.26
Date

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

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

VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT

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Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

April 20, 2026

Agenda Location

Public Hearings

Item Title

2026-033-ANX TOC Corbett Road Annexation Petition

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

POTENTIAL ACTION: Adoption of Ordinance #2026-04-04

Strategic Priorities Alignment

Public Hearing: Yes

If Approved, Will Document Require Recordation? Yes

Summary

Applicant is requesting an annexation of approximately 108.53 acres of land currently located outside of the Town's ETJ.

Funding Source**Corresponding Documentation**

1. 00_NonContiguousAnnexationStaffReport_2026-033-ANX_CorbettRoad_TC04202026
2. 01_NonContiguousAnnexationPetition_2026-033-ANX_CorbettRoad_TC04062026

3. 02_AnnexationPlat_2026-033-ANX_CorbettRoad_TC04062026
4. 03_LegalDescription_2026-033-ANX_CorbettRoad_TC04062026
5. 05_StaffReportMaps_2026-033-ANX_CorbettRoad_TC04062026
6. Certificate of Sufficiency 2026-33-ANX Corbett Road
7. 06_SettingPublicHearingResolution_2026-033-ANX_CorbettRoad_TC04062026
8. 07_PublicNoticeCertification_2026-033-ANX_CorbettRoad_TC04062026

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 - 4/13/2026
Approved - 4/14/2026
Approved - 4/15/2026
Approved - 4/15/2026
Final Approval - 4/15/2026



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

Town Council Public Hearing: April 20, 2026

STAFF REPORT	
Project Number:	2026-033-ANX
Project Name:	Corbett Road, Non-Contiguous Annexation
Property Pin #:	164700-85-1743
Location:	Outside of Town limits located southerly from the intersection of Corbett Rd. and Amelia Church Rd. and at the most southerly terminus of Corbett Rd., with an unassigned addressed, and identified as Johnston County Tax ID 05E99019E.
Acreage:	Approximately 108.53 acres
Existing Zoning:	Residential Large Lot (RLL)
Existing Land Use:	Undeveloped and wooded
Applicant:	Town of Clayton
Property Owners:	Town of Clayton
Public Noticing Dates:	Website updated by deadline of April 8, 2026 Legal Ad published on April 8, 2026
Request:	Applicant is requesting a non-contiguous annexation of approximately 108.53 acres of land currently located outside of the Town's ETJ.
PROJECT OVERVIEW	
The applicant is requesting a contiguous annexation of approximately 108.53 acres of land, located within the Town of Clayton's ETJ. This request was submitted in accordance with NCGS 160A-58.1, which outlines the requirements for a municipality to annex a noncontiguous area to its satellite corporate limits. On March 16, 2026 the Clayton Town Council passed a resolution authorizing the Town Clerk to investigate the sufficiency of the petition in accordance with NCGS. This was certified by the Town Clerk. Additionally, the Clayton Town Council voted to schedule the Public Hearing date for this annexation to April 20, 2026.	
ATTACHMENTS:	
1. Petition for Annexation 2. Annexation Plat 3. Legal Description for Metes and Bounds 4. Annexation Ordinance 5. Staff Report Maps 6. Setting of the Public Hearing Resolution (2026-23)	

7. Public Notice Certification



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: _____

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 Cappella 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.



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: 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:



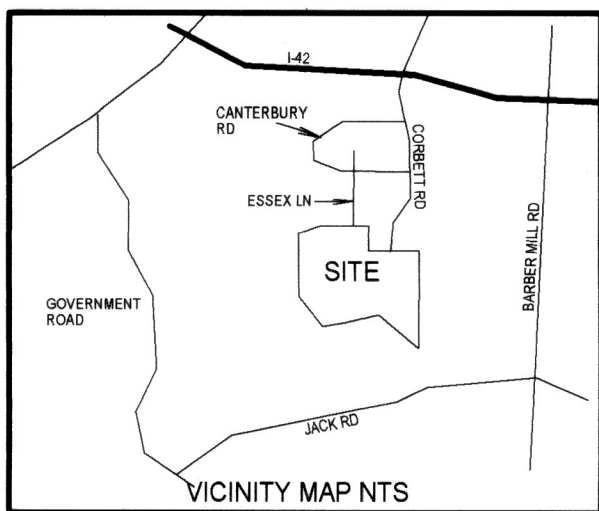
My Commission Expires: February 5, 2028

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

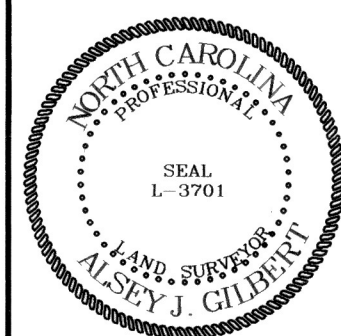
MISSION | Dedicated & responsive public servants who provide essential services that bring people together & promote quality of life in the Clayton community.

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www.TownofClaytonNC.org



LEGEND:
EIP - EXISTING IRON PIPE
IPS - IRON PIPE SET
EIS - EXISTING IRON STAKE
ISS - IRON STAKE SET
RW - RIGHT OF WAY
PK - PARKER VALON 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/F - NOW OR FORMERLY
BC - BACK OF CURB
C - COMPUTED POINT
G - GEODETIC MONUMENT
RCP - REINFORCED CONCRETE PIPE
--- PARCEL BOUNDARY
--- RIGHT OF WAY
--- TIE LINE
--- FEATURE
--- STREAM (IE WATER COURSE)
--- NOT SURVEYED
--- POWER LINE
AREA BY COORDINATE METHOD
TITLE BY LAWYER
PROPERTY SUBJECT TO EASEMENTS OF RECORD
ALL DISTANCES ARE HORIZONTAL

