



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

No Weapons Allowed Inside Council Chambers.

1. CALL TO ORDER

- a. Call to Order of the Planning Board Meeting
Presenter:
Jodie Dupree, Planning Board
- b. Roll Call of the Planning Board
Presenter:
Conrad Olmedo, Planning Director

2. ADJUSTMENT OF THE AGENDA

- a. **POTENTIAL ACTION:** Adoption of Agenda

3. APPROVAL OF MINUTES

- a. Approval of Minutes
 - May 26, 2026

POTENTIAL ACTION: Approval of Minutes

4. PUBLIC MEETINGS

- a. 2026-016-CZM Stotan Crossings - Type III Conditional Rezoning
Presenter:
Robert Tate, Senior Planner
Recommendation of Approval to Town Council
- b. 2026-081-RZ Town PUB Conventional Rezoning
Presenter:
Lori Bryant, Planner I
Recommendation of Approval to Town Council

5. NEW BUSINESS

- a. Planning Board Training Session
Presenter:
Conrad Olmedo, Planning Director
Receive the presentation provided by staff.
- b. Shipping Container Presentation
Presenter:
Conrad Olmedo, Planning Director
To receive a presentation from staff regarding shipping containers.

6. ADJOURNMENT

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

INFORMATION FOR THE PUBLIC

About the Planning Board

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

The Role of the Planning Board

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

Providing Public Comment

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

Before Speaking:

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

ADA Compliance

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

Contact the Planning Department

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

Additional Information

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

< End of Information for the Public >



Town of Clayton
Planning Board Regular Meeting Minutes
Tuesday, May 26, 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:

Derrick Applewhite, Vice-Chair
 Daniel Gleason
 Mike Surasky
 Anita Bland
 Jason Carter
 Mark Hall
 Randell Durham

Staff Present:

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

Absent:

Jodie Dupree, Chair
 Deborah Hooker
 Tom McKearney

1. CALL TO ORDER

- a. Call to Order of the Planning Board Meeting

Presenter:

Board Member Surasky, Interim Chair

Conrad Olmedo opened the meeting at 6:05 p.m. Both Chair Dupree and Vice-Chair Applewhite were not in attendance. A motion was made to elect Board Member Surasky as interim Chair for tonight's meeting. He called the meeting to order at 6:06 p.m. ** Vice-Chair Applewhite arrived at 6:11 p.m. The first item he was able to vote on was 4a. Unified Development Ordinance Text Amendment (UDOTA) 1-26.

Elect Board Member Surasky as Interim Chair For Tonight

Result:	Passed 6-0
Mover:	Jason Carter
Secunder:	Mark Hall
Yes:	Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Mark Hall, Randell Durham

No:	None
Absent:	Jodie Dupree, Derrick Applewhite, Deborah Hooker, Tom McKearney

- b. Roll Call of the Planning Board

Presenter:

Conrad Olmedo, Planning Director

Mr. Olmedo provided the roll call of the board, a quorum was present. With absences tonight, alternate Board Member Durham was able to vote on tonight's items.

2. ADJUSTMENT OF THE AGENDA

- a. Adopt the Agenda as Presented

Presenter:

Board Member Surasky, Interim Chair

No adjustments of the agenda.

Adopt Agendas as Presented

Result:	Passed 6-0
Mover:	Daniel Gleason
Secunder:	Anita Bland
Yes:	Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Mark Hall, Randell Durham
No:	None
Absent:	Jodie Dupree, Derrick Applewhite, Deborah Hooker, Tom McKearney

3. APPROVAL OF MINUTES

- a. Minutes: March 23, 2026

Presenter:

Board Member Surasky, Interim Chair

Adoption of Minutes

Result:	Passed 6-0
Mover:	Mark Hall
Secunder:	Randell Durham
Yes:	Daniel Gleason, Mike Surasky, Anita Bland, Jason Carter, Mark Hall, Randell Durham
No:	None
Absent:	Jodie Dupree, Derrick Applewhite, Deborah Hooker, Tom McKearney

4. PUBLIC MEETINGS

- a. Unified Development Ordinance Text Amendment (UDOTA) 1-26

Presenter:

Conrad Olmedo, Planning Director

Mr. Olmedo presented Unified Development Ordinance (UDO) Text Amendments 1–26, noting this is the sixth round of amendments since the ordinance’s adoption and effective date of January 2, 2024. This round included nine changes, which are summarized in a table included in the meeting packet with corresponding redline references for ease of cross-referencing. He outlined the anticipated schedule, stating that the Planning Board would consider the amendments at this meeting, with the intent to take them to the Town Council work session on June 1, followed by a public hearing on June 15, 2026. He stated the primary purpose of these amendments is to align the Town’s code with recent North Carolina General Statutes and session laws.

Mr. Olmedo briefly summarized the amendments, including provisions addressing split jurisdiction, expiration and resubmittal timelines for applications, regulations for home occupations and temporary uses, clarifications on changes of use in downtown zoning districts, and updates to street light spacing and placement, including considerations within the Town’s extraterritorial jurisdiction. Additional amendments included the addition of off-site parking allowances for construction offices, reformatting of alternative plan provisions, and a correction to a figure related to short-term signage. He explained how to utilize the summary table and redline document together to understand the proposed changes.

During Board discussion, further clarification on the street light amendment was requested. Questions were raised regarding whether the proposed spacing standards comply with AASHTO guidelines, whether spacing requirements depend on which side of the street the lights are placed, and how photometric standards are addressed. Mr. Olmedo stated the language was developed in coordination with the Town’s Electric Department and vetted by its director Matt Proctor, but he did not have specific technical answers at that time. He stated he would get clarification prior to Town Council review and noted the suggestion that the ordinance should explicitly address whether street light placement alternates sides.

The Board then discussed the proposed changes related to split jurisdiction. Members sought clarification on whether applicants would have any discretion in determining which jurisdiction reviews applications when properties span multiple jurisdictions. Mr. Olmedo explained state law requires jurisdiction to be determined by the majority of the property area unless there is a mutual agreement between jurisdictions, and that applicants do not make that determination.

Board members expressed concern about how this provision would function in practice where neighboring jurisdictions do not have matching policies or agreements in place. Mr. Olmedo acknowledged that no current mutual agreements exist and indicated that further analysis and coordination with neighboring jurisdictions and legal counsel may be needed. It was noted that state law governs the matter, but differences in local ordinances could create complications for applicants.

Additional discussion addressed the broader implications of split jurisdiction, including questions about taxation, school assignments, and annexation impacts. Mr. Olmedo clarified that the

applicable statute is limited to planning and development matters under Chapter 160D and does not address taxation or other jurisdictional issues.

Board members emphasized the importance of ensuring consistent interpretation and coordination with surrounding jurisdictions to avoid future conflicts.

Board Member Carter commended staff for their handling of a home occupation issue referenced in Amendment Number Four, noting it as an example of effective coordination between federal, state, and local requirements and responsiveness to a citizen inquiry that resulted in a proposed ordinance update.

Following staff's presentation Vice-Chair Applewhite opened up the public hearing and asked if anyone from the public wished to speak.

Ritchie Schacher, representing a business leasing property in the Town's extraterritorial jurisdiction, addressed the Board regarding the use of a shipping container on a light industrial property. He provided background on the issue, including prior discussions before the Board and Town Council, and explained that the matter remained unresolved following the passing of the previous business owner. He requested the Board recommend a future text amendment to consider allowing shipping containers as permanent accessory uses in light industrial districts, subject to appropriate standards.

Mr. Olmedo provided context for the issue, explaining that shipping containers are currently permitted only as temporary uses under the UDO and that permanent use is not allowed. It was noted that the Board of Adjustment had recently upheld a notice of violation for the property in question. He further explained allowing permanent shipping containers would require careful consideration, including compliance with building codes and design standards, and could involve substantial modifications to the structures.

The Board discussed the complexity of distinguishing between temporary and permanent uses and noted the broader policy implications of allowing such structures.

Additional discussion addressed the process for initiating UDO text amendments. Mr. Olmedo clarified that requests may be initiated by staff, the Planning Board, or Town Council.

Board Member Carter expressed concern that recent changes limiting citizen-initiated requests may restrict public input and suggested revisiting that policy.

The public hearing was closed, and the Board proceeded to deliberation.

Board Member Surasky made a motion to recommend approval of UDO Text Amendments 1–26, Motion 1 in the consistency statement. The motion included a request that staff provide additional information to the Town Council addressing questions related to street light standards and split jurisdiction implementation. Seconded by Board Member Hall.

Motion to Recommend Approval of UDO Text Amendments 1–26, Motion 1, with Request for Additional Information Related to Street Light Standards and Split Jurisdiction Implementation

Result:	Passed 7-0
----------------	-------------------

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

5. NEW BUSINESS

Vice-Chair Applewhite confirmed that the Board of Adjustment had ruled against the appeal of the notice of violation for the temporary use structure at Mr. Schacher’s business. He inquired about the process for requesting text amendments and noted that consideration of storage buildings or containers in light industrial areas would ultimately be a decision for the Town Council. He stated the Planning Board does not have the authority to waive the current ordinance, meaning the violation would remain in effect; however, a Planning Board member could request that staff prepare a text amendment for future consideration by the Council.

Mr. Olmedo stated the Planning Board cannot make a decision on a matter that has already been approved by the Board of Adjustment. He explained the process for initiating a text amendment by the Planning Board has not been widely utilized and that most amendments originate from staff following discussions with applicants or stakeholders. He recommended the Board provide a formal recommendation directing staff to bring the issue forward to the Town Council for consideration, noting the Council could revisit the matter at a later time if needed.

Board Member Surasky emphasized that the Board of Adjustment, as a quasi-judicial body, is required to adhere strictly to the UDO as written and must uphold violations when the ordinance is not met in order to avoid legal risk to the Town. He noted while the Board of Adjustment’s decision stands under the current ordinance, the Town Council retains the authority to amend the UDO, and any future cases would be evaluated under the revised standards. He suggested staff work with Mr. Schacher to explore potential interim solutions, such as screening or fencing, to address aesthetic concerns. He also encouraged staff to consider the broader and increasing use of shipping containers in various applications and to evaluate how such uses should be addressed comprehensively within the UDO.

Mr. Olmedo explained shipping containers are currently permitted as temporary structures associated with active construction projects and must be removed once the project is complete. He clarified the container on the subject property is in violation of the current UDO, that the violation was upheld by the Board of Adjustment, and the container does not meet the standards for temporary use. He noted shipping containers pose regulatory challenges because they are often introduced as temporary structures but effectively become permanent, and their varied uses add complexity to enforcement. He also referenced existing temporary use provisions and prior amendments that extended allowable timeframes for such uses.

Vice-Chair Applewhite stated the most appropriate course of action would be to pursue a text amendment specifically addressing this issue so that it can proceed through the standard review process by the Planning Board and Town Council. Mr. Olmedo stated staff could prepare and

present a proposal at the June Planning Board meeting for further consideration and direction. It was consensus of the Board to move forward with this.

6. ADJOURNMENT

- a. Adjourn

With nothing further, the meeting was adjourned at 6:06 p.m.

Motion To Adjourn

Result:	Passed 0-0
Mover:	Mike Surasky
Second:	Anita Bland
Yes:	None
No:	None
Absent:	Jodie Dupree, Deborah Hooker, Tom McKearney

Duly Adopted by the Planning Board on Monday, June 22, 2026 while in regular session.

Jodie Dupree
Chair

ATTEST:

Heidi L. Holland, MMC, NCCMC
Town Clerk



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

Planning Board Public Meeting: June 22, 2026
Town Council Public Hearing: TBD

STAFF REPORT	
Project Number:	2026-016-CZM
Project Name:	Stotan Crossings, Type III Conditional Rezoning
Property Pin #:	1649189289 and 1649179336 (Wake County jurisdiction); Annexation is proposed via 2026-17-ANX.
Location:	Outside of the Town of Clayton Corporate Limits and ETJ, located in Wake County's planning jurisdiction on the westerly side of Guy Road and south of Golden Nugget Drive.
Applicant:	Stotan Industrial, LLC - Ben Harris
Property Owner:	Donald Larry Newsome and Rebecca S. Newsome
Public Noticing Dates:	Surrounding Property Letters Mailed by June 12, 2026 Sign Posted by June 12, 2026 Website Posted by June 12, 2026 Legal Ad publication is not required for Planning Board Public Meeting
Request:	A Type III Conditional Rezoning request for approximately 43.23 acres from Wake County Residential-30 (R-30) to the Town of Clayton Conditional Industrial (CZI) zoning district. The request includes a Concept Plan identifying areas where industrial uses would be permitted, as well as proposed landscaping, stormwater management facilities, and other supporting site improvements. The application has been submitted concurrently with an annexation petition (2026-017-ANX), as required for rezoning requests involving property located outside the Town limits.

PROJECT OVERVIEW

The applicant is requesting conditional rezoning of two (2) parcels, totaling approximately 43.23 acres from Wake County Residential-30 (R-30) to the Town of Clayton Conditional Industrial (CZI) zoning district. These properties are currently located outside of Clayton's corporate limits and ETJ, and are located Wake County's planning jurisdiction. The application has been submitted and reviewed concurrently with a contiguous annexation petition, 2026-17-ANX, which requests annexation of the subject parcels into the Town of Clayton corporate limits.

The proposed concept plan submitted with this request, Exhibit A, illustrates the development of an "Industrial" principal use type, which would allow the applicant to develop the land in accordance with the permitted uses in the CZI or HID zoning districts except as otherwise noted in the Conditions of

Approval. Any uses developed on the property are subject to the Conditions of Approval, as well as Use-Specific Standards in the Unified Development Ordinance.

The applicant is proposing landscaping buffers as reflected on the Concept Plan, which includes a 40' Type D buffer along adjacent properties to the North and West. To the South the applicant is proposing a 40' alternative landscape buffer, as noted in their Conditions of Approval, due to proximity to an adjacent solar farm. A 20' streetscape buffer, that will include an UDO compliant planting rate, is proposed along Guy Road. As shown on the Concept Plan, two entrances will be provided off Guy Road. The applicant is proposing two stormwater ponds, with final location to be determined during Site Plan and Construction Drawing review.

Transportation Impact Analysis

A Transportation Impact Analysis was submitted to the Town, prepared by Bolton & Menk Engineering firm. The analysis identified an estimated 1,466 daily trips generated from this development and evaluated three intersections identified in the scoping meeting with the Town of Clayton and NCDOT. The study estimates a buildout date of 2027, and incorporated a 2% annual growth rate in its calculations. Calculations were made for up to 376,480 SF of general light industrial space.

The Town of Clayton and NCDOT reviewed the analysis submitted. Final traffic improvements generated by the request are outlined in the conditions of approval. These improvements will be required to be installed prior to issuance of the first Certificate of Occupancy.

Conditions of Approval

In addition to the Concept Plan, the application includes proposed Conditions of Approval that seek to modify some UDO provisions and standards, representing both reductions and enhancements from those that would otherwise be required for the proposed land use and the Heavy Industrial (HID) zoning district. This application was submitted and reviewed in accordance with the November 17, 2025 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 #1 through #7 are standard Town of Clayton conditions of approval. Below are the remaining 11 conditions:

- **Mass Grading:**
 - **Condition #8** would require the applicant to submit a report prepared by a qualified professional noting the eligibility of existing vegetation to be credited and counted toward the planting flexibility provisions in UDO Section 6.6.11 if grading occurs within a required buffer as identified on the Concept Plan.
 - **Condition #9** would exempt the subject site and proposed development from the Mass Grading provisions identified in UDO Section 6.6.7, which would require two practices from Schedule A and one practice from Schedule B from the "Water Conservation and Quality Protection" section. During TRC review of the proposed development, staff encouraged the applicant to review the UDO requirements pertaining to Mass Grading, the Menu of Sustainable Development Practices identified on UDO Table 6.17.6, and be prepared to justify the omission of compliance with Section 6.6.7. Section 6.6.7 provides allowance for Mass Grading when specific incentives are incorporated into a development. However, the applicant is not proposing any of the incentives from the menu of options outlined in the ordinance.

- Design Elements:
 - **Condition #10** would allow prefabricated canopies that project from the building façade to be used as an architectural feature of the building façade.
- Permitted Uses:
 - **Condition #11** lists all permitted principal and secondary uses. The list of permitted uses in the Conditions of Approval is not limited to the proposed Warehouse, Distribution and Storage use, but also includes a variety of additional intensive industrial/commercial uses types, including Metal Fabrication and Heavy Equipment Sales, Rental, & Repair.

