



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

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

Present:

Jodie Dupree
Daniel Gleason
Mike Surasky
Anita Bland
Jason Carter
Deborah Hooker
Derrick Applewhite
Mark Hall
Randell Durham

Staff Present:

Conrad Olmedo, Planning Director
Robert Tate, Senior Planner
Lori Bryant, Planner I
Heidi Holland, Town Clerk

Absent:

Tom McKearney

1. CALL TO ORDER

- a. Call to Order of the Planning Board Meeting

Board Chair Dupree called the meeting to order at 6:00 p.m.

- b. Roll Call of the Planning Board

Mr. Olmedo provided the roll call. Board Member McKearney was absent which allowed Board Member Durham to vote in his place.

2. NEW BUSINESS

- a. Swearing in of New Planning Board Members

Town Clerk Holland swore in the new member Randell Durham as well as Jodie Dupree and Derrick Applewhite who were reappointed.

3. ADJUSTMENT OF THE AGENDA

- a. No adjustments were made.

Adopt the Agenda as Presented

Result:	Passed 9-0
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Mover:	Derrick Applewhite
Seconded:	Deborah Hooker
Yes:	Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Deborah Hooker, Derrick Applewhite, Mark Hall, Jodie Dupree, Randell Durham
No:	None
Absent:	Andria Archer, Tom McKearney

4. APPROVAL OF MINUTES

- a. Approval of Minutes

Approval of Minutes

Result:	Passed 9-0
Mover:	Anita Bland
Seconded:	Mark Hall
Yes:	Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Deborah Hooker, Derrick Applewhite, Mark Hall, Jodie Dupree, Randell Durham
No:	None
Absent:	Andria Archer, Tom McKearney

5. PUBLIC MEETING

- a. 2025-41-CZM Arbors at East Village Phase II, Type 3 Conditional Rezoning

Presenter:

Robert Tate, Senior Planner

Mr. Tate stated tonight's project is a type 3 Conditional Rezoning to rezone from the Plan District Residential (PD-R) to a Conditional Residential Zoning district (CZR). The proposal included single-family attached units developed within a multifamily framework. The property size is approximately 4.19 acres and is located on the northernly side of E. Front Street at the intersection with Bent Branch Loop. Currently, the property is wooded and undeveloped.

Shared was the required concept plan which would run with the land if approved. This request is consistent with the Future Land Use Map designation of downtown support which recommends a mixture of non-residential uses and a variety of housing types. This project is a multi-family project that would have a gross residential density of up to 12 units per acre, the concept plan is showing 45 units on the site.

Shared were the conditions of approval, which were included in the agenda packet.

Board Member Hall asked about the parking requirements and whether the guest parking

shown exceeded the required amount. Mr. Tate stated that the guest parking reflected the minimum threshold required under the Town's regulations. Board Member Hall expressed concern that guest parking spaces could ultimately be used by residents.

Board Member Surasky asked about ownership of Big Branch Loop and whether the road was privately owned. Mr. Tate stated the applicant could provide additional clarification. Surasky noted his concern that if the road were private, the Town should not later require improvements or acceptance of the roadway. Mr. Coates stated that the roadway is classified as a local road and is believed to have been constructed to Town standards.

Board Member Applewhite asked about the current land use designation and noted that the master plan calls for multifamily development. Mr. Tate explained that while the applicant is proposing a single-family attached product, it is being reviewed within the multifamily framework of the ordinance, which affects how parking requirements are calculated.

Cole Jordan, who is with the applicant and development team, was present. He stated this project goes beyond minimum expectations with the Town's UDO. He discussed the enhancements of this project such as parking, enhanced architectural quality, open space, and more landscape diversity.

Board Member Dupree asked how the applicant would ensure that residents utilize their garages for parking.

Mr. Jordan stated that the lease agreements would include language requiring residents to use their garages for parking. He explained that this language would allow management to enforce the requirement and that periodic inspections could occur if necessary.

Board Member Carter expressed concern regarding an existing and proposed property line shown on the concept plan and noted that there appeared to be an encroachment. He asked whether the applicant owned all of the property shown. The applicant explained that Phase I of the development included the release of that area and noted that the current plan is conceptual. Adjustments could be made during the detailed design phase if necessary.

Board Member Carter also referenced the National Wetlands Survey and the presence of wetlands indicated on GIS mapping along the western portion of the property. The applicant acknowledged the mapping and stated that additional information could be provided to the Board.

Board Member Hall commented that the concept plan appeared to provide opportunities for preservation of existing trees. The applicant stated the development team had heard the concerns of nearby neighbors regarding tree preservation and would seek opportunities to maintain existing vegetation where feasible.

Board Member Hooker noted the site's visibility when approaching the nearby roundabout and stated she hoped the development would not present the rear of the townhomes toward that view. The applicant stated the buildings are proposed to be two stories and indicated that existing trees and buffering would help screen the development.

Staff noted that the proposed 20' buffer meets the requirements of the UDO.

Board Member Bland asked about the expected price range of the homes. Mr. Jordan stated that costs fluctuate but estimated that similar units could range from approximately \$200,000 to \$250,000. When asked about rental rates, he indicated rents would likely be in the low \$2,000 range.