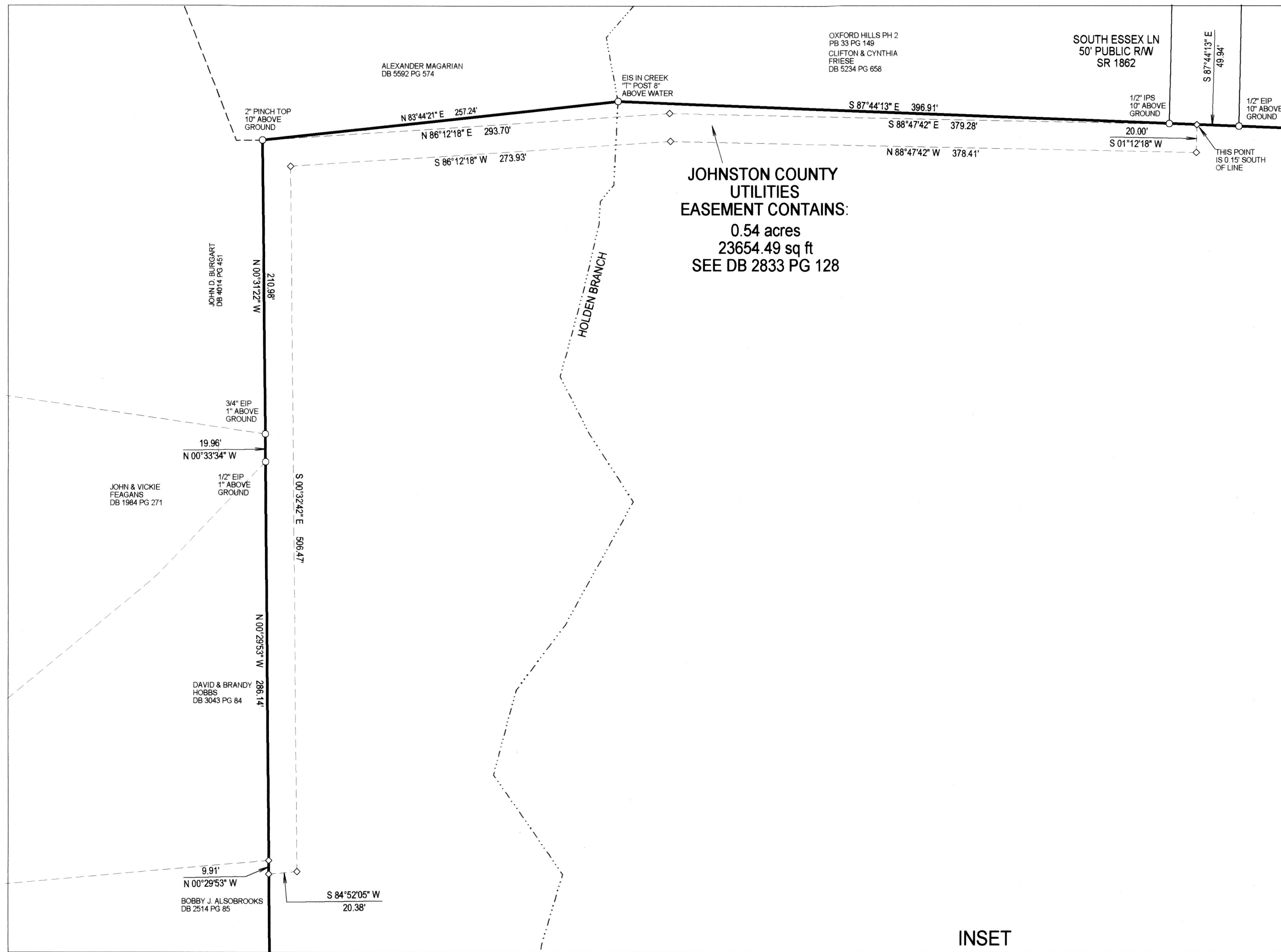


I ALSEY J. GILBERT PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (deed description recorded in db 6278 pg 519 PB 10 PG 91etc.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCES ON PLAT & 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 2/25/2026 INTO
ANNEXATION PLAT SURVEY
REFLECTS CONDITIONS OF
MARCH 18TH, 2024
PROPERTY HAS BEEN PURCHASED BY
TOWN OF CLAYTON SEE DB 6963 PG 824
SEE PG 100 PGS 472-473

- 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.
AJS c. 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.

03/18/24
DATE SURVEYOR

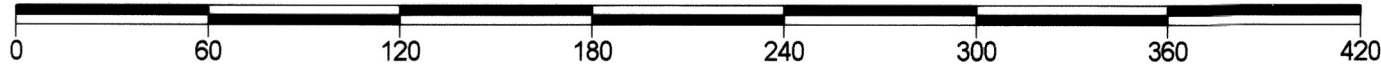


TOWN CLERK CERTIFICATE (JOHNSTON COUNTY)
STATE OF NORTH CAROLINA
TOWN OF CLAYTON, JOHNSTON COUNTY
ANNEXATION ORDINANCE:
I, HEIDI HOLLAND, MMC, NCCMC, TOWN OF CLAYTON, NORTH CAROLINA, TOWN CLERK, CERTIFY THIS IS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20____ BY THE TOWN COUNCIL AND TO HAVE AN EFFECTIVE DATE OF _____
I SET MY HAND AND SEAL OF THE TOWN OF CLAYTON _____ DAY/MONTH/ YEAR

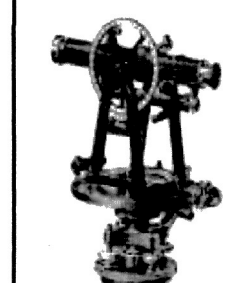
SURVEY FOR:
SATELLITE ANNEXATION MAP FOR TOWN OF CLAYTON