Several of the proposed uses were recommended by staff for removal from the Conditions of Approval. However, the applicant has elected to retain the majority of those uses in the proposed list of permitted uses so that there is additional flexibility in marketing the property for future development. Specifically, staff recommends the removal of the following uses as the request would permit additional intensive industrial and commercial uses.

- Farm Equipment Sales and Service
- Bulk Item Sales, Light Equipment Sales, Rental, and Repair
- Packaging and Shipping
- Repair Shop
- Storage, Indoor
- Storage, Outdoor
- Vehicle Parts & Accessory
- Vehicle Repair and Service
- Vehicle Sales and Rental
- Contractor Services Office/Yard
- Fuel Oil/Bottled Gas Distribution
- Minor Utility

Any uses developed on the property will be required to adhere to Use-Specific Standards of the Unified Development Ordinance.

- Landscaping and Buffers:
 - **Condition #12** sets to establish the width and planting ratio for both streetscape and perimeter buffers. A 20' UDO compliant Streetscape buffer will be provided east along Guy Road, a UDO compliant 40' Type D buffer will be provided along the northern, southern, and western property lines, and a 40' Alternative Buffer will be provided along the southeastern property line adjacent to a property with an existing solar farm. The alternative buffer is proposed in this location to avoid casting shadows on the neighboring solar farm. The alternative buffer will include a planting rate of 4 understory trees every 100 linear feet and 15 shrubs every 100 linear feet. Both perimeter buffer types identified in the Conditions of Approval are shown on page 3 of the Concept Plan.
 - **Condition #13** establishes where perimeter and internal buffers are not provided including utility easements, individual uses internal to the site, where existing stream or wetlands are present, and in areas for property access.
- Sustainable Development:
 - **Condition #14** requires at least one (1) level 2 electric vehicle charging station at each

proposed building, or a minimum of two (2) charging stations providing up to four (4) dedicated spaces for electric vehicle charging.

- Transportation and Traffic:
 - **Condition #15** requires the applicant to complete the listed off-site improvements that have been reviewed by the Town of Clayton and the North Carolina Department of Transportation (NCDOT) and shall be completed prior to the first Certificate of Occupancy.
- UDO Standards and Provision
 - **Condition #16** requires the CZI zoning district to have an underlying base zoning district of HID where the provisions of HID dimensional standards shall apply to the subject sites' zoning. This is outlined in Section 3.3.4.B of the UDO, which notes that dimensional standards and allowable densities of a CZI district are subject to those of the HID district.
 - **Condition #17** establishes which UDO this request, Conditions of Approval and Concept Plan, references, unless specifically noted.

Overall, the proposed conditions generally seek to meet the intent and requirements of the UDO. However, the application does request an exemption from recently adopted Mass Grading standards, which already include various mechanisms to achieve compliance with the applicable provision, UDO Section 6.6.7.B.3. The applicant has increased the width of required landscape buffers and proposed EV charging on site. However, no additional mitigation measures have been proposed to demonstrate how the proposed project will meet the intent of UDO Section 6.6.7.B.3.

Lastly, the applicant has opted not to remove staff-recommended permitted use types from the list of permitted uses. The applicant has requested that the full list of uses remain in place to maintain flexibility for future tenants and operators on the site.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USES

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Wake County Residential-30 (R-30)	Single-Family Detached Dwelling	Outside of ETJ
South	Residential Large Lot (RLL)	Solar Energy Conversion	Low Density Residential
East	Residential Large Lot (RLL)	Outdoor and Indoor Storage, Agricultural, and Vacant	Low Density Residential
West	Wake County Residential-30 (R-30)	Single-Family Detached Dwelling	Outside of ETJ

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 subject parcels of land to be rezoned are not represented in the 2045 Comprehensive Growth Plan but are present within the Wake County Comprehensive Plan Development Framework and Lower Swift Creek Land Use Plan.

The Development Framework identifies the subject site as being within the Community Classification. This classification envisions areas on the fringe of municipal corporate limits or extraterritorial jurisdictions as places for future growth, primarily supporting residential development along with neighborhood scale commercial, institutional, and recreational uses.

However, the Lower Swift Creek Land Use Plan designates the subject site as Agriculture and Forestry and envisions it remaining undeveloped.

Adjacent parcels located within the Town of Clayton ETJ are designated Low Density Residential on the Town's Future Land Use Map (FLUM). The conditional rezoning request would be **inconsistent** with the Low Density Residential FLUM designation as defined in the 2045 Comprehensive Growth Plan if the subject site held the same designation as adjacent parcels.

Due to the subject site's location outside of the Town of Clayton ETJ, approval of this rezoning request would result in an update to the FLUM to incorporate the property. Staff recommends that the designation of Employment Center be applied to the property.

PLANNING BOARD CONSIDERATIONS

The Planning Board will hear this item in a public meeting on June 22, 2026 at their regular meeting. The Planning Board may make a recommendation of approval or denial to the Town Council. The Planning Board may also make recommendations for changes to the proposed conditions to Town Council.

TOWN COUNCIL CONSIDERATIONS

Following the Planning Board Meeting, this application will be scheduled for a future public hearing with the Town Council.

STAFF RECOMMENDATION

The Technical Review committee has thoroughly reviewed the proposed rezoning and associated concept plan. ***Planning staff is recommending approval along with one (2) considerations:***

- Requests that the applicant review UDO Section 6.6.7.B.3 and UDO Table 6.17.4 to identify or propose alternative approaches that better meet the intent of the Mass Grading provisions adopted in July 2025, rather than seeking a complete exemption.
- Staff recommend additional consideration be given to the proposed range of permitted uses on the property.

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. Property Owner Notice
8. Public Notice Certification
9. Transportation Impact Analysis
10. NCDOT Traffic Acceptance Letter
11. Consistency Statements Sheet



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

Name of Project: Stotan Crossings 70 Date: 03/20/26

Applicant Name: Stotan Industrial, LLC - Benjamin Harris

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

Pre-Application Meeting on: 01/15/2026
Note: Pre-application meeting must be held no more than 6-months prior to submittal.

Neighborhood Meeting on: 01/21/2026
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 and UDO Procedures Manual
- Traffic Impact Analysis, as applicable
- Wastewater Allocation Request, as applicable

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



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: Stotan Crossings 70

Acreeage of Property: 44.23 Existing Use: Residential (R-30)

County Tag #: 0050698, 0222308 NC Pin #: 1649179336, 1649189289

Address/Location: 4333 Guy Road, Clayton, NC 27520

Existing Zoning District: R-30 Proposed Zoning District: CZI

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: Stotan Industrial, LLC

Mailing Address: 1515 Mockingbird Lane, Suite 7116, Charlotte, NC. 28209

Phone Number: 916-224-6948 Fax: _____

Contact Person: Benjamin Harris

Email Address: bharris@stotanindustrial.com

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

PROPERTY OWNER INFORMATION

Name: Donald Larry Newsome and Rebecca S. Newsome

Mailing Address: 3017 Buttonwood Lane, Clayton, NC 27520

Phone Number: 919-480-5327

Fax: _____

Email Address: newsome829@yahoo.com

EXPLANATION OF PROJECT

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

Stotan Crossings 70 consists of two (2) industrial buildings, totaling 375,900 SF. These buildings will be built on a speculative basis and are designed for a wide range of industries including warehouse/distribution and light manufacturing. Building and site amenities include 32' clear height, trailer parking and ample automobile parking for companies who heavy employee counts. The plan provides public & sewer extensions to the site along with two ingress/egress access points for easy traffic circulation.

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 proposed conditional zoning application is consistent with the standards found in UDO Section 3.3. The Project incorporates a site-specific development plan for for a Class A, state-of-the-art industrial park. The site plan ensures compliance with Town UDO requirements, inclusive of buffering, setbacks, and specifically designed noise control elements with extensive perimeter berm walls, trees and shrubbery to barricade the sounds within the Project.

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

The Conditional Rezoning advances the public health, safety and welfare of the community because it is bringing commercial property taxes to the the Town of Clayton that can be used for public services including fire, schools, libraries and police. The project also supports the surrounding communities by generating new employment opportunities and contributing to long-term economic growth.

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

The proposed Conditional Rezoning is appropriate for the site and aligns with the Town's adopted policy guidance. The location's access to existing transportation corridors, utility infrastructure, and compatible surrounding land uses supports industrial development at this scale. The Project meets the Town's goals for planned employment growth, efficient infrastructure use, and orderly development patterns.

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

4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest.
 The proposed Project will generate economic growth to the community, bring in new companies, generate new jobs and diversify Clayton's real estate tax base with a commercial property. The increased property taxes will contribute to the Town's broader growth initiatives and pay for the increased public services needed for a growing town.

5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this ordinance.
 The Concept Plan is consistent with the applicable requirements of the ordinance. It incorporates all mandated setbacks, buffers, stormwater controls, utility extensions, and circulation standards. Additionally, the site layout complies with the UDO's dimensional, environmental, and design provisions.

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. In addition to this checklist, please also review the UDO Procedures Manual for further information required on the Concept Plan.

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

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	The applicable dimensional standards, including consistency with the conditional zoning district dimensional requirements or any requested deviations.
-------------------------------------	--------------------------	--

APPLICANT AFFIDAVIT

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

Ben Harris

Print Name

Benjamin
 Harris

Signature of Applicant

Digitally signed by Benjamin Harris
 Date: 2026.01.15 17:12:41 -05'00'

1/15/2026

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



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: Stotan Crossings 70

AGENT/APPLICANT INFORMATION:

Stotan Industrial, LLC - Benjamin Harris

(Name - type, print clearly)

1515 Mockingbird Lane, Suite 7116, Charlotte, NC 28209

(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*):

Conditional Rezoning, Type 3

Annexation

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:

Ronald Larry Newsome
 (Name - type, print clearly)

3017 Buttonwood Lane
 (Address)

Ronald Larry Newsome
 (Owner's Signature)

Clayton, N.C. 27520
 (City, State, Zip)

STATE OF North Carolina
 COUNTY OF Johnston

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

Sworn and subscribed before me Dawn Callahan,
 a Notary Public for the above State and County, this the 30th day
 of December, 2025.

Dawn Callahan
 Notary Public

DAWN CALLAHAN
 NOTARY PUBLIC
 Johnston County
 North Carolina
 My Commission Expires December 8, 2026

My Commission Expires: 12-8-2026



Stotan Industrial LLC
1 N Wacker Drive, Suite 440
Chicago, IL 60606

January 6, 2026

Dear Clayton Area Property Owner:

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

Meeting Date:	Wednesday, January 21 st , 2026
Meeting Time:	6:00pm
Meeting Location:	Clayton Community Center – Activity Room #111 715 Amelia Church Road, Clayton, NC
Type of Application:	Conditional Rezoning, Type 3 (CZI)
Project/proposal:	Stotan Crossings 70
Property Address:	4333 Guy Road, Clayton, NC,
Description of Project/Proposal	A two-building, speculative, industrial park for light manufacturing and warehouse distribution.

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

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

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal. If you have any questions prior to or after this meeting, you may contact me at **916-224-6948 or bharris@stotanindustrial.com**. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Benjamin Harris – Senior Vice President

Cc: Town of Clayton Planning Department



DEVELOPMENT STANDARDS

Zoning		Wake Couy, NC
Jurisdiction		I-1 ¹
Zoning Designation		NONE
Max Building Coverage		NONE
Max F.A.R		NONE
Max Height		NONE
Parking Standards		
Min Stall Size		8.5x18
Drive Aisle		24 FT
Fire Lane		26 FT
Required Parking		
Office		1/300 SF
Manufacturing		1/2 EMP
Warehouse		1/2 EMP

PROJECT DATA

Site Summary		APN(s): 1649179336
Gross Site Area	1,882,756 SF	43.22 AC
Stormwater Management	294,375 SF	@ 16%
Net Site Area	1,588,381 SF	36.46 AC
Total Building Area(s)		
Gross Floor Area		376,480 SF
Footprint		376,480 SF
Coverage		
Gross		20%
Net		24%
FAR		
Gross		0.20
Net		0.24

Building 1

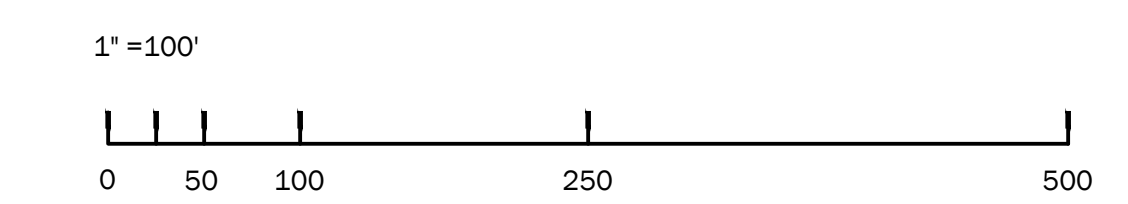
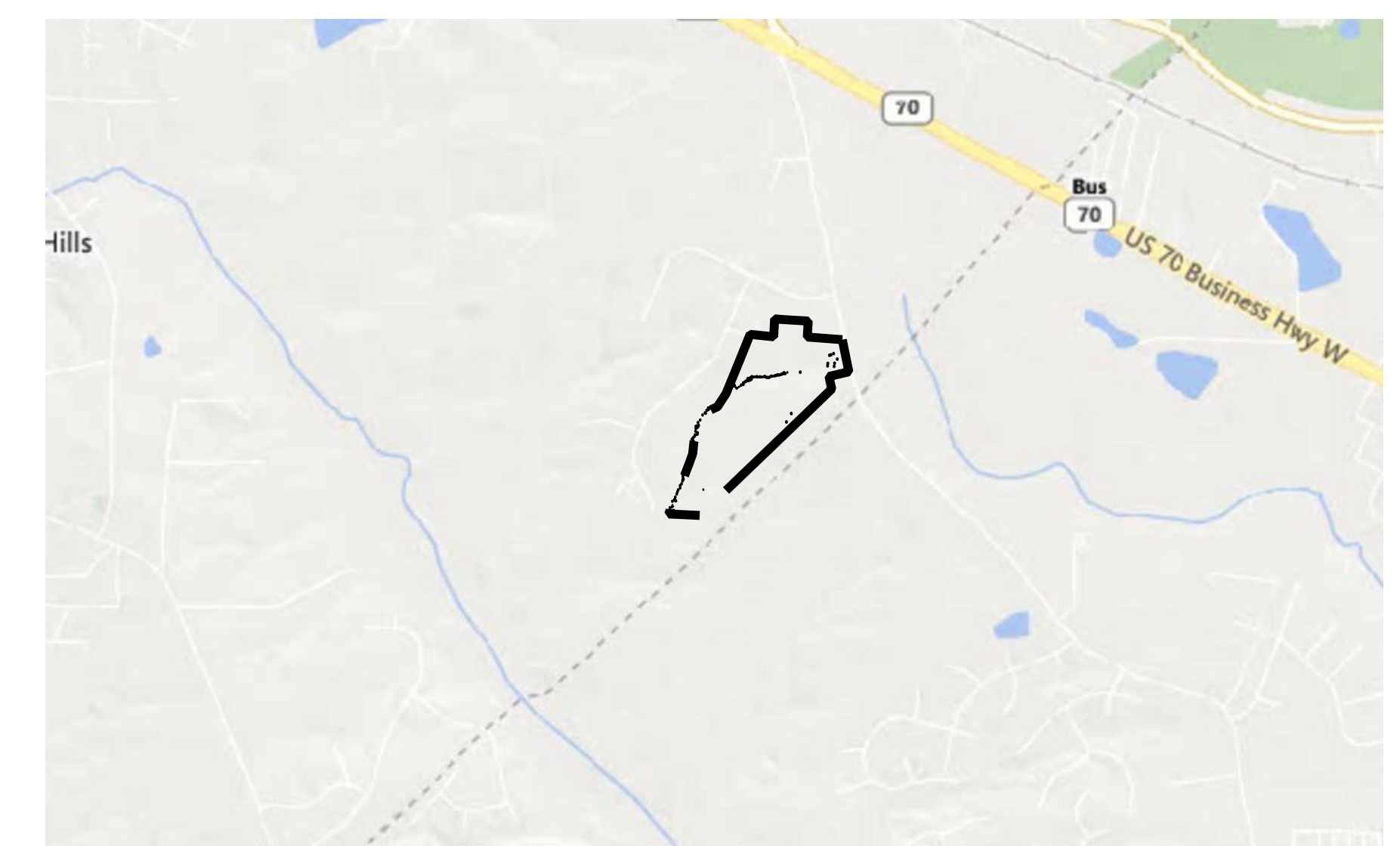
Building Area(s)	Footprint	65,600 SF
Cars Required	@5% Office	TBD
Cars Provided	@1.49/1,000 SF	98 Stalls
	Req. Accessible	4 Stalls
Drive-in Doors		2
Docks	@1/3,453 SF	19
Trailers		18 Stalls

Building 2

Building Area(s)	Footprint	310,880 SF
Cars Required	@5% Office	TBD
Cars Provided	@1.02/1,000 SF	317 Stalls
	Req. Accessible	8 Stalls
Drive-in Doors		2
Docks	@1/4,935 SF	63
Trailers		63 Stalls

Notes

1. Site is currently zoned as R-10 under Wake County Jurisdiction. Assumed rezone to I-1.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
REGRID PARCEL DATA
www.regrid.com
Stormwater Management Design:
AVERAGE REGIONAL REQUIRED
PROVIDED

SCHEME: 07

Conceptual Site Plan
Stotan Industrial - Guy Road, NC
4333 Guy Rd, Clayton, NC 27520

WARE MALCOMB
NC WM Architecture and Engineering, Inc.