Board Member Applewhite asked whether retail or commercial uses had been considered as part of the 2025 Comprehensive Plan. Staff stated that the property is currently designated for residential use. Board Member Applewhite also asked about the units located on the southern side of the property and whether they would face Front Street with a landscape buffer. The applicant confirmed that they would.

Chair Dupree noted that the item had been advertised as a public meeting and invited members of the public to speak. He reminded those present that the Planning Board provides a recommendation and that the Town Council makes the final decision.

Maryann Gebler, 94 Loop, expressed concern about the existing density in the area and asked whether a traffic study had been conducted. The applicant stated that a traffic study had not been completed. Chair Dupree explained that certain development thresholds must be met before a traffic study is required.

Tanessa Zort, 278 Bella Square, is the Property Manager at the Arbor at East Village. She spoke in support of the project. She stated she enjoys the property and noted that the community is actively involved with the local chamber and community events. She added that traffic in the area generally flows well and that she was excited about the proposed development.

Kevin Sparrow, of Garner, asked about the exact location of the project. Chair Dupree explained that access would be from Front Street. Mr. Sparrow expressed concern regarding potential traffic and parking issues, stating that the projected demographics could include younger residents who may own multiple vehicles.

Arnold Frederick Gebler stated that he lives within walking distance of Phase I and expressed concerns regarding traffic and the overall density of the concept plan. He also stated he hoped the property would continue to be well maintained.

Gregory Jones, stated that several of his properties back up to Front Street. He complimented the developer on the quality of the existing development but expressed concerns about the use of a private road, landscaping details, and building materials such as siding. He also emphasized the importance of maintaining a strong landscape buffer due to the site's prominence.

Chair Dupree closed the public comment portion of the meeting.

A motion was made by Board Member Surasky and seconded by Board Member Bland to recommend approval of the rezoning request to Town Council with Motion 1 in the Consistency Statement. Board Member Hooker voted in opposition.

Recommend Approval with Motion 1 in the Consistency Statement

Result:	Passed 8-1
Mover:	Mike Surasky
Seconded:	Anita Bland
Yes:	Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Derrick Applewhite, Mark Hall, Jodie Dupree, Randell Durham
No:	Deborah Hooker
Absent:	Andria Archer, Tom McKearney

b. 2025-147-RZ Powhatan Self Storage Rezoning

Presenter:

Lori Bryant, Planner I

Ms. Bryant presented a conventional rezoning request for a 1.34-acre parcel located east of the intersection, currently used as a self-storage facility. She noted that the request had been properly noticed to surrounding property owners and shared the rezoning staff report and maps with the Board.

Ms. Bryant stated that because this is a Town-initiated rezoning, a Special Use Permit (SUP) could apply to the entire site. She clarified that the rezoning request does not allow alterations to the existing use.

Staff confirmed that the request is consistent with the Future Land Use Map and the 2045 Comprehensive Plan. Staff recommended approval and noted that the consistency statement aligns with Motion 1.

Board Member Carter asked why this particular parcel was selected and noticed in the packet. He noted a discrepancy in the notification timeline: a letter was sent to adjoining property owners on October 16, but another notice indicated February.

Ms. Bryant explained that staff was unaware why this parcel had not been rezoned previously in conjunction with the SUP process. She confirmed that staff had discussed the request with the property owner, who was aware of the Town's intent to move forward. The property owner was not present and had delegated the presentation to Town staff.

Chair Dupree noted that this item was advertised as a public meeting and asked if anyone wished to speak. With no members of the public present, the matter was turned over to the Board for deliberation.

Board Member Carter made a motion to recommend the rezoning request consistent with Motion 1 in the Consistency Statement, seconded by Board Member Hall.

Recommend Approval with Motion 1 in the Consistency Statement

Result:	Passed 9-0
Mover:	Jason Carter
Secunder:	Mark Hall
Yes:	Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Deborah Hooker, Derrick Applewhite, Mark Hall, Jodie Dupree, Randell Durham
No:	None
Absent:	Andria Archer, Tom McKearney

- c. 2026-05-RZ Kenney, Troxler, Yeargan, Tree of Life Properties Conventional Rezoning
Presenter:
 Robert Tate, Senior Planner

Mr. Tate presented a conditional rezoning request for properties along Cornwallis Road, consisting of over 476 acres, which are mostly undeveloped. The request is to rezone the parcels from Agricultural Residential (AR) to Residential Large Lot (RLL). He noted that the properties had been properly noticed, and he shared current and proposed zoning maps along with a summary of the site history.

Staff reviewed that on November 17, 2025, the Town Council approved annexation petitions for the subject site, bringing the land into the Town limits. The annexation became effective February 16, 2026.

Because these properties are outside of the ETJ, there is not a Future Land Use Map designation but there is the Gateway 42 Small Area Plan that provides guidance similar to the growth plan. In this plan the properties are designated as low-density residential, complete communities, and complete community commercial areas. Staff recommended approval with Motion 2 included in the consistency statement.

Board Member Surasky asked whether there is currently a plan for development. Mr. Tate replied that no plan has been submitted and suggested the Board could direct questions regarding specifics to the applicant. Surasky inquired about the anticipated number of units.