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

OWNER:
TOWN OF CLAYTON
PO BOX 879
CLAYTON NC 27528



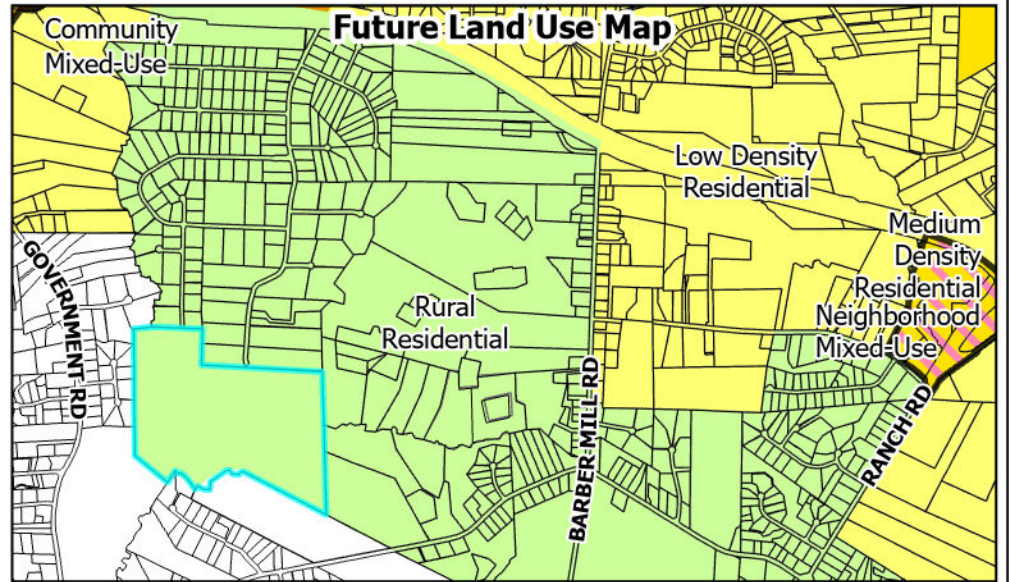
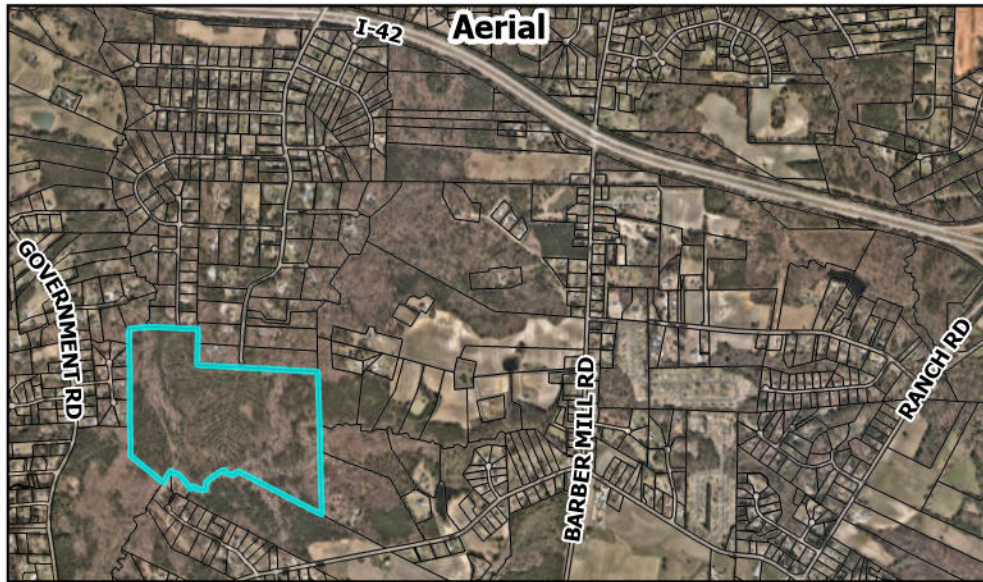
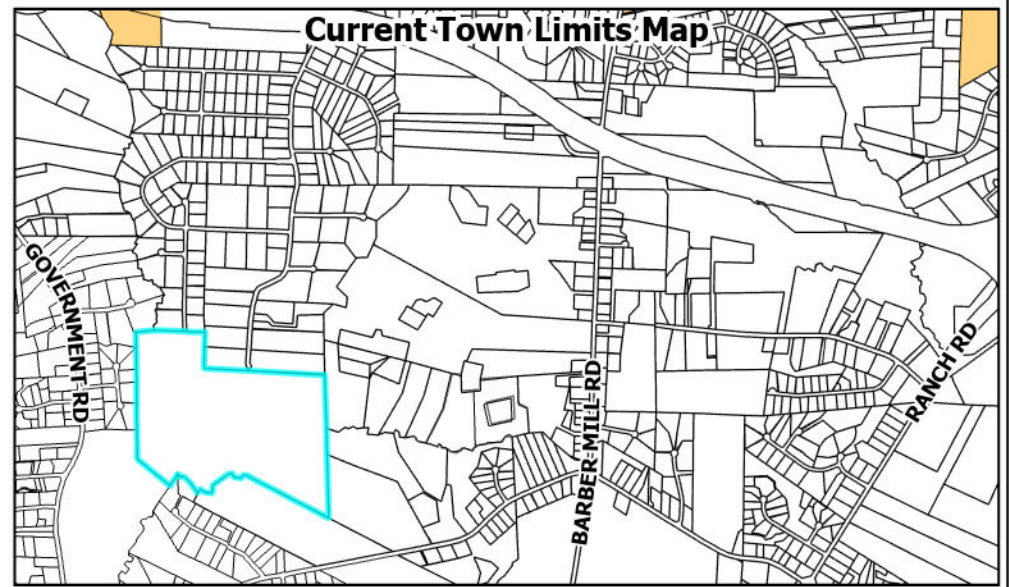
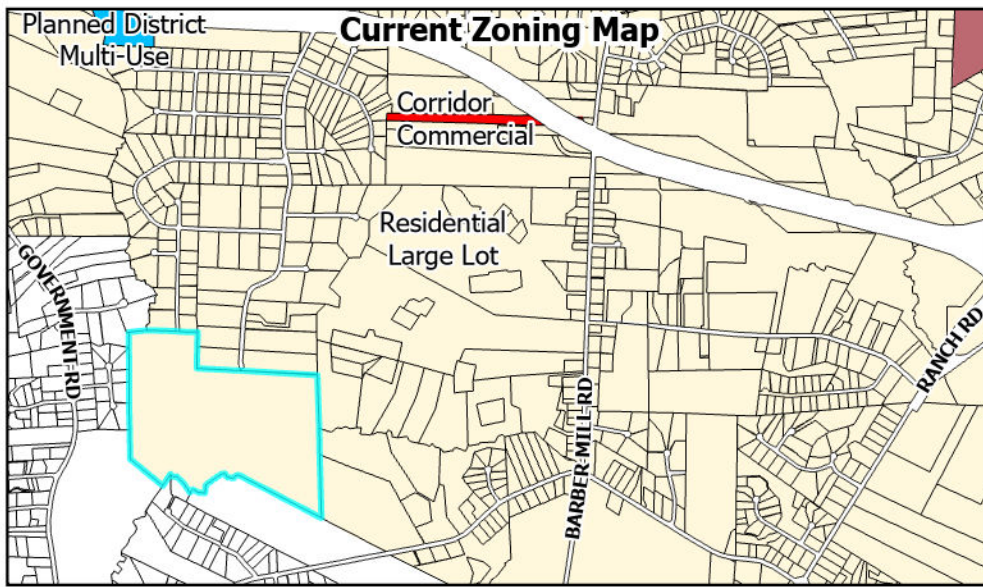
HEIDI HOLLAND, MMC, NCCMC, TOWN CLERK



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

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.