ATL25-0032-00
2025.12.30

PAGE
01

ADJACENT PROPERTY OWNERS LIST

Project Name: **STOTAN INDUSTRIAL GUY ROAD DEVELOPMENT**

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

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

PARCEL NUMBER	NAME	ADDRESS
1649068490	JEFFREY AIMS	4121 FORTY NINERS RD CLAYTON NC 27520
1649068490	JESSICA HOFFMAN	4121 FORTY NINERS RD CLAYTON NC 27520
1649171420	ANDREW & ELLEN ARD	4041 FORTY NINERS RD CLAYTON NC 27520
1649282847	CHERYL ANN BLACK	3209 GOLDEN NUGGET DR CLAYTON NC 27520
1649079377	CHRISTOPHER & JOYCE BRAFFORD	4045 FORTY NINERS RD CLAYTON NC 27520
1649184547	DEBORAH G BROWN	4004 FORTY NINERS RD CLAYTON NC 27520
1649381443	MARC BROWN	2701 DUNHAVEN DR GARNER NC 27529-5107
1649283487	RAPHAEL EZE	3212 GOLDEN NUGGET DR CLAYTON NC 27520
1649069600	CARRIE & NICHOLAS FALCONE	4117 FORTY NINERS RD CLAYTON NC 27520
1649173698	JOYCE & KENNETH GODWIN	4029 FORTY NINERS RD CLAYTON NC 27520
1649066258	WILLIAM & BARBARA GODWIN	4120 FORTY NINERS RD CLAYTON NC 27520
05F01003B	JACK GORRELL	1412 CHESTER ROAD RALEIGH NC 27608-2022
1649065054	JACK GORRELL	1412 CHESTER ROAD RALEIGH NC 27608-2022
05G02198I	JACK GORRELL	1412 CHESTER ROAD RALEIGH NC 27608-2022
1649079232	DEBORAH & DONALD HARRIS	4049 FORTY NINERS RD CLAYTON NC 27520
1649188416	ROBERT & LEAH LAFABREGUE	4005 FORTY NINERS RD CLAYTON NC 27520
1649066884	JAMES & ANGELA LEE JR.	4105 FORTY NINERS RD CLAYTON NC 27520

ADJACENT PROPERTY OWNERS LIST

Project Name: **STOTAN INDUSTRIAL GUY ROAD DEVELOPMENT**

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

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

PARCEL NUMBER	NAME	ADDRESS
1649189629	FAYE S LLOYD	3204 GOLDEN NUGGET DR CLAYTON NC 27520
1649281566	JAMES & KITTY LLOYD	3208 GOLDEN NUGGET DR CLAYTON NC 27520
1649175877	DANIELLE & SHAWN M MARTIN	4021 FORTY NINERS RD CLAYTON NC 27520
1649285484	TINA H MARTIN	3216 GOLDEN NUGGET DR CLAYTON NC 27520
1649277698	ALBERT & JACQUELINE NEWSOME	4325 GUY RD CLAYTON NC 27520
1649179336	DONALD LARRY NEWSOME	3017 BUTTONWOOD LN CLAYTON NC 27520
1649189289	DONALD & REBECCA NEWSOME	3017 BUTTONWOOD LN CLAYTON NC 27520
05G02021WC	ELIZABETH J NEWSOME	2663 GUY RD CLAYTON NC 27520
05G02034U	ELIZABETH J NEWSOME	2668 GUY RD CLAYTON NC 27520
1649286274	LUKE NEWSOME	4345 GUY RD CLAYTON NC 27520
05E99020F	JESSIE ASKEW	1017 MAIN CAMPUS DRIVE SUITE 2400 DALEIGH NC 27606
1649492593	JESSIE ASKEW	1017 MAIN CAMPUS DRIVE SUITE 2400 DALEIGH NC 27606
1649187331	HAROLD LEE ODOM	4013 FORTY NINERS RD CLAYTON NC 27520
1649069713	REBECCA & AMANDA OFFEN	4109 FORTY NINERS RD CLAYTON NC 27520
1649285891	ROBERT & MELINDA K TRUSTEE	3217 GOLDEN NUGGET DR CLAYTON NC 27520
1649183423	BERNARD & WENDY PAYNE	4012 FORTY NINERS RD CLAYTON NC 27520
1649078033	RONALD RUDD	4101 FORTY NINERS RD CLAYTON NC 27520

7022 3330 0001 0914 0911
7022 3330 0001 0914 0912
7022 3330 0001 0914 0913
7022 3330 0001 0914 0914
7022 3330 0001 0914 0915
7022 3330 0001 0914 0916
7022 3330 0001 0914 0917
7022 3330 0001 0914 0918
7022 3330 0001 0914 0919
7022 3330 0001 0914 0920
7022 3330 0001 0914 0921
7022 3330 0001 0914 0922
7022 3330 0001 0914 0923
7022 3330 0001 0914 0924
7022 3330 0001 0914 0925
7022 3330 0001 0914 0926
7022 3330 0001 0914 0927
7022 3330 0001 0914 0928
7022 3330 0001 0914 0929
7022 3330 0001 0914 0930
7022 3330 0001 0914 0931
7022 3330 0001 0914 0932
7022 3330 0001 0914 0933
7022 3330 0001 0914 0934
7022 3330 0001 0914 0935
7022 3330 0001 0914 0936
7022 3330 0001 0914 0937
7022 3330 0001 0914 0938
7022 3330 0001 0914 0939
7022 3330 0001 0914 0940
7022 3330 0001 0914 0941
7022 3330 0001 0914 0942
7022 3330 0001 0914 0943
7022 3330 0001 0914 0944
7022 3330 0001 0914 0945
7022 3330 0001 0914 0946
7022 3330 0001 0914 0947
7022 3330 0001 0914 0948
7022 3330 0001 0914 0949
7022 3330 0001 0914 0950
7022 3330 0001 0914 0951
7022 3330 0001 0914 0952
7022 3330 0001 0914 0953
7022 3330 0001 0914 0954
7022 3330 0001 0914 0955
7022 3330 0001 0914 0956
7022 3330 0001 0914 0957
7022 3330 0001 0914 0958
7022 3330 0001 0914 0959
7022 3330 0001 0914 0960
7022 3330 0001 0914 0961
7022 3330 0001 0914 0962
7022 3330 0001 0914 0963
7022 3330 0001 0914 0964
7022 3330 0001 0914 0965
7022 3330 0001 0914 0966
7022 3330 0001 0914 0967
7022 3330 0001 0914 0968
7022 3330 0001 0914 0969
7022 3330 0001 0914 0970
7022 3330 0001 0914 0971
7022 3330 0001 0914 0972
7022 3330 0001 0914 0973
7022 3330 0001 0914 0974
7022 3330 0001 0914 0975
7022 3330 0001 0914 0976
7022 3330 0001 0914 0977
7022 3330 0001 0914 0978
7022 3330 0001 0914 0979
7022 3330 0001 0914 0980
7022 3330 0001 0914 0981
7022 3330 0001 0914 0982
7022 3330 0001 0914 0983
7022 3330 0001 0914 0984
7022 3330 0001 0914 0985
7022 3330 0001 0914 0986
7022 3330 0001 0914 0987
7022 3330 0001 0914 0988
7022 3330 0001 0914 0989
7022 3330 0001 0914 0990
7022 3330 0001 0914 0991
7022 3330 0001 0914 0992
7022 3330 0001 0914 0993
7022 3330 0001 0914 0994
7022 3330 0001 0914 0995
7022 3330 0001 0914 0996
7022 3330 0001 0914 0997
7022 3330 0001 0914 0998
7022 3330 0001 0914 0999
7022 3330 0001 0914 1000

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP
CLAYTON, NC 27520

Street and Apt. No.
4029 FORTY NINERS RD

Sent To
JOYCE & KENNETH GODWIN

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (hardcopy) \$

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

Certified Mail Fee \$

OFFICIAL USE

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

Domestic Mail Only

U.S. Postal Service[™]

CERTIFIED MAIL[®] RECEIPT

Stampmark Here

JAN 08 2026

PARK ROAD POST OFFICE
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP
CLAYTON, NC 27520

Street and Apt. No.
4005 FORTY NINERS RD

Sent To
ROBERT & LIA LAFABREGUE

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (hardcopy) \$

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

Certified Mail Fee \$

OFFICIAL USE

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

Domestic Mail Only

U.S. Postal Service[™]

CERTIFIED MAIL[®] RECEIPT

Stampmark Here

JAN 08 2026

PARK ROAD POST OFFICE
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City, State, ZIP
CLAYTON, NC 27520

Street and Apt. No.
4120 FORTY NINERS RD

Sent To
WILLIAM & BARBARA GODWIN

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (hardcopy) \$

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

Certified Mail Fee \$

OFFICIAL USE

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

Domestic Mail Only

U.S. Postal Service[™]

CERTIFIED MAIL[®] RECEIPT

Stampmark Here

JAN 08 2026

PARK ROAD POST OFFICE
CHARLOTTE NC 28209

7022 3330 0001 0914 0751
7022 3330 0001 0914 0744
7022 3330 0001 0914 0737
7022 3330 0001 0914 0720

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # PO BOX 2671 GUY RD
CLAYTON, NC 27520

Sent to: FACIEL ANGEL MONTERO VAZQUEZ

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # 4017 FORTY NINERS RD
CLAYTON, NC 27520

Sent to: MARK CHARLES VUJAGIO

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # 3108 CLAIN RD
CLAYTON, NC 27520

Sent to: TREVLYN L WILLIAMS

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # 4016 FORTY NINERS RD
CLAYTON, NC 27520

Sent to: KEVIN & AGATHA WEST

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # BERNARD & WENDY PAYNE
4012 FORTY NINERS RD
CLAYTON, NC 27520

Sent to:

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # 3220 GOLDEN NUGGET DR
CLAYTON, NC 27520

Sent to: JAMES & PAMELA SIMONS

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # 4020 FORTY NINERS RD
CLAYTON, NC 27520

Sent to: STEPHANIE STJOG

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # 4033 FORTY NINERS RD
CLAYTON, NC 27520

Sent to: CHRISTOPHER TERRY

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # 3217 GOLDEN NUGGET DR
CLAYTON, NC 27520

Sent to: ROBERT & MELINDA K TRUSTEE

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # 4109 FORTY NINERS RD
CLAYTON, NC 27520

Sent to: REBECCA & AMANDA OFFEN

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4[®] CLAYTON, NC 27520

Street and Apt. # 4101 FORTY NINERS RD
CLAYTON, NC 27520

Sent to: RONALD RUDD

Total Postage and Fees \$

Postage \$

Adult Signature Restricted Delivery \$

Adult Signature Required \$

Certified Mail Restricted Delivery \$

Certified Mail Restricted Delivery \$

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

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

Postmark Here

Certified Mail Fee \$

U.S. Postal Service[™]

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

Domestic Mail Only

CERTIFIED MAIL[®] RECEIPT

OFFICIAL USE

PARK ROAD POST OFFICE
JAN 08 2026
CHARLOTTE NC 28209

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: _____

Application: _____

Location/Date: _____

	NAME	ADDRESS
1	LEE ODOM	4013 FORTY NINERS ROAD CLAYTON 27520
2	Kitty Ann Lloyd	3208 Golden Nugget Dr Clayton 27520
3	Kevin + Gay West	4016 Forty Niners Rd Clayton 27520
4	Ellen Ard	4041 Forty Niners Rd Clayton
5	Andrew Ard	4041 Forty Niners Rd Clayton
6	Nancy Payne	4012 Forty Niners Rd
7	Allen Payne	11 12 11
8	Jeff + Jessica Ains	4121 Forty Niners Rd
9	Ron Rudd	4101 FORTY NINERS RD CLAYTON, NC 27520
10	Sandy Rudd	4101 Forty Niners Rd Clayton
11	Mark Braun	4116 Guy Road
12	Mike Newsome	4345 Guy Road
13	Albert Newsome	4325 Guy Rd
14	Stephanne Stagg	4026 Forty Niners Rd
15	Stephanne Stagg	4026 Forty Niners Rd
16	Jacqueline Newsome	4325 GUY RD CLAYTON NC
17	Leah Lafabregue	4005 Forty Niners Rd Clayton NC
18	Nick Falcone	4117 Forty Niner Rd Clayton do not build
19	Camie Falcone	4117 Forty Niners Rd VOTE = NO
20		