Board Member Hall asked whether the Town has the utility capacity to accommodate development in this area, approximately five miles away from existing infrastructure.

Mr. Kinsey responded that water service would be provided upon completion of the Copper District and sewer allocations would be available with completion of Sam’s Branch.

Questions were raised regarding prior discussions on utilities. Mr. Tate indicated that he was not sure of the details of earlier conversations. Board Member Surasky asked if the intention is to return with a conditional rezoning request, Mr. Tate confirmed.

Mr. Tate and Board Member Applewhite discussed the implications of a Board recommendation not to approve the request. Mr. Tate noted that annexation remains valid, but the conditional

rezoning process would require Council approval.

Mr. Marty Bizzell, representing the applicant, addressed the Board. He noted that much of the presentation is procedural. He summarized the history of the four annexed properties, which were approved by Council on November 17, 2025.

Mr. Bizzell highlighted that the proposed RLL zoning is closely aligned with AR and discussed water and sewer allocations, which were agreed upon in the interlocal agreement between the Town of Clayton and Johnston County. He noted that fire and police service were being considered, with the new Southwest Public Safety Center approximately 2.8 miles away and the site located across from the Cleveland Fire Station.

Board Member Surasky requested that a village center concept be maintained as the area is developed. Mr. Bizzell noted that the Gateway 42 Small Area Plan guides this development. Board Member Applewhite asked about historic properties, including Tree of Life Church; Mr. Bizzell stated that these structures would likely remain. Board Member Applewhite asked whether road improvements along Cornwallis Road are anticipated. Mr. Bizzell replied that a Traffic Impact Analysis (TIA) would be completed and any necessary improvements, including turn lanes, would be addressed prior to development.

Board Member Applewhite asked when the conditional rezoning would return to the Board. Mr. Bizzell stated there is no set date but anticipated the request would return in the next month or so.

Board Member Bland inquired about potential school impacts. Mr. Bizzell indicated that school capacity could be affected but was not certain at this time.

Board Chair Dupree noted the item had been advertised as a public meeting and asked if any members of the public wished to speak.

Alison Squires, property owner adjacent to the site, expressed concern about annexing these properties, road improvements, and the impact on wetlands. She questioned whether the annexation process was a public process and noted that previous site plans had been denied by Johnston County.

Scott Sharer, 133 Bobby Drive, asked about water and sewer allocations between the Town and Johnston County. Mr. Bizzell explained that the interlocal agreement includes allocations for these properties and future development. Travis Fisher, 219 Creek Drive, commented that he would have preferred to see a development plan presented. Kevin Sparrow, 223 Creek Drive, expressed concerns about schools and supported the need for additional guidance. John Davis, 5347 Cornwallis Road, commented on traffic impacts.

With no one else from the public wishing to speak, the item was turned over to the Board for deliberation.

Board Member Applewhite noted that State statute prohibits Boards from making decisions based on school overcrowding. He added that the properties have been planned for development for decades, and additional density was only possible through annexation. Chair Dupree and Board Member Gleason discussed utilities and infrastructure, including widening of

Veterans Parkway and Cleveland Road, as well as potential upgrades to intersections and utilities. Board Member Carter noted that of 17 schools in the area, only two were over capacity, and neither were located near this site.

Board Member Applewhite made a motion to recommend the conditional rezoning request consistent with Motion 2 in the Consistency Statement, seconded by Board Member Durham.

Board Member Surasky suggested that the applicant take additional steps to inform citizens about future development.

Recommend Approval with Motion 2 in the Consistency Statement

Result:	Passed 9-0
Mover:	Derrick Applewhite
Seconder:	Randell Durham
Yes:	Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Deborah Hooker, Derrick Applewhite, Mark Hall, Jodie Dupree, Randell Durham
No:	None
Absent:	Andria Archer, Tom McKearney

6. ADJOURNMENT

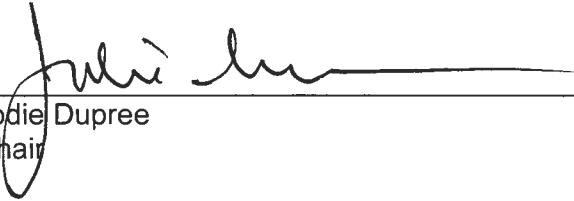
- a. Motion To Adjourn

With nothing further, the meeting was adjourned at 7:53 p.m.

Motion To Adjourn

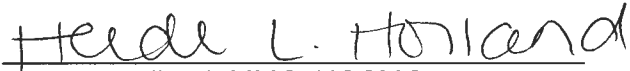
Result:	Passed 9-0
Mover:	Anita Bland
Seconder:	Mark Hall
Yes:	Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Deborah Hooker, Derrick Applewhite, Mark Hall, Jodie Dupree, Randell Durham
No:	None
Absent:	Andria Archer, Tom McKearney

Duly Adopted by the Planning Board on Monday, March 23, 2026 while in regular session.



Jodie Dupree
Chair

ATTEST:



Heidi L. Holland, MMC, NCCMC
Town Clerk