Request: Non-Contiguous, Satellite Annexation Petition

Project Name: TOC Corbett Road

Project Number: 2026-033-ANX

Applicant: Town of Clayton

Property Owner: Town of Clayton

Johnston County Parcel ID: 05E99019E

 Site Location



Staff Report Map
March 23, 2026

0 1,000 2,000 4,000
Feet

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

TOWN OF CLAYTON
CERTIFICATE OF SUFFICIENCY
Annexation Petition 2026-33-ANX Corbett Road

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

I, Heidi L. Holland, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with N.C. G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Clayton, this 20th day of March 20, 2026.

Heidi L. Holland
Heidi L. Holland, MMC, NCCMC
Town Clerk

DESCRIPTION/ADDRESS:

Pin #: 164700-85-1743
Tax #: 05E99019E
Location: Located southerly from the intersection of Corbett Road and Amelia Church Road and at the most southerly terminus of Corbett Road.
Contiguous: Property size to be annexed approximately 108.53 acres.
Owner: Town of Clayton



**TOWN OF CLAYTON
RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE QUESTION OF
ANNEXATION PURSUANT TO NC G.S. 160A-31
2026-033-ANX AND COREBETT ROAD SATELLITE, NON-CONTIGUOUS
ANNEXATION**

WHEREAS a petition requesting annexation of an area described herein has been received; and

WHEREAS the Town Council of Clayton, North Carolina has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS Certification by the Town Clerk as to the sufficiency of said petition has been made;

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

SECTION 1. A Public Hearing on the question of annexation of the area described herein will be held at 111 E Second Street Clayton, North Carolina 27520, Clayton Town Hall, Town Council Chambers, at 6:00 p.m. on April 20, 2026.

SECTION 2. The property or properties requesting annexation are identified and described as follows:

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

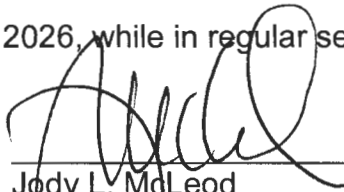
Legal Description
Beginning at an existing 2" pinch top being the southeastern most corner of Tract, said point being N 62 Deg 32 Min 49 Sec W 1053.29' from a cotton spindle found in the center of Jack Rd having NSRS 2011 coordinates of N=673996.56' and E=2150653.25' (SR 1557) and being known as the 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 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.

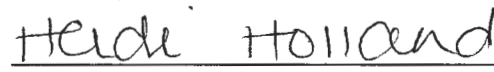
SECTION 3. Notice of said Public Hearing shall be published in a newspaper having general circulation in the Town of Clayton, at least ten days prior to the date of the Public Hearing.

Duly adopted this on the 6th day of April 2026, while in regular session.



Jody L. McLeod
Mayor

ATTEST:



Heidi Holland, MMC, NCCMC
Town Clerk





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:

Projects: 2026-027-ANX, 2026-032-ANX, 2026-033-ANX
Town Board: April 20, 2026
Date of Meeting: Town Council

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	N/A	N/A
2. Property Posted	Sign Posted on Property	N/A	N/A
3. Website Updated	Project Information added to the Website	<i>LB</i>	4/8/26
4. Newspaper Publish	Newspaper Ad published	<i>PT</i>	4/8/26

Certified by:


Haley Downey, AICP, CZO
Assistant Planning Director

4/13/26
Date


Conrad Olmedo, AICP, CZO
Planning Director

4.13.26
Date

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

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

VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT

www.TownofClaytonNC.org



Town Council Regular Meeting Agenda Cover Sheet

Meeting Date

April 20, 2026

Agenda Location

Public Hearings

Item Title

2026-032-ANX TOC Jack Road Annexation Petition

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

POTENTIAL ACTION: Adoption of Ordinance #2026-04-03

Strategic Priorities Alignment

Public Hearing: Yes

If Approved, Will Document Require Recordation? Yes

Summary

Applicant is requesting an annexation of approximately 34.73 acres of land currently located outside of the Town's ETJ. This annexation request is currently located in the McLemore Fire District (Cleveland Fire Department).

Funding Source**Corresponding Documentation**

1. 00_NonContiguousAnnexationStaffReport_2026-032-ANX_JackRoad_TC04202026

2. 01_NonContiguousAnnexationPetition_2026-032-ANX_JackRoad_TC04062026
 3. 02_AnnexationPlat_2026-032-ANX_JackRoad_TC042026
 4. 03_LegalDescription_2026-032-ANX_JackRoad_TC04062026
 5. 05_StaffReportMaps_2026-032-ANX_JackRoad_TC0406026
 6. Certificate of Sufficiency 2026-32-ANX Jack Road
 7. 06_SettingPublicHearingResolution_2026-032-ANX_JackRoad_TC0406026
 8. 07_AssumptionOfDebtLetterCleveland(McLemore)Fire_2026-032-ANX_JackRoad_TC04202026
 9. 08_AssumptionOfDebtFINALLetterCleveland(McLemore)Fire_2026-032-ANX_JackRoad_TC04202026
 10. 09_PublicNoticeCertification_2026-032-ANX_JackRoad_TC04202026
-

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 - 4/13/2026
Approved - 4/14/2026
Approved - 4/15/2026
Approved - 4/15/2026
Final Approval - 4/15/2026



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

Town Council Public Hearing: April 20, 2026

STAFF REPORT	
Project Number:	2026-032-ANX
Project Name:	Jack Road, Non-Contiguous Annexation
Property Pin #:	164700-94-1412
Location:	Located westerly from the intersection of Jack Rd and Barber Mill Rd and on the north side of Jack Rd, with an unassigned address, and identified as Johnston County Tax ID 05G04050B.
Acreage:	Approximately 34.73 acres
Existing Zoning:	Agricultural and Residential (AR; Johnston County)
Existing Land Use:	Undeveloped and wooded
Applicant:	Town of Clayton
Property Owners:	Town of Clayton
Public Noticing Dates:	Website updated by deadline of April 8, 2026 Legal Ad published on April 8, 2026
Request:	Applicant is requesting a non-contiguous annexation of approximately 34.73 acres of land currently located outside of the Town's ETJ. This annexation request is currently located in the McLemore Fire District (Cleveland Fire Department).