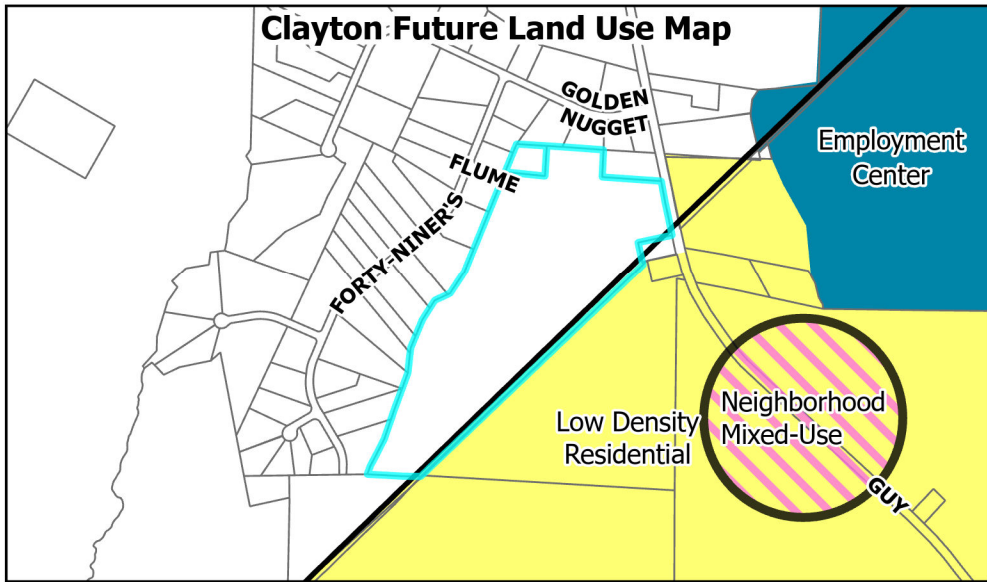
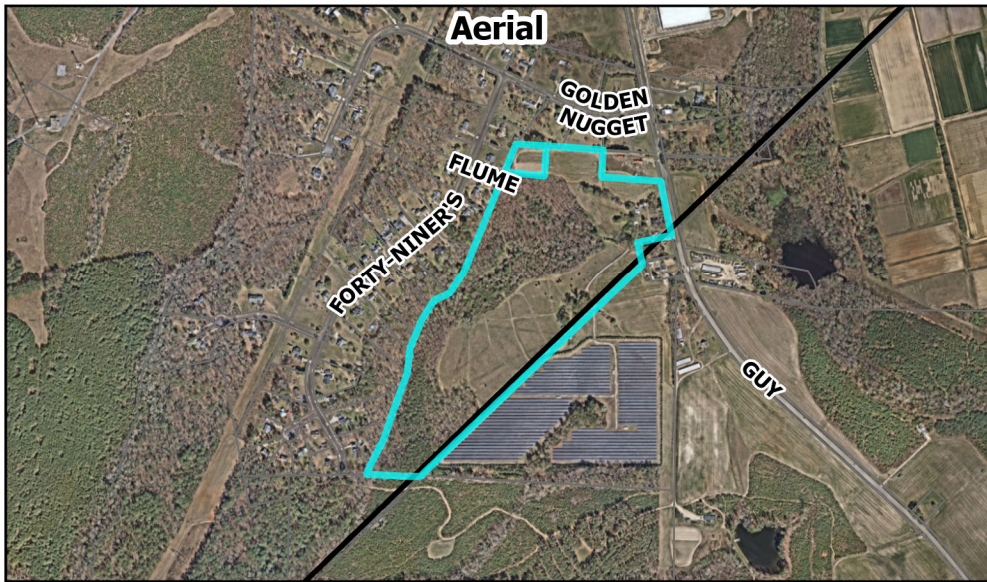
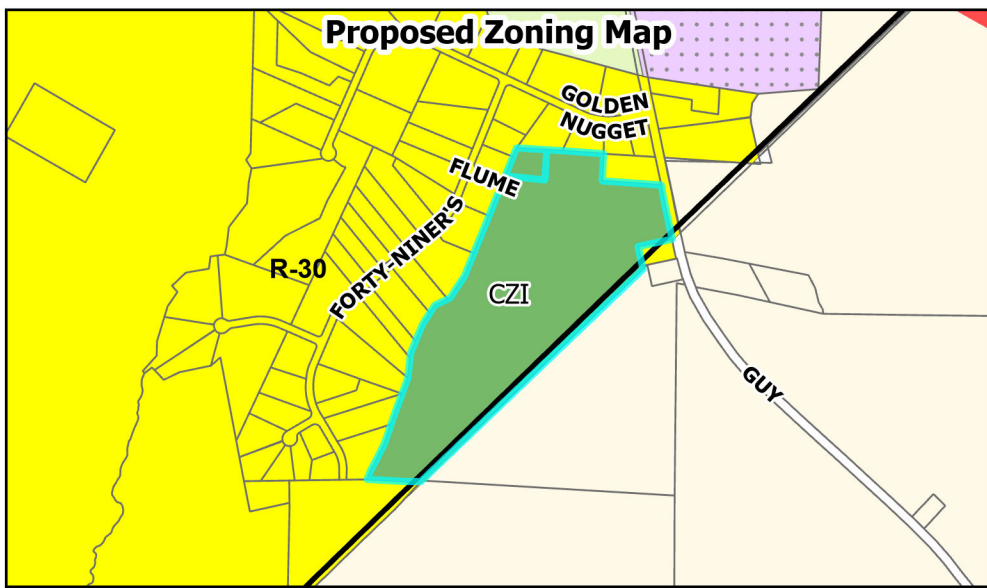
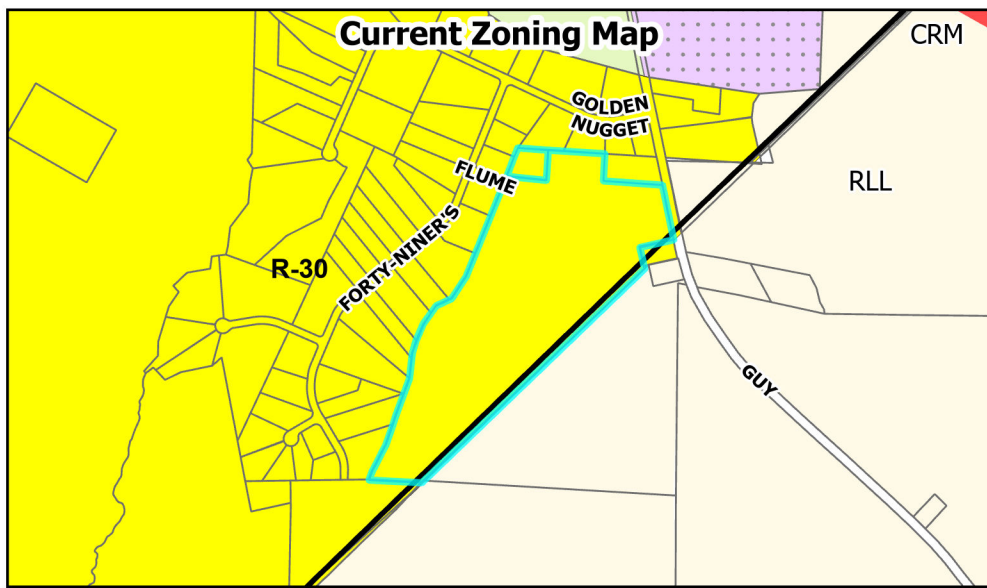
4333 Guy Road - Stotan Crossings 70	
QUESTION	ANSWER
Residents wanted to know the height of the berm identified on the site plan drawings?	The maximum width of the berm will be 40'-50' wide, equivalent to the planting buffer (40') and building setback (50'). We are allowed to grade at a 3:1 slope. The slope would be required on both sides of the berm, which would place the berm height between 6' and 8'
What is the setback	50' buffer for building setback 40' buffer for trees
Residents wanted to know how they will be notified of the next meeting regarding this project?	Stotan informed residents that if additional neighborhood meetings would be required as part of the annexation / rezoning process, we would be mailing certified letters again.
Residents wanted to know how / when to vote on this issue, or when it would go in front of city council.	Stotan informed residents that we were unsure when our project would be added to the agenda for Clayton Town Hall and recommended they review the TOC website for zoning board updates, meetings, and agenda items.
Residents asked that Stotan install berm along the northern elevation of the property.	Stotan is including this in their updated site plan.
A resident asked that we install trees along the roadway frontage.	Stotan informed residents that we would review this with our civil engineer to see what is possible.
A resident asked if we could paint the back or sides of the building pine needle green similar to the cellphone towers in the area.	Stotan informed the residents that we would look into this. Stotan has its own color palette and will not paint the building pine needle green.
What types of users go into buildings like these.	Stotan - Based upon the design of the building (single load via one side), shorter buildings, we will be focused on tenants like tech companies or pharmaceuticals. Later in the meeting Stotan referenced (4) existing tenants we have in other buildings nation wide - On Track, Alpha Insulation, Kehe Foods, and an appliance distributor.
Can we guarantee what tenant(s) will go in these buildings.	Stotan informed residents that we can not guarantee what company (who) will lease this building. We reminded them of the above types of tenants our building is designed for, as well as a list of (4) existing tenants we have in other buildings nation wide - On Track, Alpha Insulation, Kehe Foods, and an appliance distributor.

What is the buffer width and berm height at southwest corner of building 2.	The maximum width of the berm will be 40'-50' wide, equivalent to the planting buffer (40') and building setback (50'). We are allowed to grade at a 3:1 slope. The slope would be required on both sides of the berm, which would place the berm height between 6' and 8'
Where are we going to get our water from?	Stotan informed the residents that we would be extending an existing Town of Clayton water line to our site along Guy Road.
Residents asked if we could extend the water into their neighborhood as they are all on wells.	Stotan informed the residents that we are only extending water into our buildings and that we are able to utilize town of Clayton water as we are annexing the property into the Town. We informed them this would be a good topic for them to bring up with the town of Clayton, however many (if not all) seemed weary about annexing into Clayton or paying additional taxes.
What type of trees will be a part of the buffer and will it be commercial or regular landscaping.	Stotan informed residents that we will be working with a registered landscape architect to identify the requirements of the local AHJ and ensure we meet all ordinance and permitting requirements.
Will a stoplight be installed at our site.	Stotan informed residents that we are required to complete a Traffic Impact Analysis as part of our permitting process. Additionally, that the TIA will be submitted to the local representative for the Department of Transportation, who will dictate what upgrades will be required as part of this development.
Some residents shared concerns of a "spring" and blue-line stream/creek at the southwest corner of the site.	We informed them that we completed a wetlands delineation and threatened & endangered species analysis as part of our due diligence and permitting process. Additionally, that the Wetlands Delineation report was submitted to the US Army Corps of Engineers for review and jurisdictional designation. Lastly, that the USACE would make final decision on wetlands and how to handle them.
One resident asked for a copy of the wetlands delineation completed.	Stotan does not willingly share information that it purchased unless required by the jurisdiction.
How many vehicles will be coming in and out of the site per day	Stotan informed them this was still under review as part of our TIA.
A few residents raised concerns that our site plan encroached on their property corners or were incorrect.	Stotan informed all residents that we completed a formal ALTA and Boundary Survey as part of the purchase process to clearly define the extents of the parcels we are purchasing. Everything laid out falls with the surveyed property boundaries.
Residents asked what if their survey and our survey doesn't align.	Stotan informed residents that each property deed is filed with a legal description that would clear up any potential discrepancies in surveys.

Residents asked for a drawing to scale that we could provide directly to them, stating the one mailed to them was not to scale and too hard to read.	As required by TOC, Stotan had "to scale" drawings on presentation at the meeting for all parties to review. Stotan will share "to scale" PDFs via e-mail to those that reach out.
Residents raised concerns about noise and light pollution	Stotan informed residents that we would be completing a photometric study as part of our electrical design, would ensure minimal Foot-Candles at property corners, and limit site lighting as much as AHJ allows. As for sound pollution, we informed residents that the berm walls and additional landscaping will absorb the sound. Additionally we mentioned that all operators/tenants will follow Clayton ordinances for sound, hours of operation idling, etc.
Residents asked if we could keep the mature trees on site versus the berms with new trees. They had concerns over how long it would take for new trees to reach full maturity.	Stotan informed residents that we would explore retaining as many mature trees as possible and that a berm plus trees may provide a better sound & visual barrier.
Two residents shared concerns that our site plan encompassed their driveways, which are actually the solar panel access easement roads.	Stotan informed residents we are looking into this with our Civil EOR. Stotan updated the design to make sure solar operators have access to the solar field. We understand there is an existing easement over the property.
Residents asked us to leave as many trees as possible on the western elevation buffer.	Stotan will look into what provides the best sound and visual buffer, leaving existing trees or building a berm.
As many of the residents are on wells, residents shared concerns about how we are going to affect the aquifer / existing water table and their wells.	Stotan will look into this with our Civil EOR, however some residents confirmed their wells are 190'+ deep, which would likely be unaffected by our development.
Residents asked where we are discharging our pond water from	Stotan will review with our Civil EOR.
Two of the newsome family members shared concerns about the historical house on the parcel we are purchasing.	Stotan informed these residents that we have hired S&ME to complete a review of the house for historical designation and that S&ME was currently working with State Historic Preservation Office to understand what the designation of this house was and what requirements SHPO would give us.
A few residents claimed their were graves behind this house	Stotan confirmed with the existing land owners (sellers)that there are no graves on site. Additionally, Stotan confirmed with S&ME that all work completed to date (including Phase 1 ESA on this project and the gas line easement proejct) does not identify any graves.

One resident shared concerns about their property value	The property values will actually go up because of the Class A, institutional project we are developing.
Multiple Residents shared concerns about how we are impacting their shooting ranges and hunting. They shoot from their backyards onto the property we are purchasing. Additionally, some residents raised concerns about using the land for hunting (unsure if they have permission from existing land owners).	Stotan is unsure if shooting guns is allowed in this area (based upon local ordinances) or if they have any authorization from the existing land owners to shoot into the property or use the land for hunting.
Is there any possibility of putting the truck parking facing the main roadway instead of the residential?	Stotan informed residents we will look at this with Civil EOR, but may not be able to.
When will we be closing on the land	Stotan informed residents sometime in late 2026.
Residents stated they wanted residential housing not industrial buildings.	
What are some of the positives about building this development at this location - for the residents.	<p>Stotan agreed with residents that the area (Raleigh and surrounding suburbs) is growing and that this development would bring jobs and local taxes.</p> <ul style="list-style-type: none"> - Construction, warehousing, distribution, truck drive, and manufacturing jobs - Provide a bump to the tax basis. -Diversify the tax basis with more commercial properties.
One resident asked for a map of our Fuquay Varina Site	
What is the timeline for the city or county to prepare for the amount of traffic (Specifically for DOT to widen the roadway).	Stotan informed residents that we will complete our TIA and submit to the DOT who will dictate what upgrades we need to make to the property. However, we are unaware of any other DOT projects or upgrades to Guy Road at this time.
Residents shared a lot of concerns about the traffic on guy road as it is used as a thru-way between highway 70 and 42. Rush hour traffic runs north in the emorning and south in the evening.	
Residents told us to widen the road to 4 lanes and had concerns about making left hand turns.	Stotan informed residents that we are required to complete a Traffic Impact Analysis as part of our permting process. Additionally, that the TIA will be submitted to the local representative for the Departmane of Transportatoin, who will dictate what upgrades will be required as part of this development.

Residents were concerned about hours of operation, specifically that we would be operating 24/7 or have 500+ trucks per day.	Stotan informed that our proudct type would likely not warrant a tenant making as many as 500 trips per day and more likely tenant making a few trips per day. Lastly, that our TIA would dictate trip count.
A young resident asked if we would stock the pond with fish	Stotan will likely be unable to accommodate this request due to liability issues.
A resident across the street (believed to not be within our mailing list), asked how we were going to route sanitary sewer to the connection point near Wal-Mart. He informed us we would have to go through Jack Gorrell's property and then his property.	<p>We informed him that we were routing sanitary sewer to the connection point behind Wal-Mart and were working with NC State and other residents to acquire easements to do so.</p> <p>We are unsure who this resident was, but Stotan has confirmed we are in communication with all residents who's property we are requesting an easement for sanitary sewer routing.</p>



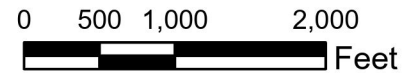
Request: Conditional Rezoning Type III
Project Name: Stotan Crossings
Project Number: 2026-016-CZM

Applicant: Benjamin Harris, Stotan Industrial
 Property Owner: Donald Larry Newsome and Rebecca S. Newsome
 Wake County Real Estate ID: 0222308 and 0050698

 Site Location



Staff Report Map
June 5, 2026



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

REZONING CONCEPT PLAN

EXHIBIT A FOR

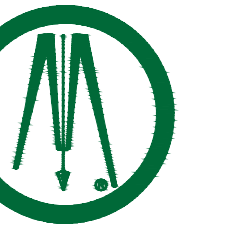
STOTAN CROSSINGS 70

INDUSTRIAL | PERMIT #: 2026-016-CZM

PID: 1649179336 & 1649189289

CLAYTON, NC 27250 | WAKE COUNTY

FIRST SUBMITTAL: 02/03/2026
 SECOND SUBMITTAL: 03/20/2026
 THIRD SUBMITTAL: 04/21/2026



BOLTON & MENK

1801 North Graham St, Suite 320
 Charlotte, NC 28206
 Phone: (704) 376-1555
 Email: Charlotte@bolton-menk.com
 www.bolton-menk.com

STOTAN INDUSTRIAL



1 N WACKER DRIVE, SUITE 440
 CHICAGO, IL 60606

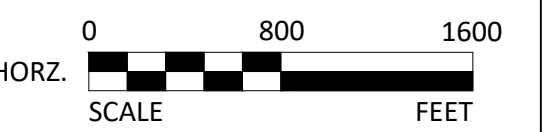
STOTAN CROSSINGS
 70 INDUSTRIAL
 REZONING

4333 GUY ROAD, CLAYTON, NC 27520

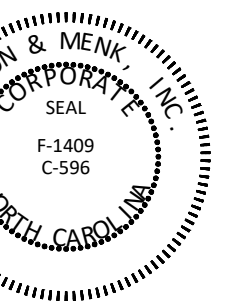
COVER SHEET

PROJECT NO:
 26X142520000
 PERMIT: #2026-016-CZM EXHIBIT A

REVISIONS:



NOT FOR CONSTRUCTION



DATE: 04/15/2026
 DESIGNED BY: WES
 DRAWN BY: TLB
 CHECKED BY: WES

C.000

Sheet List Table

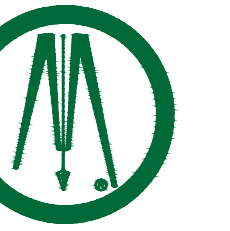
Sheet Number Sheet Title

C.000	COVER SHEET
C.001	CONDITIONAL REZONING PLAN
C.002	LANDSCAPE & OFFSITE IMPROVEMENT DETAILS

SITE DATA	
PARCEL INFORMATION	
PARCEL PIN(S)	1649179336, 1649189289
DEED BOOK & PAGE (1649179336)	BOOK 019666 PAGE 01955
DEED BOOK & PAGE (1649189289)	BOOK 019419 PAGE 00450
TOWNSHIP	CLAYTON
COUNTY	WAKE
STATE	NC
EXISTING CONDITIONS	AGRICULTURE & RESIDENTIAL (R-30)
PROPOSED ZONING	CZ1 (TOWN OF CLAYTON)
PROPOSED USE	WAREHOUSING/DISTRIBUTION/STORAGE
COLLECTIVE PARCEL AREA	44.23 AC
DIMENSIONAL STANDARDS FOR OVERALL SITE	
MAXIMUM BUILDING HEIGHT	60 FT
STREET SETBACK (FRONT)	50 FT
PERIMETER SETBACK (SIDE)	40 FT
PERIMETER SETBACK (REAR)	40 FT
BUFFER WIDTH ABUTTING RLL	40 FT (SIDES AND REAR)
REQUIRED STREETScape	20 FT
LOT COVERAGE AND OPEN SPACE (PASSIVE)	
MAXIMUM LOT COVERAGE	75%
REQUIRED OPEN SPACE (PASSIVE)	5%
PARKING STANDARDS (WAREHOUSE, DISTRIBUTION/STORAGE)	
MINIMUM PERPENDICULAR STALL SIZE	9x20'
MINIMUM OFF-STREET PARKING STALLS	2 PER EVERY 3 EMPLOYEES ON LARGEST SHIFT
DRIVE AISLE	24 FT
FIRE LANE	26 FT



VICINITY MAP SCALE: 1" = 800'



BOLTON & MENK

1801 North Graham St, Suite 320
Charlotte, NC 28206
Phone: (704) 376-1555
Email: Charlotte@bolton-menk.com
www.bolton-menk.com

STOTAN INDUSTRIAL

1 N WACKER DRIVE, SUITE 440
CHICAGO, IL 60606

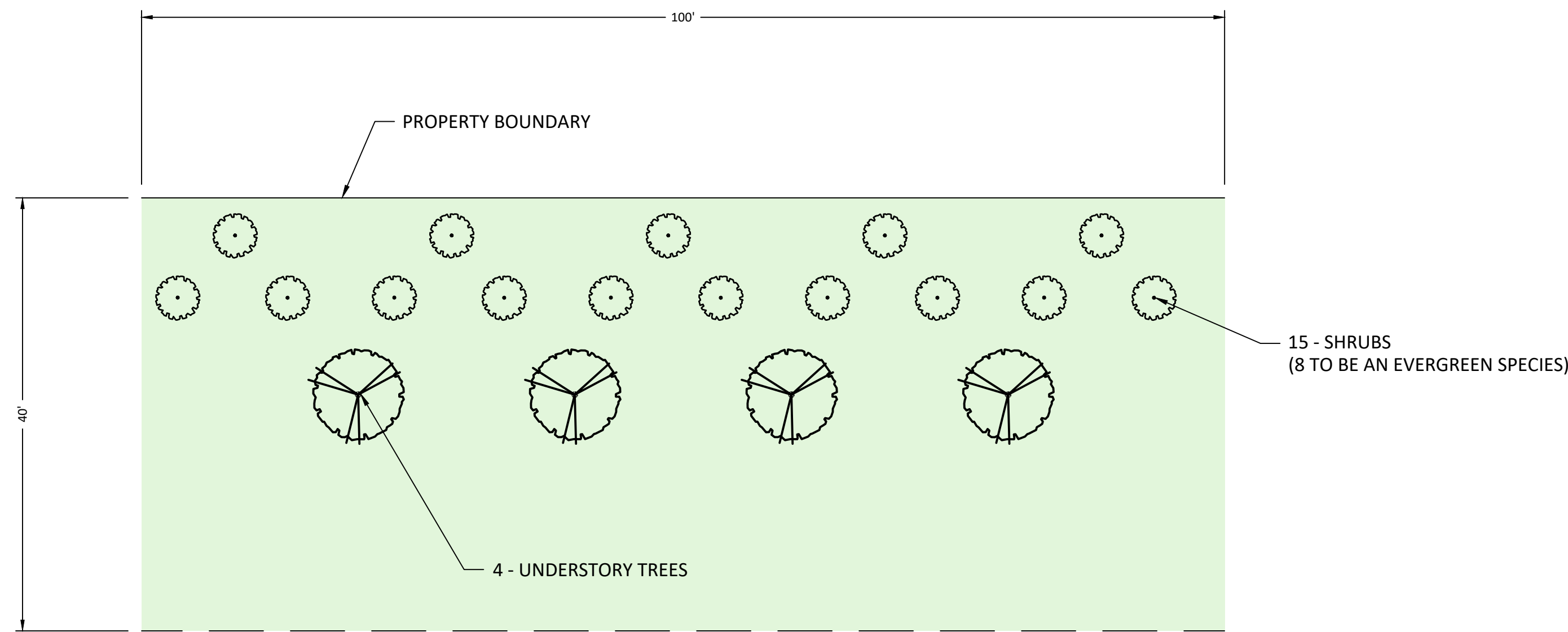
STOTAN CROSSINGS
70 INDUSTRIAL
REZONING

4333 GUY ROAD, CLAYTON, NC 27520

LANDSCAPE & OFFSITE IMPROVEMENT DETAILS

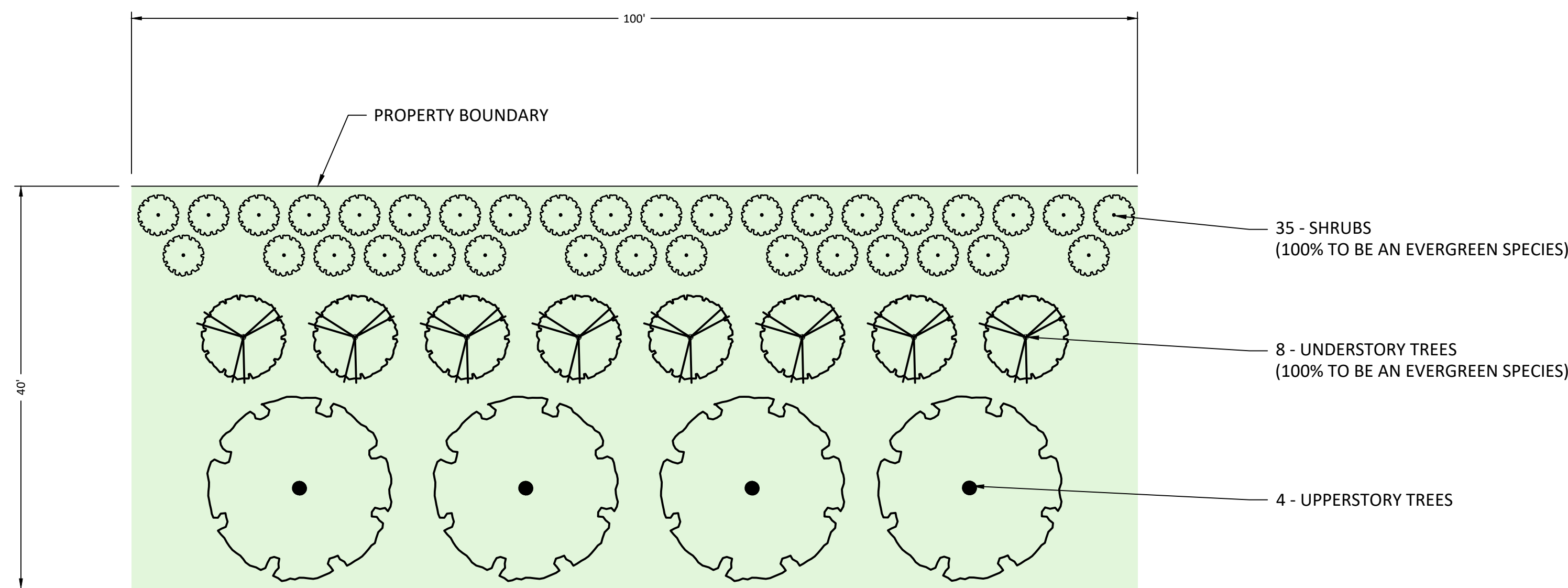
PROJECT NO:
26X142520000
PERMIT: #2026-016-CZM EXHIBIT A

REVISIONS:



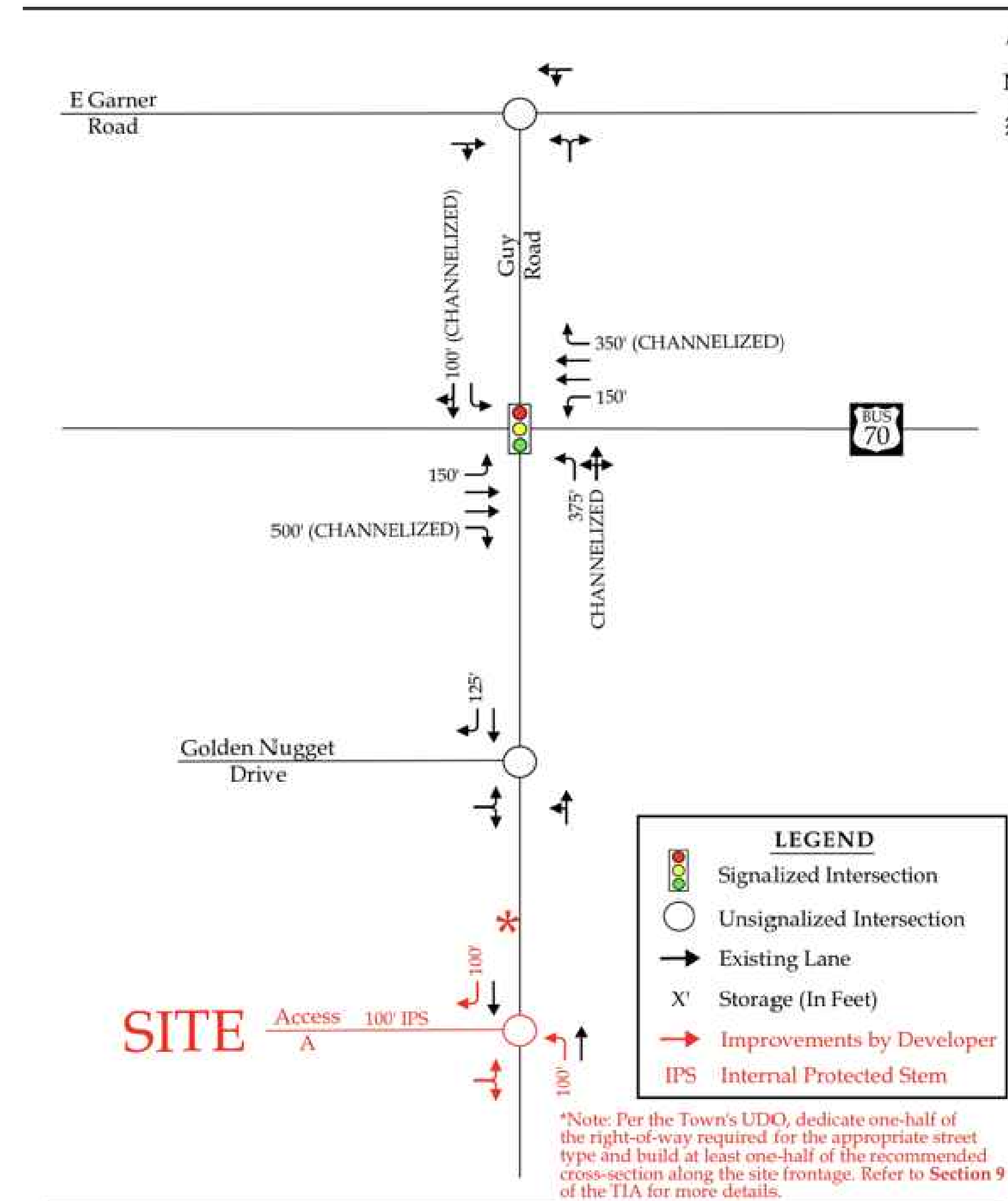
ALTERNATIVE BUFFER - TYPICAL 100' SECTION
MINIMUM WIDTH: 10'
PROPOSED WIDTH: 40'

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



TYPE 'D' OPAQUE BUFFER - TYPICAL 100' SECTION
MINIMUM WIDTH: 40'
PROPOSED WIDTH: 40'

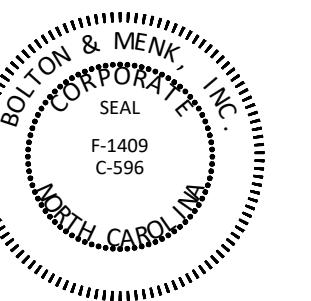
PLANTING REQUIREMENTS:
(ALL PLANTING WILL MEET THE MINIMUM SIZE REQUIREMENTS OUTLINES IN THE UDO WITH FINAL SPECIFICATIONS TO BE PROVIDED AT SITE PLAN)
4 UPPERSTORY TREE PER 100 LF (25' O.C.)
8 UNDERSTORY TREE PER 100 LF (15' O.C., 100% MINIMUM PERCENTAGE OF EVERGREEN SPECIES)
35 SHRUBS PER 100LF (3'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



*Note: Per the Town's UDO, dedicate one-half of the right-of-way required for the appropriate street type and build at least one-half of the recommended cross-section along the site frontage. Refer to Section 9 of the TIA for more details.

© Bolton & Menk, Inc. 2026. All Rights Reserved
Project: 26X142520000_Preliminary/Rezoning/Reconing/Sheet/1425200002_Buffer_Details.dwg 5/18/2026 11:00:00 AM

NOT FOR CONSTRUCTION



DATE: 04/15/2026
DESIGNED BY: WES
DRAWN BY: TLB
CHECKED BY: WES

C.002

Conditions of Approval (2026 – 016 – CZM - Conditional Industrial – Stotan Industrial)

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.
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. Grading may occur within the required buffers and replanted to the standards in the UDO by buffer type. Where grading does not occur within the buffer, existing vegetation may be counted towards required planting and supplemented to meet the requirements of the UDO. Existing vegetation to count towards required plantings shall be identified on the Site Plan and is subject to a report prepared by a certified arborist or landscape architect noting the health and size of the existing vegetation to be used for credit.
9. Mass Grading requirements, restrictions or limitations shall not apply to this development and buffers shall be in compliance with the perimeter buffers as shown on the attached Concept Plan [Exhibit A].
10. Prefabricated canopies that project from the building facade may be used as an architectural feature of the building facade.
11. The property shall be limited to the following permitted principal and secondary uses. All other uses listed in the CZI, HID, and LID columns of the Principal Use table of the UDO shall be prohibited.

Permitted Principal Uses

- Agricultural Packaging & Processing
- Agricultural Storage & Distribution
- Farm Equipment Sales and Service

- Bulk Item Sales
- Computer Related Services
- Co-Working Space
- Heavy Equipment Sales, Rental, & Repair
- Indoor Commercial Recreations
- Light Equipment Sales, Rental, & Repair
- Micro-Brewery, Micro Distillery, or Micro Winery
- Packaging & Shipping
- Repair Shop
- Storage, Indoor
- Storage, Outdoor
- Vehicle Parts & Accessory
- Vehicle Repair and Service
- Vehicle Sales and Rental
- Contractor Services Office/Yard
- Electrical, HVAC, or Plumbing Fabrication
- Fuel Oil/Bottled Gas Distribution
- Maker Space
- Manufacturing, Light
- Manufacturing, Medium
- Metal Fabrication
- Minor Utility
- Research and Development
- Warehouse, Distribution or Storage
- Wholesale Sales, Indoor and Outdoor
- Wholesale Sales, Indoor Only
- Government Maintenance or Storage Facility
- Government Office
- Government Training Facility
- Laboratory

Permitted Secondary Uses

- Art Installation
- Canopy
- Cluster Box Unit
- Electric Vehicle Charing Station
- Flagpole
- Refuse or Recycling Container
- Guard House, Shelter, or Gatehouse
- Parking of Heavy Trucks or Trailers
- Solar Energy Conversion Level 1

12. Perimeter Buffers shall be installed as depicted on the Concept Plan, and as described below:
 - a) The streetscape buffer shall be installed in accordance with UDO Section 6.6.17 Streetscape Buffers.
 - b) North, adjacent to existing residential: 40' Type D
 - c) Southeast, adjacent to (Book 6708 Page 730), 40' Alternative Buffer, with a width of 40 feet as per the Type D perimeter buffer and planting allotment per the Type A perimeter buffer for shrubs and understory trees.
 - d) South, adjacent to (Book 817 Page 162): 40' Type D
 - e) West, adjacent to existing residential (Wake County Zoning District R-30): 40' Type D
 - f) Where grading does not occur within the West buffer, existing vegetation may be counted towards the planting and may be supplemented to meet the requirements of the UDO. Existing vegetation to count towards required plantings shall be identified on the Site Plan and Alternative Landscape 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.
 - g) East, adjacent to Guy Road: Streetscape Buffer

13. The perimeter buffers shown on the Concept Plan for the overall development shall meet all planting quantity and size requirements for the Type of buffer shown with the following exceptions:
 - a) 40' Alternative Buffer adjacent to (Book 6708 Page 730), shall have the plantings on the interior 20' of the perimeter buffer so as not to cast any shadows on the adjacent solar farm.
 - b) No perimeter buffer configurations are required where it is prohibited on utility easements by the easement owner.
 - c) Additional buffers, walls, and/or fences for individual uses that are internal to the site shall not be required.
 - d) No perimeter buffer configurations are required if it were to impact any existing wetlands or streams.
 - e) No perimeter buffer configurations are required in areas for property access.