PROJECT OVERVIEW
The applicant is requesting a non-contiguous annexation of approximately 34.73 acres of land, located outside of the Town of Clayton's ETJ. This request was submitted in accordance with NCGS 160A-58.1, which outlines the requirements for a municipality to annex a noncontiguous area to its satellite corporate limits. On March 16, 2026 the Clayton Town Council passed a resolution authorizing the Town Clerk to investigate the sufficiency of the petition in accordance with NCGS. This was certified by the Town Clerk. Additionally, the Clayton Town Council voted to schedule the Public Hearing date for this annexation to April 20, 2026. Staff recommend that the Town Council select an effective date of annexation of June 30, 2026 for the proposed annexation. The subject site will be included in a town-wide rezoning effort of town properties to rezone sites to the Public Facilities (PUB) zoning district. Additionally, this annexation request is currently located in the McLemore Fire District (Cleveland Fire Department). An Assumption of Debt letter dated March 9, 2026 was mailed to the Fire Chief in accordance with §§ 160A-58.58 and 160A-58.2A. Adoption of this annexation will bring the subject site into the Claytex Fire District.

ATTACHMENTS:

1. Petition for Annexation
2. Annexation Plat
3. Legal Description for Metes and Bounds
4. Annexation Ordinance
5. Staff Report Maps
6. Setting the Public Hearing Resolution
7. Assumption of Debt Letter
8. Final Assumption of Debt Letter
9. Public Notice Certification



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: ~~23.97~~ 34.73 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.



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

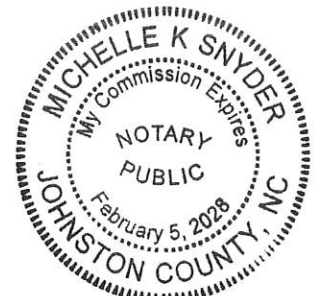
Notarization is not required for trade permits.

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:

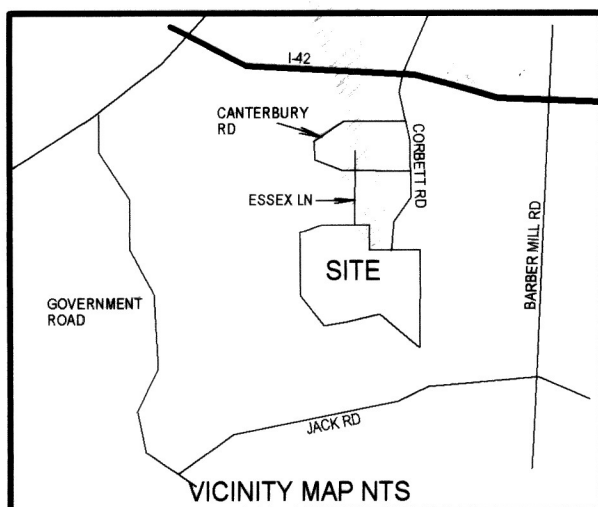


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www.TownofClaytonNC.org



TOWN CLERK CERTIFICATE (JOHNSTON COUNTY)

STATE OF NORTH CAROLINA
TOWN OF CLAYTON, JOHNSTON COUNTY

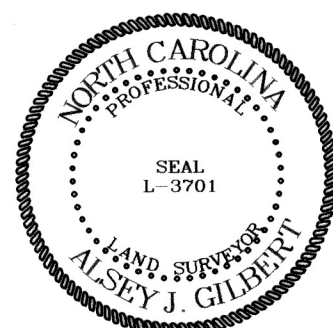
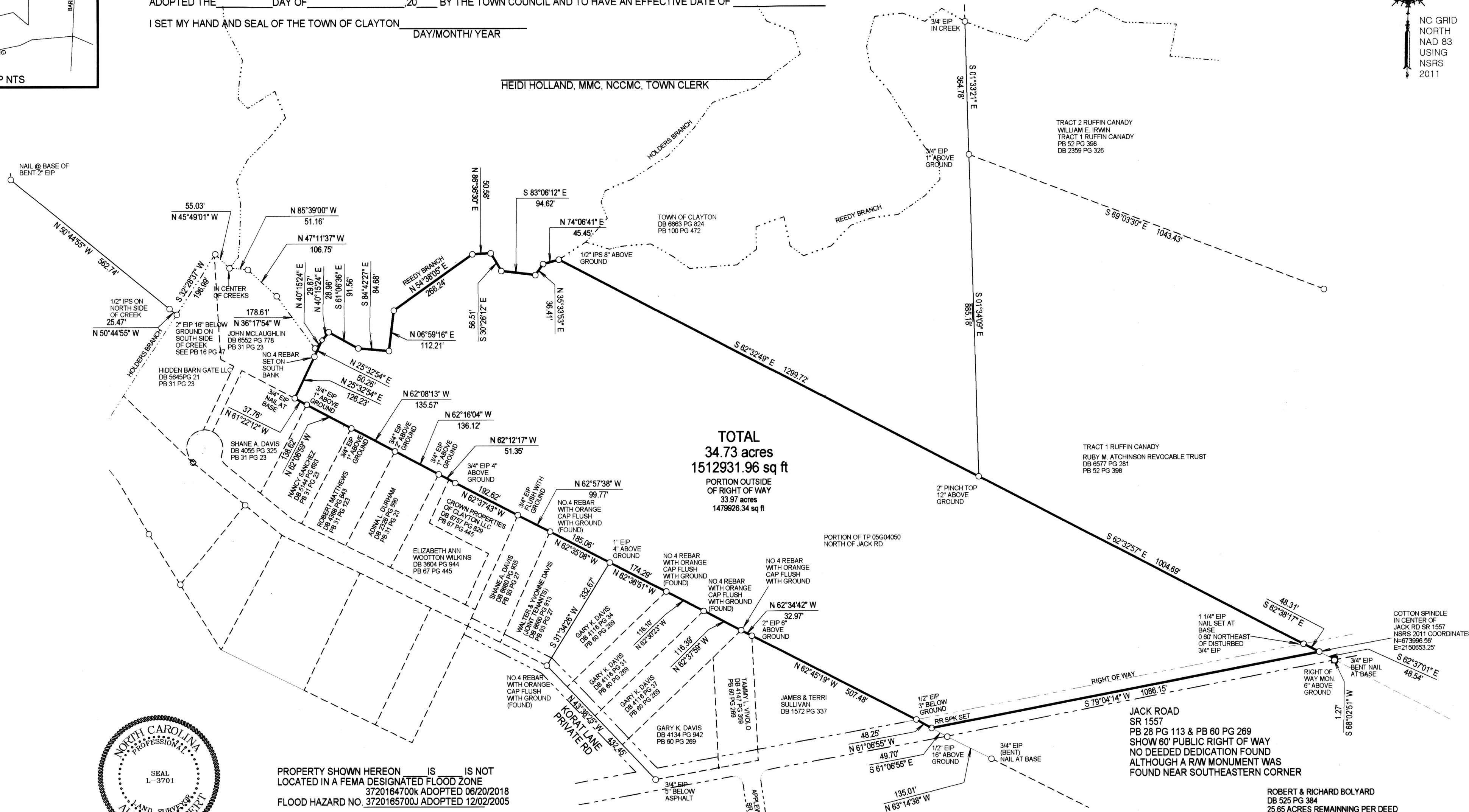
ANNEXATION ORDINANCE:
I, HEIDI HOLLAND, MMC, NCCMC, TOWN OF CLAYTON, NORTH CAROLINA, TOWN CLERK, CERTIFY THIS IS A TRUE AND EXACT MAP OF ANNEXATION
ADOPTED THE _____ DAY OF _____, 20____ BY THE TOWN COUNCIL AND TO HAVE AN EFFECTIVE DATE OF _____