14. Enhanced off-street parking shall include one (1), level 2, EV charging station at each building, or a minimum of two (2) EV charging stations shall be provided across the overall site, providing up to 4 dedicated off-street parking spaces devoted to electric vehicle charging (qualifying as one Practice "B" per Table 6.17.26).

15. The project shall complete all off-site improvements in accordance with the Traffic Impact Assessment (TIA) reviewed by the Town of Clayton (TOC) and the North Carolina Department of Transportation (NCDOT), subject to the issuance of applicable permits by NCDOT and TOC, as appropriate. The following improvements shall be completed prior to the issuance of the first Certificate of Occupancy:

Site Frontage along Guy Road

- Dedicate one-half of the right-of-way required for the appropriate street type (if applicable) and build at least one-half of the recommendation cross-section as shown in the Town's Comprehensive Transportation Plan (CTP) along the site frontage.

Guy Road [NB/SB] and Access A [EB]

- Construct the eastbound approach [Access A] with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the eastbound approach.

- Construct a southbound right-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
- Construct a northbound left-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
- Provide a minimum of 100 feet of IPS length.

16. The proposed development shall comply with the Conditional Zoning District (CZI) that is governed by the Heavy Industrial District (HID), except where explicitly stated via these conditions of approval.

17. UDO references are for the UDO with an effective date of November 17, 2025, unless specifically noted as amended.

PROPERTY OWNER AFFIDAVIT

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

Ben Harris

Print Name



Signature of Property Owner

6/11/2026

Date

Signature affirms compliance with the Town of Clayton Unified Development Ordinance and North Carolina General Statutes § 160D-703 (b).

Justification for UDO Modifications

Type III Conditions of Approval (2026 - 16 - CZM - Conditional Industrial - Stotan Industrial)

Summary and Modifications Requested

The applicant, Stotan Industrial, LLC, is seeking the Town of Clayton's approval for the Annexation and Rezoning of 4333 Guy Road located in Wake County: project known as Stotan Crossings 70. Stotan is pursuing a Type 3, Conditional Industrial District (CZI) zoning designation. The proposed development generally complies with the applicable UDO standards with some minor deviations.

Stotan respectfully submits the following justification in support of the requested modifications to the specific standards in the Town of Clayton Unified Development Ordinance, particularly as it relates to mass grading, buffers, parking and building materials.

Mass Grading Requirements

Stotan respectfully requests relief from the requirement to choose sustainability standards for mass grading due to the project's large scale. Unlike low-density residential subdivisions, commercial developments require mass grading to create level, buildable pads that support larger buildings, shared infrastructure, and safe, ADA-compliant access routes.

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

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

Southeast Perimeter Buffering

On the southeast property line that is adjacent to (PID 05G02068W), Stotan respectfully requests a deviation of the required 40' Type D Perimeter Buffering to a 40' Alternative Perimeter Buffering with plantings in the interior 20' of the buffer to reduce any shadows that may cast on the existing solar farm.

There is an existing lease and easement agreement recorded with Johnston County, (Book 4629, Page 617) that prohibits the lessor from blocking any sunlight on the solar panels per **Section 8. Interference with Sunlight**. The section states:

Landlord agrees not to undertake any activity or construct or permit the construction of any improvements on the Property if such activity or improvements may interfere with the path of sunlight to the Improvements and to permit Tenant to trim and/or remove trees on the Property if such trees adversely affect sunlight reaching the solar arrays on the Premises.

The Alternative Perimeter Buffering does not include Canopy Trees that could be problematic with casting shadows on the solar farm. However, it does include Understory Trees that have a

minimum height of 15', a more manageable height that has low probability of casting shadows on the adjacent property if planted within the interior 20' of the 40' buffer.

Western Perimeter Buffering

Stotan respectfully requests absolute discretion to either leave the existing, mature trees in place on the western property boundary or to create the Type D perimeter buffering with berms. The reason why Stotan is requesting the ability to leave the mature trees in the western portion of the site is because the residents made this ask during the neighborhood meeting. With that said, Stotan does not have a final grading plan and thus does not have the specifics on how it will integrate the existing trees within the project.

If Stotan decides that the 40', Type D perimeter buffering is the best solution, then Stotan will construct a berm to further encapsulate the sounds of the project. The height of the berm wall is subject to the grading plan, but Stotan anticipates the height to be 4' to 8' tall.

Enhanced Off-Street Parking

To promote green sustainability initiatives, Stotan shall include one (1), level 2, EV charging station at each building, or a minimum of two (2) EV charging stations shall be provided across the overall site

Guy Road Improvements

Stotan completed a Traffic Impact Assessment (TIA) that was reviewed by both the Town of Clayton (TOC) and the North Carolina Department of Transportation (NCDOT). Stotan will complete the following TIA recommendations to enhance traffic safety for the project and for Guy Road:

Site Frontage along Guy Road

- Dedicate one-half of the right-of-way required for the appropriate street type (if applicable) and build at least one-half of the recommendation cross-section as shown in the Town's Comprehensive Transportation Plan (CTP) along the site frontage.

Guy Road [NB/SB] and Access A [EB]

- Construct the eastbound approach [Access A] with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the eastbound approach.
- Construct a southbound right-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
- Construct a northbound left-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
- Provide a minimum of 100 feet of IPS length.

Building Materials

On previous builds, Stotan has used prefabricated materials for canopies to create better building aesthetics. To ensure Stotan can construct cost effective and design intriguing buildings, it is requesting the ability to include the item mentioned above in its building design.

Summary

The proposed perimeter buffering modifications will enhance the ability to encapsulate the site and sound of the project with the additional trees & shrubbery found within the Type D Buffering, while also allowing Stotan to be in compliance with the existing lease & easement agreements in place for the Solar Farm. Furthermore, the proposed EV Stations will help promote sustainable initiatives for the project and community. The total combination of these various conditions will bring a state-of-the-art industrial project to the Town of Clayton.



PUBLIC NOTICE

June 12, 2026

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

Scan **QR Code** for more information:



RE: A Public Meeting by the Clayton Planning Board

Dear Clayton Area Property Owner,

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

You are invited to attend a public meeting hosted by the Clayton Planning Board to share your comments on the proposed project. The meeting will be held on June 22, 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:	Stotan Crossings, 2026-016-CZM
Location:	Outside Town of Clayton limits and ETJ, located on the westerly side of Guy Road within Wake County, NC and south of Golden Nugget Drive.
PIN #(s):	1649189289 and 1649179336
Applicant:	Stotan Industrial, LLC - Ben Harris
Request:	A Type III Conditional Rezoning request for approximately 43.23 acres from Wake County Residential-30 (R-30) to the Town of Clayton Conditional Industrial (CZI) zoning district. The request includes a Concept Plan identifying areas where industrial uses will be permitted and other supporting site improvements. The application has been submitted concurrently with an annexation petition (2026-017-ANX), as required for rezoning requests involving property located outside the Town limits.

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

Sincerely,

Robert Tate, AICP | Senior Planner

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

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

VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT

www.TownofClaytonNC.org



AVISO PÚBLICO

12 de junio de 2026

Escanee el código QR
 para más información:



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

RE: Una reunión pública de la Junta de Planificación de Clayton

Estimado propietario del área de Clayton:

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

Está invitado a asistir a una reunión pública organizada por la Junta de Planificación de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 22 de junio 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:	Stotan Crossings, 2026-016-CZM
Ubicación:	Fuera de los límites de la ciudad de Clayton y su ETJ, ubicado en el lado oeste de Guy Road dentro del condado de Wake, NC y al sur de Golden Nugget Drive.
PIN #(s):	1649189289 y 1649179336
Solicitante:	Stotan Industrial, LLC - Ben Harris
Pedido:	Una solicitud de Rezonificación Condicional de Tipo III para aproximadamente 43,23 acres de Residencial-30 (R-30) del Condado de Wake al distrito de zonificación Industrial Condicional (CZI) de la Ciudad de Clayton. La solicitud incluye un Plan Conceptual que identifica las áreas donde se permitirán usos industriales y otras mejoras de sitio complementarias. La solicitud se ha presentado simultáneamente con una petición de anexión (2026-017-ANX), como se requiere para solicitudes de rezonificación que involucren propiedades ubicadas fuera de los límites de la ciudad.

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

Parcel ID	Name1	Name2	Address1	Address2	CityStateZip
1649068490	AIMS, JEFFREY		4121 FORTY NINERS RD		CLAYTON, NC 27520
1649068490	AIMS, JEFFREY		4121 FORTY NINERS RD		CLAYTON, NC 27521
1649171420	ARD, ANDREW K		4041 FORTY NINERS RD		CLAYTON, NC 27522
1649282847	BLACK, CHERYL ANN		3209 GOLDEN NUGGET DR		CLAYTON, NC 27523
1649079377	BRAFFORD, CHRISTOPHER T		4045 FORTY NINERS RD		CLAYTON, NC 27524
1649184547	BROWN, DEBORAH G		4004 FORTY NINERS RD		CLAYTON, NC 27525
1649381443	BROWN, MARC		2701 DUNHAVEN DR		GARNER, NC 27529-5107
1649283487	EZE, RAPHAEL		3212 GOLDEN NUGGET DR		CLAYTON, NC 27520
1649069600	FALCONE, CARRIE M		4117 FORTY NINERS RD		CLAYTON, NC 27521
1649173698	GODWIN, JOYCE A		4029 FORTY NINERS RD		CLAYTON, NC 27522
1649066258	GOODWIN, WILLIAM ERNEST		4120 FORTY NINERS RD		CLAYTON, NC 27523
05F01003B	GORRELL INC		1412 CHESTER ROAD		RALEIGH, NC 27608-2022
1649065054	GORRELL INC		1412 CHESTER ROAD		RALEIGH, NC 27608-2023
05G02198I	GORRELL, INC		1412 CHESTER ROAD		RALEIGH, NC 27608-2024
1649079232	HARRIS, DEBORAH M		4049 FORTY NINERS RD		CLAYTON, NC 27520
1649188416	LAFABREGUE, ROBERT C		4005 FORTY NINERS RD		CLAYTON, NC 27521
1649066884	LEE JR, JAMES		4105 FORTY NINERS RD		CLAYTON, NC 27522
1649189629	LLOYD, FAYE S		3204 GOLDEN NUGGET DR		CLAYTON, NC 27523
1649281566	LLOYD, JAMES C		3208 GOLDEN NUGGET DR		CLAYTON, NC 27524
1649175877	MARTIN, DANIELLE ELIZABETH		4021 FORTY NINERS RD		CLAYTON, NC 27525
1649285484	MARTIN, TINA H		3216 GOLDEN NUGGET DR		CLAYTON, NC 27526
1649277698	NEWSOME JR, ALBERT LEE		4325 GUY RD		CLAYTON, NC 27527
1649179336	NEWSOME, DONALD LARRY		3017 BUTTONWOOD LN		CLAYTON, NC 27528
1649189289	NEWSOME, DONALD LARRY		3017 BUTTONWOOD LN		CLAYTON, NC 27529
05G02021WC	NEWSOME, ELIZABETH J		2663 GUY RD		CLAYTON, NC 27530
05G02034U	NEWSOME, ELIZABETH J		2668 GUY RD		CLAYTON, NC 27531
1649286274	NEWSOME, LUKE		4345 GUY RD		CLAYTON, NC 27532
05E99020F	NORTH CAROLINA DEPT, OF AGRICUL		1017 MAIN CAMPUS DRIVE		RALEIGH, NC 27606
1649492593	NORTH CAROLINA STATE OF		1017 MAIN CAMPUS DRIVE		RALEIGH, NC 27607
1649187331	ODOM, H LEE		4013 FORTY NINERS RD		CLAYTON, NC 27520
1649069713	OFFEN, REBECCA MARIE		4109 FORTY NINERS RD		CLAYTON, NC 27521
1649285891	PARENT, ROBERT E		3217 GOLDEN NUGGET DR		CLAYTON, NC 27522
1649183423	PAYNE, BERNARD A		4012 FORTY NINERS RD		CLAYTON, NC 27523

1649078033	RUDD II, RONALD DOUGLAS	4101 FORTY NINERS RD	CLAYTON, NC 27524
1649287436	SIMMONS, JAMES T	3220 GOLDEN NUGGET DR	CLAYTON, NC 27525
1649182175	STUGG, STEPHANIE	4020 FORTY NINERS RD	CLAYTON, NC 27526
1649172562	TERRY, CHRISTOPHER	4033 FORTY NINERS RD	CLAYTON, NC 27527
05G02022WC	VAZQUEZ, RACIEL ANGEL MONTERO	2671 GUY RD	CLAYTON, NC 27528
1649186160	VULTAGGIO, MARK CHARLES	4017 FORTY NINERS RD	CLAYTON, NC 27529
1649183209	WEST, KEVIN R	4016 FORTY NINERS RD	CLAYTON, NC 27530
1649065485	WILLIAMS, TREVELYN L	3108 CLAIM RD	CLAYTON, NC 27531



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: Stotan Crossings, Type III Conditional Rezoning, 2026-016-CZM
 Town Board: Planning Board
 Date of Meeting: Jue 22, 2026

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	RJ	6/10/26
2. Property Posted	Sign Posted on Property	(Signature)	6/11/26
3. Website Updated	Project Information added to the Website	RB	6/11/26
4. Newspaper Publish	Newspaper Ad published	N/A	N/A

Certified by:

Haley Downey
 Haley Downey, AICP, CZO
 Assistant Planning Director

6/11/26
 Date

Conrad Olmedo
 Conrad Olmedo, AICP, CZO
 Planning Director

6-11-26
 Date

4333 Guy Road Industrial

Final Traffic Impact Analysis

Clayton, NC



Real People. Real Solutions.

Prepared for:
Stotan Industrial

Final Traffic Impact Analysis

for

4333 Guy Road Industrial

Clayton, NC

May 2026



5/15/2026

Prepared By: AGW

Reviewed By: AMI/JTR

**FINAL TRAFFIC IMPACT ANALYSIS
4333 GUY ROAD INDUSTRIAL
CLAYTON, NORTH CAROLINA
EXECUTIVE SUMMARY**

1. Development Overview

The final Traffic Impact Analysis (TIA) was conducted for the proposed industrial development based on the left-turn lane improvement requested at the proposed site access by the Town of Clayton (Town) and the North Carolina Department of Transportation (NCDOT) staff; however, this improvement is not needed based on the capacity analysis following the Town's Unified Development Ordinance (UDO) and NCDOT Congestion Management Guidelines. The proposed development is to be located along the west side Guy Road, south of Golden Nugget Drive in Clayton, North Carolina.

The proposed development, anticipated to be completed in 2027, is assumed to consist of a maximum of 376,480 square feet (SF) of general light industrial space. Site access is proposed via one (1) full-movement driveway along Guy Road [Access A], as well as an additional full-movement driveway [Emergency Access] along Guy Road proposed for emergency vehicle use only.

Based on coordination with the NCDOT during scoping, it was recommended that an alternative analysis with the future roadway improvements associated with the NCDOT State Transportation Improvement Program (STIP) HP-0007 project be considered in this study. The STIP HP-0007 project is expected to convert the intersection of US 70 Business and Guy Road to a reduced conflict intersection (RCI) in the future. It should be noted that the timeline is currently not published on the NCDOT 2026-2035 STIP Map for the STIP project; however, the intersection of US 70 Business and Guy Road, as well as the future U-turn locations along US 70 Business, were analyzed to demonstrate how the intersection is expected to operate with the STIP improvements at the build-out year of the site for informative purposes only.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing Traffic Conditions (2025)
- No-Build Traffic Conditions (2027)
- Build Traffic Conditions (2027)
- Build Traffic Conditions (2027) – STIP Conditions* [At the request of NCDOT]

**Based on feedback from NCDOT during scoping, an alternative analysis at the intersection of US 70 Business and Guy Road, as well as the future U-turn locations along US 70 Business, will be included under STIP conditions with the intersection converted to a RCI as part of the STIP HP-0007 project for informative purposes only.*

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the NCDOT and the Town and consists of the following existing intersections:

- E Garner Road and Guy Road
- US 70 Business and Guy Road
- Guy Road and Golden Nugget Drive

During scoping, NCDOT approved utilizing the recent traffic counts conducted in May of 2024 (while schools were in session) and projecting them to the year 2025 using a 2% annual growth rate to determine the existing weekday AM and PM peak hour traffic volumes (2025) at the study intersections listed above, with the exception of the intersection of Guy Road and Golden Nugget Drive. To determine the existing weekday AM and PM peak hour traffic volumes at the intersection of Guy Road and Golden Nugget Drive, the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, was utilized to estimate traffic turning onto and off of Golden Nugget Drive for 58 single-family detached homes and balancing the through movements along Guy Road. All allowable movements were analyzed with a minimum traffic volume of four (4) vehicles per hour (vph) per NCDOT Congestion Management Guidelines.

3. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the Institute of Transportation Engineers'

(ITE) *Trip Generation Manual*, 11th Edition. **Table E-1** provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
General Light Industrial (110)	376,480 SF	1,466	229	31	15	90

It should be noted that the estimated daily traffic is below the NCDOT threshold to require a TIA; however, NCDOT was included in scoping and will be provided with a courtesy copy of the TIA. During scoping, the Wake County (County) staff indicated that a TIA will not be required by the County.

4. Future Traffic Conditions

Through coordination with the NCDOT and the Town, it was determined that an annual growth rate of 2% would be used to generate 2027 projected weekday AM and PM peak hour traffic volumes. During scoping, no adjacent developments were identified to be included by the Town, NCDOT, or the Wake County (County) staff in this study. It was assumed that the growth rate of 2% (slightly higher than historical average) would account for any background growth by adjacent developments in the future.

Based on coordination with the North Carolina Department of Transportation (NCDOT) during scoping, it was recommended that an alternative analysis with the future roadway improvements associated with the NCDOT State Transportation Improvement Program (STIP) HP-0007 project be considered in this study. The STIP HP-0007 project is expected to convert the intersection of US 70 Business and Guy Road to a reduced conflict intersection (RCI) in the future. It should be noted that the timeline is currently not published on the NCDOT 2026-2035 STIP Map for the STIP project; however, the intersection of US 70 Business and Guy Road, as well as the future U-turn locations along US 70 Business, were analyzed to demonstrate how the intersection is expected to operate with the STIP improvements at the build-out year of the site for informative

purposes only under build (2027) – STIP conditions. Refer to **Section 6** of the TIA for more information.

5. Capacity Analysis Summary

Deficiencies at the study area intersections under existing and build year conditions are discussed in **Section 8** of the TIA. Refer to **Section 8** of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified and are recommended to accommodate future traffic conditions. The improvements are summarized below, and the recommended lane configurations are illustrated in **Figure E-1** for the proposed development.

Required Improvements Per Town’s UDO:

Site Frontage along Guy Road

- Dedicate one-half of the right-of-way required for the appropriate street type (if applicable) and build at least one-half of the recommendation cross-section as shown in the Town’s Comprehensive Transportation Plan (CTP) along the site frontage.

Recommended Improvements by Developer:

Guy Road [NB/SB] and Access A [EB]

- Construct the eastbound approach [Access A] with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the eastbound approach.
- Construct a southbound right-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
- Construct a northbound left-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
- Provide a minimum of 100 feet of Internal Protected Stem (IPS) length.



E Garner Road

Guy Road

Golden Nugget Drive

SITE

Access A 100' IPS

100' (CHANNELIZED)

350' (CHANNELIZED)

150'

500' (CHANNELIZED)

375' CHANNELIZED







125'

100'

100'



LEGEND

-  Signalized Intersection
-  Unsignalized Intersection
-  Existing Lane
-  Storage (In Feet)
-  Improvements by Developer
-  IPS Internal Protected Stem

*Note: Per the Town's UDO, dedicate one-half of the right-of-way required for the appropriate street type and build at least one-half of the recommended cross-section along the site frontage. Refer to Section 9 of the TIA for more details.



BOLTON & MENK
Real People. Real Solutions.

4333 Guy Road Industrial
Clayton, NC

Recommended Lane Configurations	
Scale: Not to Scale	Figure E-1

TABLE OF CONTENTS

1. INTRODUCTION 1

1.1. Site Location and Study Area..... 2

1.2. Proposed Land Use and Site Access 3

1.3. Adjacent Land Uses 3

1.4. Existing Roadways..... 3

2. EXISTING PEAK HOUR CONDITIONS (2025) 7

2.1. Existing Peak Hour Traffic Volumes (2025) 7

2.2. Analysis of Existing Peak Hour Traffic Conditions (2025) 7

3. NO-BUILD PEAK HOUR CONDITIONS (2027) 9

3.1. Ambient Traffic Growth..... 9

3.2. Adjacent Development Traffic 9

3.3. Future Roadway Improvements 9

3.4. No-Build Peak Hour Traffic Volumes (2027) 10

3.5. Analysis of No-Build Peak Hour Traffic Conditions (2027) 10

4. SITE TRIP GENERATION AND DISTRIBUTION 12

4.1. Trip Generation 12

4.2. Site Trip Distribution and Assignment 13

5. BUILD PEAK HOUR CONDITIONS (2027) 16

5.1. Build Peak Hour Traffic Volumes (2027) 16

5.2. Analysis of Build Peak Hour Traffic Conditions (2027) 16

6. BUILD PEAK HOUR CONDITIONS (2027) – STIP Conditions..... 17

6.1. Build Peak Hour Traffic Volumes (2027) – STIP Conditions 17

6.2. Analysis of Build Peak Hour Traffic Conditions (2027) – STIP Conditions ... 18

7. TRAFFIC ANALYSIS PROCEDURE 20

7.1. Adjustments to Analysis Guidelines 20

8. CAPACITY ANALYSIS 21

8.1. E Garner Road [EB/WB] and Guy Road [NB] 21

8.2. US 70 Business [EB/WB] and Guy Road [NB/SB] 24

8.3. Guy Road [NB/SB] and Golden Nugget Drive [EB]..... 28

8.4. Guy Road [NB/SB] and Access A [EB] 29

9. CONCLUSIONS 31

10. RECOMMENDATIONS..... 33

LIST OF FIGURES

Figure 1 – Site Location Map 4
 Figure 2 – Preliminary Site Plan 5
 Figure 3 – Existing Lane Configurations..... 6
 Figure 4 – Existing Peak Hour Traffic (2025) 8
 Figure 5 – No-Build Peak Hour Traffic (2027) 11
 Figure 6 – Site Trip Distribution 14
 Figure 7 – Site Trip Assignment 15
 Figure 8 – Build Peak Hour Traffic (2027) 19
 Figure 9 – Recommended Lane Configurations 34

LIST OF TABLES

Table 1: Existing Roadway Inventory..... 3
 Table 2: Trip Generation Summary..... 12
 Table 3: Highway Capacity Manual – Levels-of-Service and Delay 20
 Table 4: Analysis Summary of E Garner Road and Guy Road 21
 Table 5a: Analysis Summary of US 70 Business and Guy Road 24
 Table 5b: Analysis Summary of US 70 Business and Guy Road – Build (2027) – STIP
 Conditions 26
 Table 6: Analysis Summary of Guy Road and Golden Nugget Drive..... 28
 Table 7: Analysis Summary of Guy Road and Access A 29

TECHNICAL APPENDIX

Appendix A: Scoping Documentation / Approved MOU
 Appendix B: Traffic Counts
 Appendix C: Signal Plans
 Appendix D: Capacity Calculations – E Garner Road and Guy Road
 Appendix E: Capacity Calculations – US 70 Business and Guy Road
 Appendix F: Capacity Calculations – Guy Road and Golden Nugget Drive
 Appendix G: Capacity Calculations – Guy Road and Access A
 Appendix H: SimTraffic Queuing Reports
 Appendix I: Turn Lane Warrant Chart

**FINAL TRAFFIC IMPACT ANALYSIS
4333 GUY ROAD INDUSTRIAL
CLAYTON, NORTH CAROLINA**

1. INTRODUCTION

This final Traffic Impact Analysis (TIA) is based on the left-turn lane improvement requested at the proposed site access by the Town of Clayton (Town) and the North Carolina Department of Transportation (NCDOT) staff; however, this improvement is not needed based on the capacity analysis following the Town and NCDOT guidelines.

The contents of this report present the findings of the final TIA conducted for the proposed industrial development to be located along the west side Guy Road, south of Golden Nugget Drive in Clayton, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2027, is assumed to consist of a maximum of 376,480 square feet (SF) of general light industrial space. Site access is proposed via one (1) full-movement driveway along Guy Road [Access A], as well as an additional full-movement driveway [Emergency Access] along Guy Road proposed for emergency vehicle use only.

Based on coordination with the North Carolina Department of Transportation (NCDOT) during scoping, it was recommended that an alternative analysis with the future roadway improvements associated with the NCDOT State Transportation Improvement Program (STIP) HP-0007 project be considered in this study. The STIP HP-0007 project is expected to convert the intersection of US 70 Business and Guy Road to a reduced conflict intersection (RCI) in the future. It should be noted that the timeline is currently not published on the NCDOT 2026-2035 STIP Map for the STIP project; however, the intersection of US 70 Business and Guy Road, as well as the future U-turn locations along US 70 Business, were analyzed to demonstrate how the intersection is

expected to operate with the STIP improvements at the build-out year of the site for informative purposes only.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing Traffic Conditions (2025)
- No-Build Traffic Conditions (2027)
- Build Traffic Conditions (2027)
- Build Traffic Conditions (2027) – STIP Conditions* [At the request of NCDOT]

**Based on feedback from NCDOT during scoping, an alternative analysis at the intersection of US 70 Business and Guy Road, as well as the future U-turn locations along US 70 Business, will be included under STIP conditions with the intersection converted to a RCI as part of the STIP HP-0007 project for informative purposes only.*

1.1. Site Location and Study Area

The development is proposed to be located along the west side Guy Road, south of Golden Nugget Drive in Clayton, North Carolina. Refer to **Figure 1** for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Clayton (Town) and consists of the following existing intersections:

- E Garner Road and Guy Road
- US 70 Business and Guy Road
- Guy Road and Golden Nugget Drive

At the request of NCDOT, the following future intersections were analyzed under the alternative build (2027) – STIP conditions with the future roadway improvements associated with the STIP HP-0007 project for informative purposes only:

- US 70 Business and Guy Road
- US 70 Business and Eastbound U-Turn
- US 70 Business and Westbound U-Turn

Refer to **Appendix A** for the approved scoping documentation.

1.2. Proposed Land Use and Site Access

The proposed development is assumed to consist of a maximum of 376,480 square feet (SF) of general light industrial space. Site access is proposed via one (1) full-movement driveway along Guy Road [Access A], as well as an additional full-movement driveway [Emergency Access] along Guy Road proposed for emergency vehicle use only.

During scoping, it was determined that the northern access [Emergency Access] along Guy Road will not be considered as a study intersection, as it is proposed to serve as an emergency access only. Refer to **Figure 2** for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of industrial, residential, undeveloped, and agricultural uses.

1.4. Existing Roadways

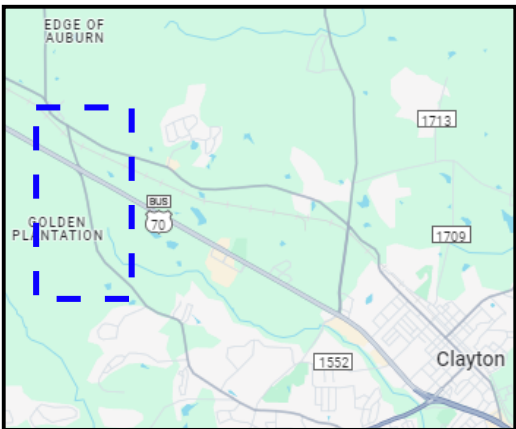
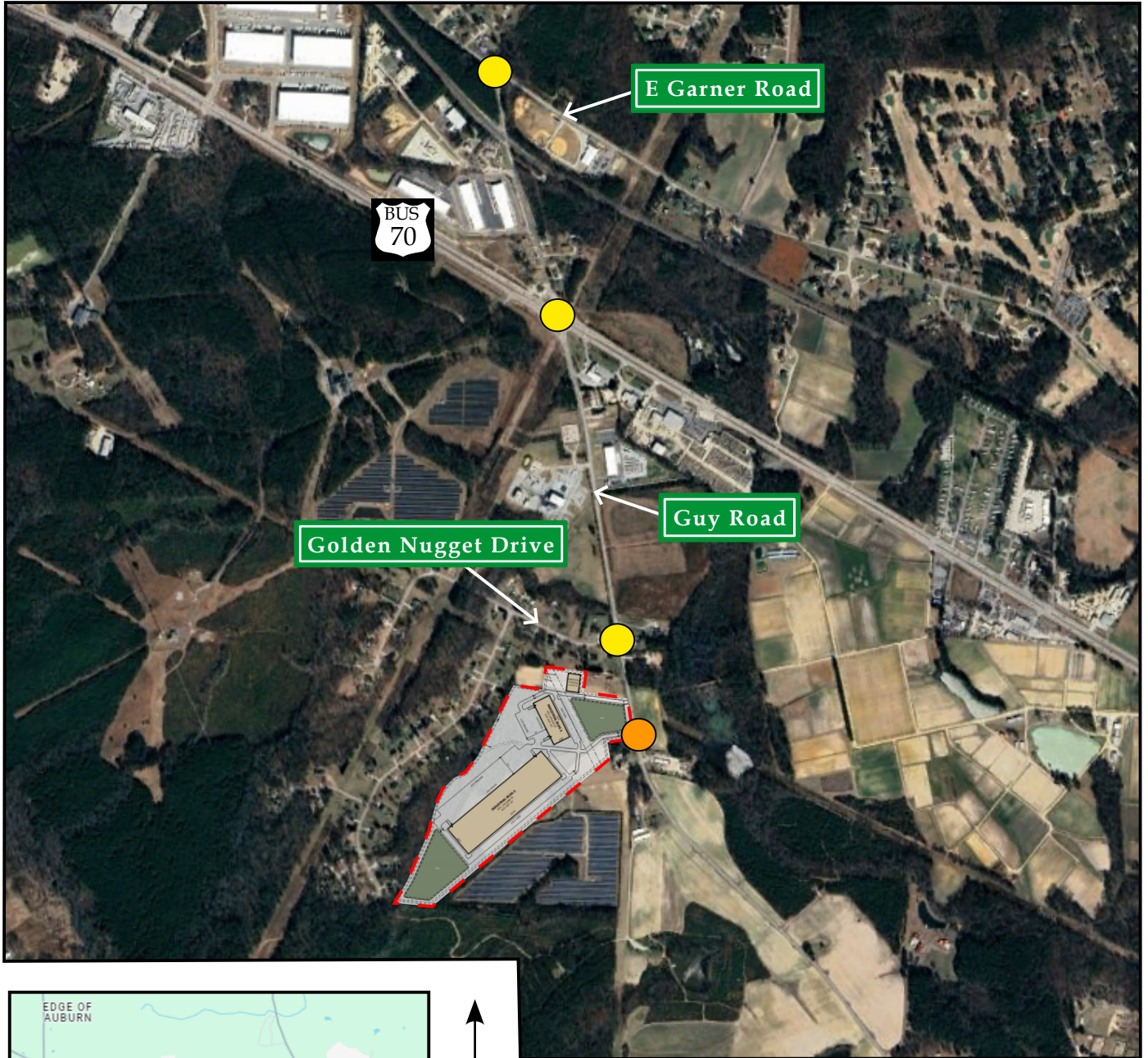
Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in **Figure 3**. **Table 1** provides a summary of this information, as well.





Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	Maintained By	2023 AADT (vpd)
E Garner Road	SR-1004	2-lane undivided	45 mph	NCDOT	10,500
US 70 Business		4-lane divided	55 mph	NCDOT	29,500**
Guy Road	SR-2558	2-lane undivided	Not Posted	NCDOT	8,800 (south of US 70 Business) / 4,600 (south of E Garner Road)
Golden Nugget Drive	SR-4177	2-lane undivided	25 mph	NCDOT	600*

*ADT based on the existing peak hour traffic volumes from **Figure 4** and assuming the weekday PM peak hour volume is 10% of the average daily traffic.

**AADT from 2021.



LEGEND	
	Proposed Site Location
	Study Area
	Study Intersection
	Proposed Site Access



BOLTON & MENK
Real People. Real Solutions.