I SET MY HAND AND SEAL OF THE TOWN OF CLAYTON _____ DAY/MONTH/ YEAR _____

HEIDI HOLLAND, MMC, NCCMC, TOWN CLERK



LEGEND:
EIP - EXISTING IRON PIPE
IPS - IRON PIPE SET
EIS - EXISTING IRON STAKE
ISS - IRON STAKE SET
RW - RIGHT OF WAY
PK - PARKER KALON NAIL
ECM - EXISTING CONC MONUMENT
CMS - CONCRETE MONUMENT SET
FH - FIRE HYDRANT
S - 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
CP - COMPUTED POINT
GM - 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



PROPERTY SHOWN HEREON IS NOT
LOCATED IN A FEMA DESIGNATED FLOOD ZONE
3720164700k ADOPTED 06/20/2018
FLOOD HAZARD NO. 3720165700J ADOPTED 12/02/2005

EFFECTIVE DATE: SEE ABOVE

12/09/2024
DATE

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 9 TH DAY OF DECEMBER AD 2024

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

REVISED 2/25/2026 INTO
ANNEXATION PLAT SURVEY
REFLECTS CONDITIONS OF
DECEMBER 9TH, 2024
PROPERTY HAS BEEN PURCHASED BY
TOWN OF CLAYTON SEE DB 6836 PG 634
SEE PB 102 PG 487

- 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.
A/J.G. 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
5. 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.
d. 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 (a) THROUGH (d) ABOVE.

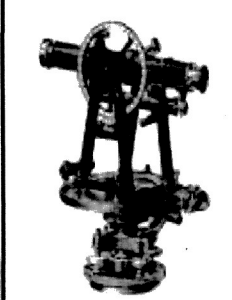
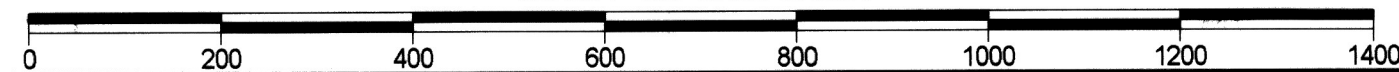
12/09/24
DATE
SURVEYOR

AS FOR THE
DATE: 03/01/2024 & 12/06/2024
TYPE OF GPS: RTN (GNSS)
DATUM: EPOCH: NAD 83 NSRS 2011
POSITIONAL ACCURACY: 0.06'
GEOD. MODEL: 12B
PUBLISH FIXED MODEL (VRS)
COMBINED FACTOR: 0.99998150
US SURVEY FOOT

OWNER:
TOWN OF CLAYTON
PO BOX 879
CLAYTON NC 27528

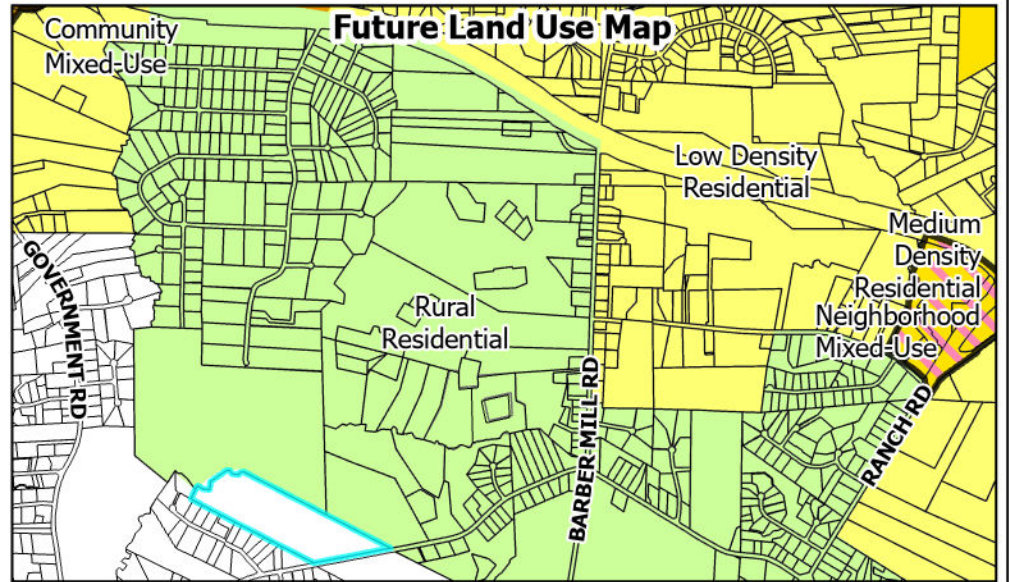
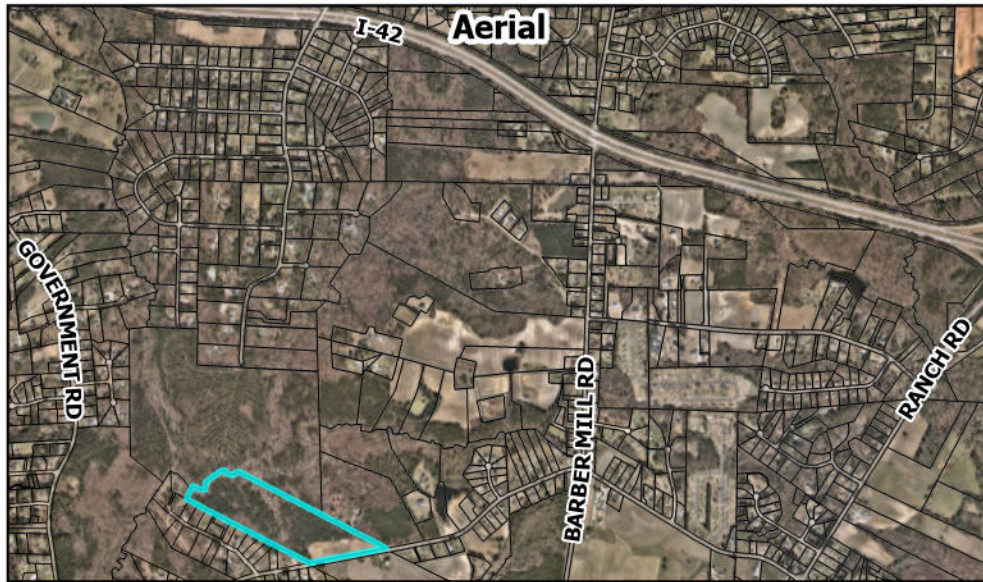
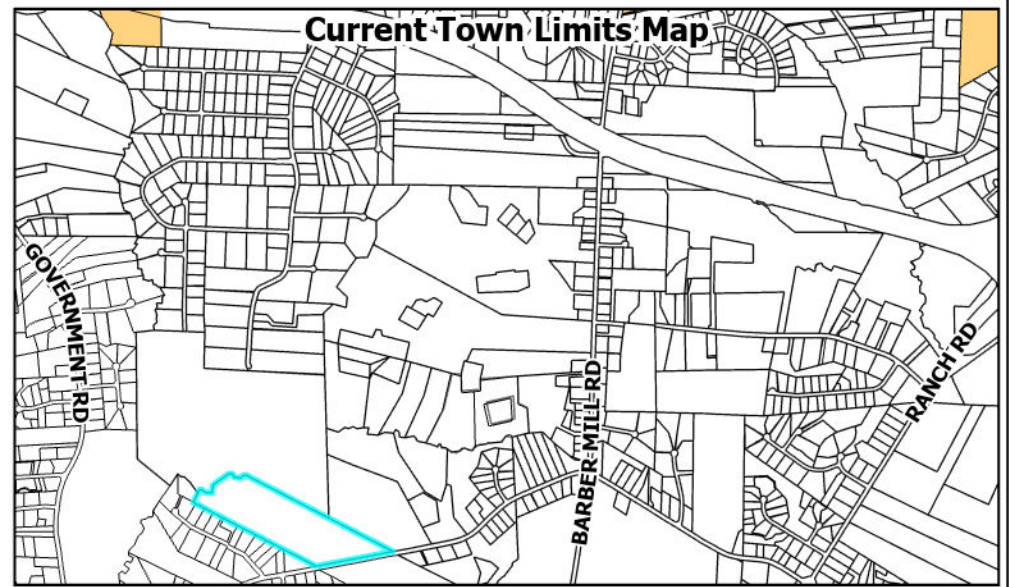
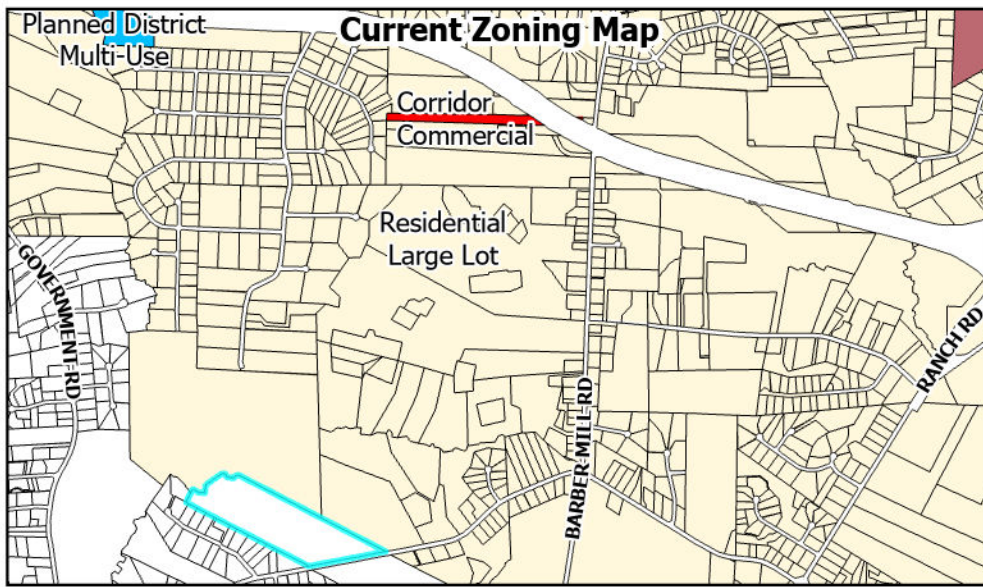
SATELLITE
ANNEXATION MAP
FOR TOWN OF
CLAYTON

PORTION OF TP NO. 05G04050 NC PIN 164700-94-2306
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 27620
PHONE 919/653-6104
FAX 919/653-3665

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.



Request: Non-Contiguous, Satellite Annexation Petition

Project Name: TOC Jack Road

Project Number: 2026-032-ANX

Applicant: Town of Clayton

Property Owner: Town of Clayton

Johnston County Parcel ID: 05G04050B

 Site Location



Staff Report Map
March 23, 2026

0 1,000 2,000 4,000
Feet

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

**TOWN OF CLAYTON
CERTIFICATE OF SUFFICIENCY
Annexation Petition 2026-32-ANX Jack Road**

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

I, Heidi L. Holland, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with N.C. G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Clayton, this 20th day of March 20, 2026.


Heidi L. Holland, MMC, NCCMC
Town Clerk

DESCRIPTION/ADDRESS:

Pin #: 164700-94-1412
Tax #: 05G04050B
Location: Located westerly from the intersection of Jack Rd. and Barber Mill Road and on the north side of Jack Road.
Contiguous: Property size to be annexed approximately 34.73 acres.
Owner: Town of Clayton



**TOWN OF CLAYTON
RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE QUESTION OF
ANNEXATION PURSUANT TO NC G.S. 160A-31
2026-032-ANX AND JACK ROAD SATELLITE, NON-CONTIGUOUS ANNEXATION**

WHEREAS a petition requesting annexation of an area described herein has been received; and

WHEREAS the Town Council of Clayton, North Carolina has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS Certification by the Town Clerk as to the sufficiency of said petition has been made;

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

SECTION 1. A Public Hearing on the question of annexation of the area described herein will be held at 111 E Second Street Clayton, North Carolina 27520, Clayton Town Hall, Town Council Chambers, at 6:00 p.m. on April 20, 2026.

SECTION 2. The property or properties requesting annexation are identified and described as follows:

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 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

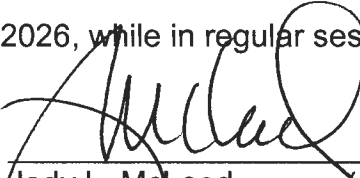
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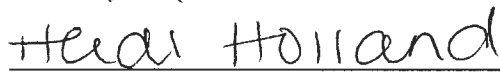
SECTION 3. Notice of said Public Hearing shall be published in a newspaper having general circulation in the Town of Clayton, at least ten days prior to the date of the Public Hearing.

Duly adopted this on the 6th day of April 2026, while in regular session.



Jody L. McLeod
Mayor

ATTEST:



Heidi Holland, MMC, NCCMC
Town Clerk



MAYOR
Jody L. McLeod

TOWN MANAGER
Richard D. Cappola, Jr.

TOWN ATTORNEY
Cauley Pridgen, P.A.



MAYOR PRO TEM
Andria Archer

COUNCIL MEMBERS
Ruth Anderson
Porter Casey
Amanda Underwood
Gretchen Williams

March 9, 2026

CERTIFIED MAIL

Fire Chief
Cleveland Fire Department
9039 Cleveland Road
Clayton, NC 27520

Ref.: Annexation Petition 2026-32-ANX

Dear Chief:

An annexation petition was submitted for the following parcels:

- Annexation Petition 2026-32-ANX with an approximate or +/- acreage of 33.97 acres owned by the Town of Clayton for pin number: 164700-94-1412

Upon review of the Johnston County GIS, the parcels are located within the McLemore Fire District. In accordance with N.C. General Statute §160A-31.1, the Town is required to notify the Cleveland Fire District and provide an opportunity for the District to request payment for any debt incurred that may be attributed to the subject property.

Pursuant to N.C. General Statutes §§160A-58.58 and 160A-58.2A, the Town formally requests information regarding any outstanding debt related to facilities or equipment of the McLemore Fire District (Cleveland Fire Department). Please complete the attached Debt Information for Petitioned Annexations form and return it to my attention within 30 days.

Feel free to contact me if you have any questions at hholland@townofclaytonnc.org or 919-553-5002.

Respectfully,

Heidi L. Holland
Heidi L. Holland, MMC, NCCMC
Town Clerk

MAYOR
Jody L. McLeod

TOWN MANAGER
Richard D. Cappola, Jr.

TOWN ATTORNEY
Cauley Pridgen, P.A.



MAYOR PRO TEM
Andria Archer

COUNCIL MEMBERS
Ruth Anderson
Porter Casey
Amanda Underwood
Gretchen Williams

April 7, 2026

CERTIFIED MAIL

Fire Chief
Cleveland Fire Department
9039 Cleveland Road
Clayton, NC 27520
Ref.: Annexation Petition 2026-32-ANX

Dear Chief:

An annexation petition was submitted for the following parcels:

- Annexation Petition 2026-32-ANX with an approximate or +/- acreage of 33.97 acres owned by the Town of Clayton for pin number: 164700-94-1412

Upon review of the Johnston County GIS, the parcels are located within the McLemore Fire District. In accordance with N.C. General Statute §160A-31.1, the Town is required to notify the Cleveland Fire District and provide an opportunity for the District to request payment for any debt incurred that may be attributed to the subject property.

Pursuant to N.C. General Statutes §§160A-58.58 and 160A-58.2A, the Town formally requests information regarding any outstanding debt related to facilities or equipment of the McLemore Fire District (Cleveland Fire Department).

A certified letter was mailed on March 9, 2026, requesting a response within 30 days. The Department has failed to make a good faith response to the Town's request for information as required under applicable statutes.

Pursuant to N.C.G.S. § 160A-31.1, and due to the failure to provide a good faith response within 45 days following receipt of the written request, the Town hereby provides formal notice that the Department has forfeited its right to request the Town's assumption of debt associated with the above-referenced annexation petitions.

The above-referenced annexation petitions will be scheduled for a public hearing and will move forward to the Town Council for consideration on April 20, 2026. Feel free to contact me if you have any questions at hholland@townofclaytonnc.org or 919-553-5002.

Respectfully,

Heidi L. Holland
Heidi L. Holland, MMC, NCCMC
Town Clerk



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:

Projects: 2026-027-ANX, 2026-032-ANX, 2026-033-ANX
Town Board: April 20, 2026
Date of Meeting: Town Council

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	N/A	N/A
2. Property Posted	Sign Posted on Property	N/A	N/A
3. Website Updated	Project Information added to the Website	<i>LB</i>	4/8/26
4. Newspaper Publish	Newspaper Ad published	<i>PT</i>	4/8/26

Certified by:


Haley Downey, AICP, CZO
Assistant Planning Director

4/13/26
Date


Conrad Olmedo, AICP, CZO
Planning Director

4.13.26
Date