4333 Guy Road Industrial
Clayton, NC

Site Location Map	
Scale: Not to Scale	Figure 1



DEVELOPMENT STANDARDS

Zoning		
Jurisdiction	Wake County, NC	
Zoning Designation	I-1 ¹	
Max Building Coverage	NONE	
Max F.A.R	NONE	
Max Height	NONE	
Parking Standards	Min Stall Size	8.5x18
	Drive Aisle	24 FT
	Fire Lane	26 FT
Required Parking	Office	1/300 SF
	Manufacturing	1/2 EMP
	Warehouse	1/2 EMP

PROJECT DATA

Site Summary			APN(s): 1649179336
Gross Site Area	1,882,756 SF	43.22 AC	
Stormwater Management	294,375 SF	@ 16%	
Net Site Area	1,588,381 SF	36.46 AC	
Total Building Area(s)	Gross Floor Area	376,480 SF	
	Footprint	376,480 SF	
Coverage	Gross	20%	
	Net	24%	
FAR	Gross	0.20	
	Net	0.24	

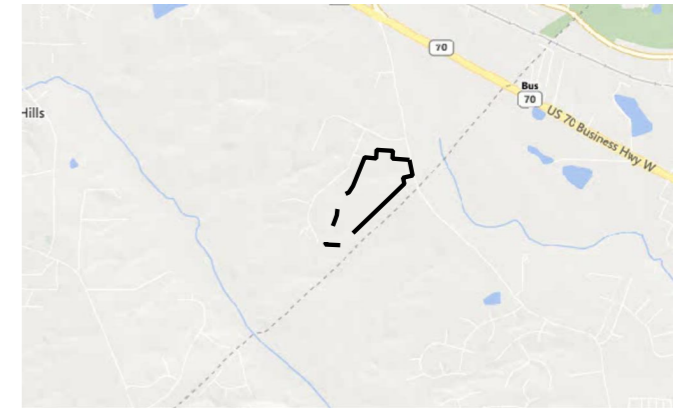
Building 1

Building Area(s)	Footprint	65,600 SF
Cars Required	@5% Office	TBD
Cars Provided	@1.49/1,000 SF	98 Stalls
	Req. Accessible	4 Stalls
Drive-in Doors		2
Docks	@1/3,453 SF	19
Trailers		18 Stalls

Building 2

Building Area(s)	Footprint	310,880 SF
Cars Required	@5% Office	TBD
Cars Provided	@1.02/1,000 SF	317 Stalls
	Req. Accessible	8 Stalls
Drive-in Doors		2
Docks	@1/4,935 SF	63
Trailers		63 Stalls

Notes
 1. Site is currently zoned as R-10 under Wake County Jurisdiction. Assumed rezone to I-1.

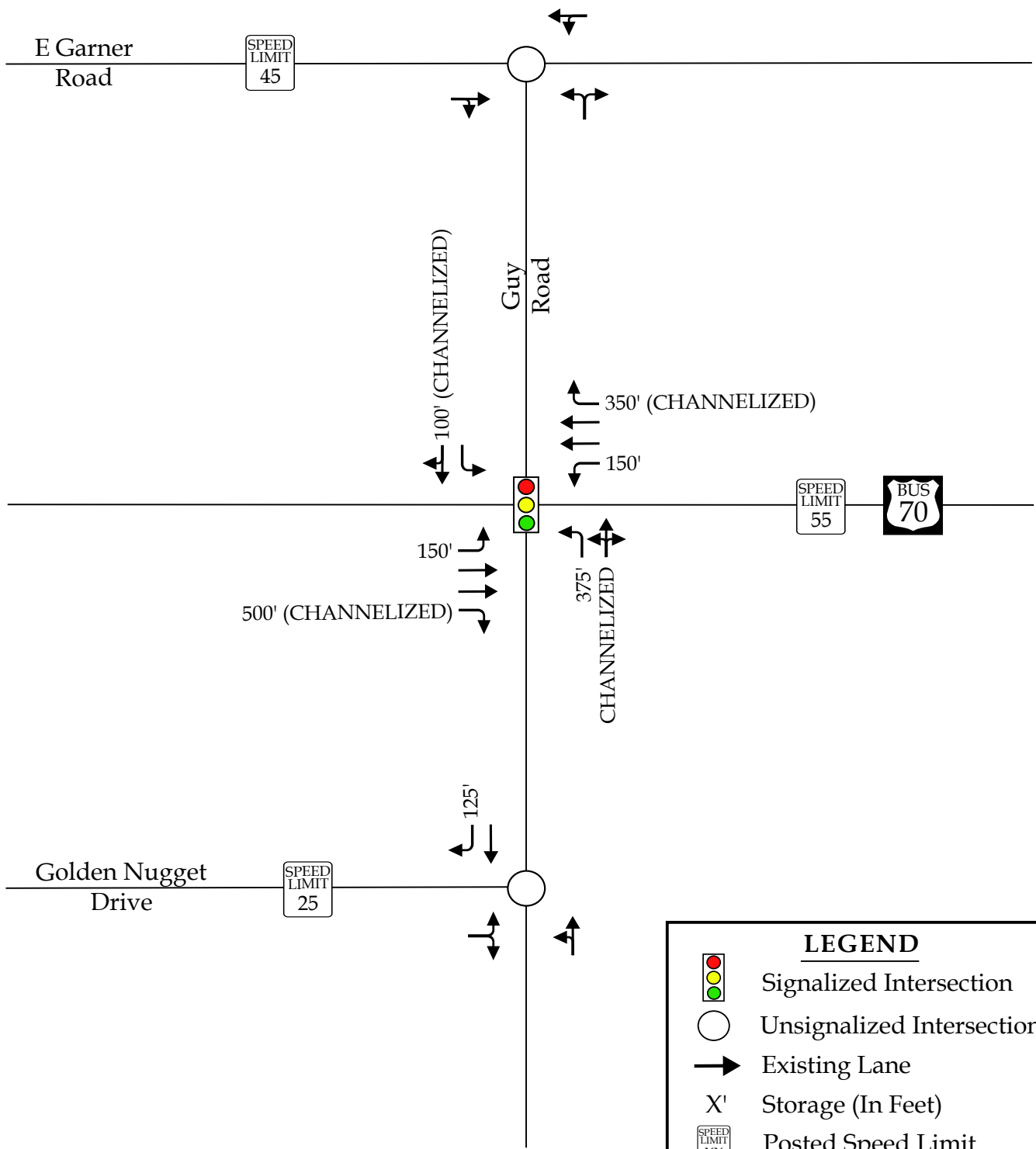


This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
 REGRID PARCEL DATA
www.regrid.com
 Stormwater Management Design:
 AVERAGE REGIONAL REQUIRED PROVIDED

SCHEME: 05

Conceptual Site Plan
 Stotan Industrial - Guy Road, NC
 4333 Guy Rd, Clayton, NC 27520



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Existing Lane
- Storage (In Feet)
- Posted Speed Limit

BOLTON & MENK
Real People. Real Solutions.

4333 Guy Road Industrial
Clayton, NC

Existing Lane Configurations

Scale: Not to Scale	Figure 3
---------------------	----------

2. EXISTING PEAK HOUR CONDITIONS (2025)

2.1. Existing Peak Hour Traffic Volumes (2025)

During scoping, NCDOT approved utilizing the recent traffic counts conducted in May of 2024 (while schools were in session) and projecting them to the year 2025 using a 2% annual growth rate to determine the existing weekday AM and PM peak hour traffic volumes (2025) at the study intersections listed below.

- E Garner Road and Guy Road
- US 70 Business and Guy Road

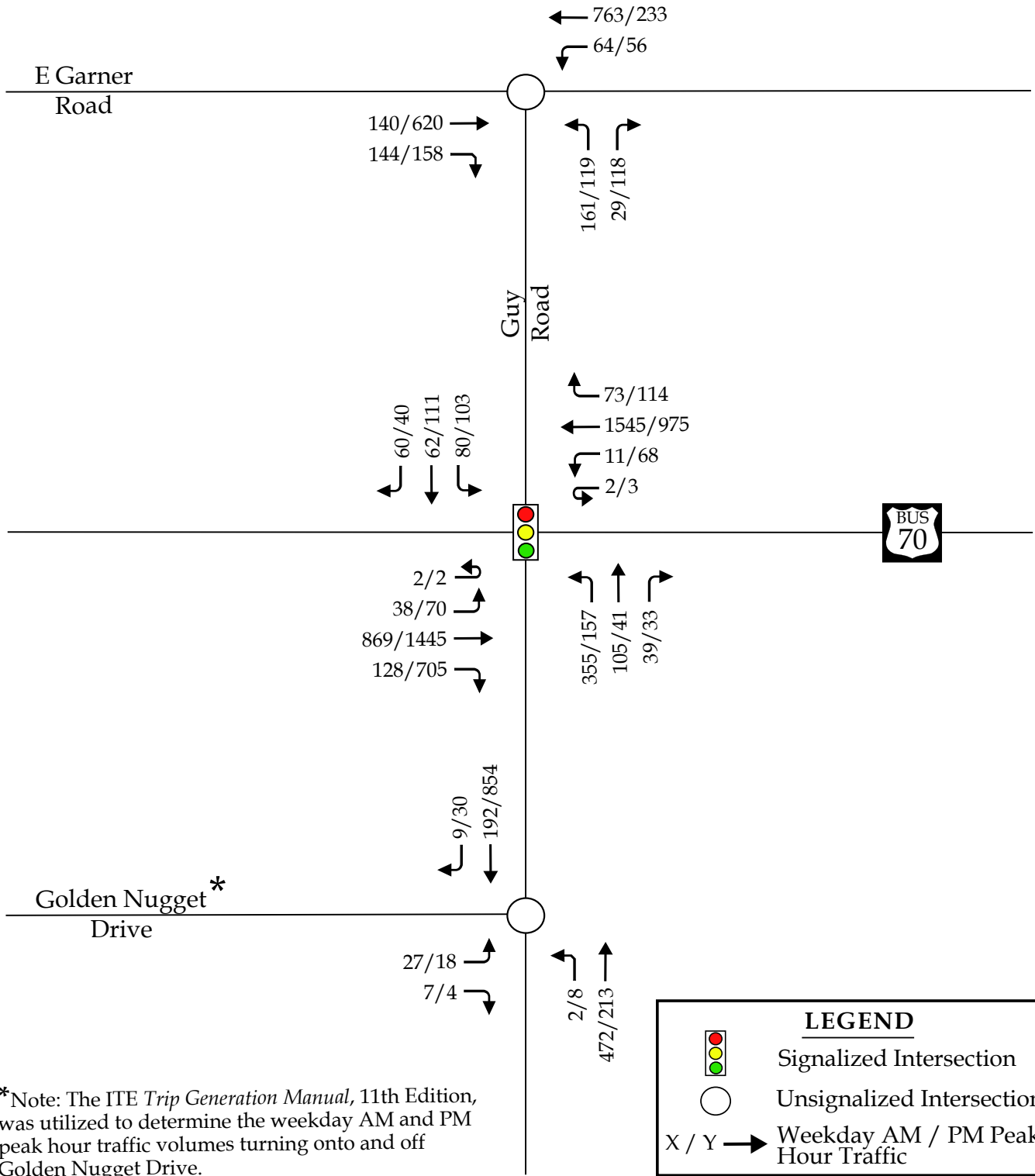
Based on historical Annual Average Daily Traffic (AADT) volumes in the study network, an average annual growth rate of less than 2% was calculated. Therefore, utilizing a growth rate of 2% will provide a conservative estimate of existing traffic volumes.

To determine the existing weekday AM and PM peak hour traffic volumes at the intersection of Guy Road and Golden Nugget Drive, the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, was utilized to estimate traffic turning onto and off of Golden Nugget Drive for 58 single-family detached homes and balancing the through movements along Guy Road.

Refer to **Figure 4** for an illustration of the existing weekday AM and PM peak hour traffic volumes (2025) utilizing the methodology discussed above approved by NCDOT as part of the Memorandum of Understanding (MOU). A copy of the count data is located in **Appendix B** of this report.

2.2. Analysis of Existing Peak Hour Traffic Conditions (2025)

The existing weekday AM and PM peak hour traffic volumes (2025) were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in **Appendix C**. The results of the analysis are presented in **Section 8** of this report.



*Note: The ITE *Trip Generation Manual*, 11th Edition, was utilized to determine the weekday AM and PM peak hour traffic volumes turning onto and off Golden Nugget Drive.

Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

 BOLTON & MENK Real People. Real Solutions.	4333 Guy Road Industrial Clayton, NC	Existing Peak Hour Traffic (2025)	
		Scale: Not to Scale	Figure 4

3. NO-BUILD PEAK HOUR CONDITIONS (2027)

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the NCDOT and the Town, it was determined that an annual growth rate of 2% (slightly higher than historical average) would be used to generate 2027 projected weekday AM and PM peak hour traffic volumes.

3.2. Adjacent Development Traffic

During scoping, no adjacent developments were identified to be included by the Town, NCDOT, or the Wake County (County) staff in this study. It was assumed that the growth rate of 2% (slightly higher than historical average) would account for any background growth by adjacent developments in the future.

3.3. Future Roadway Improvements

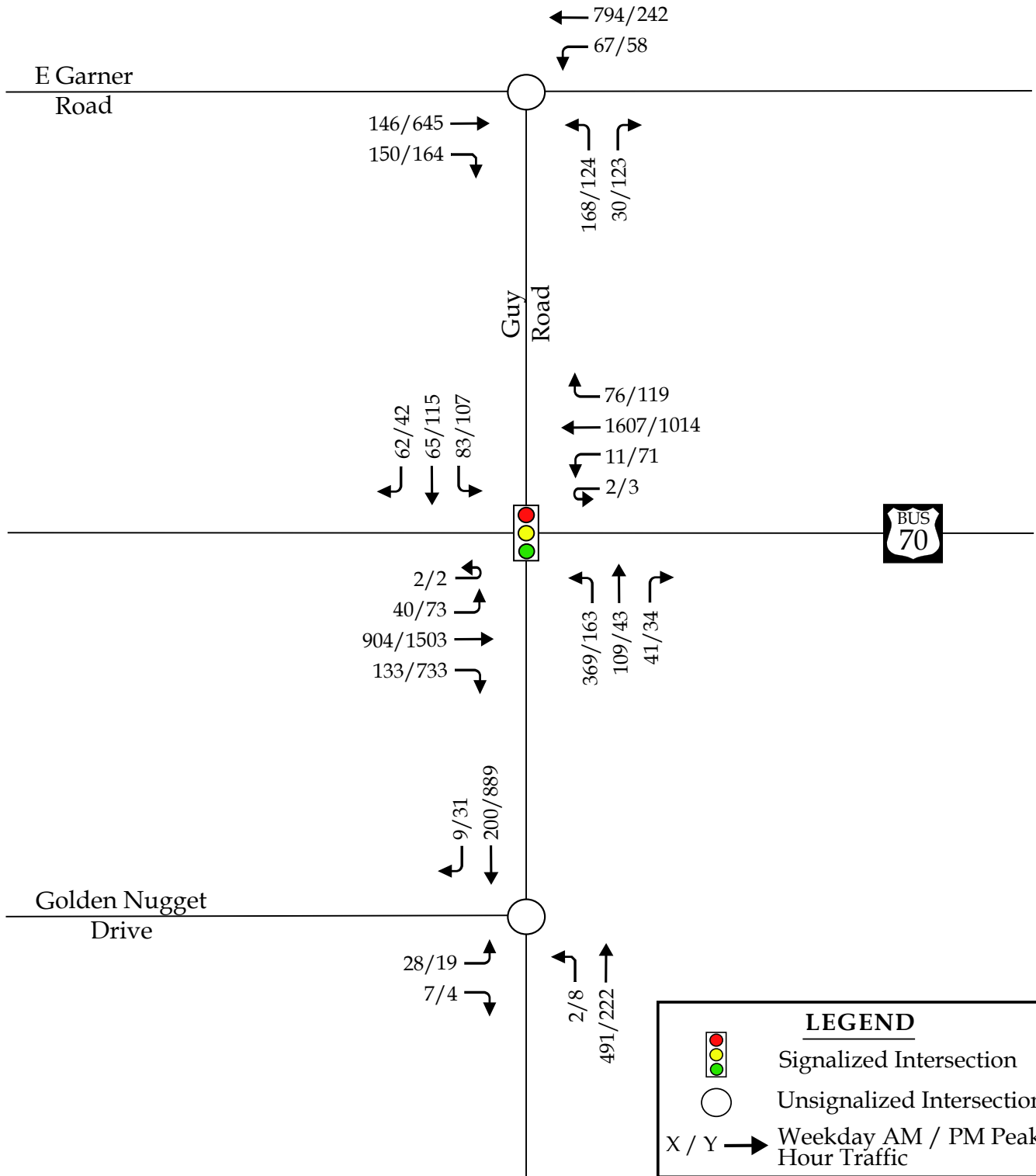
Based on coordination with the North Carolina Department of Transportation (NCDOT) during scoping, it was recommended that an alternative analysis with the future roadway improvements associated with the NCDOT State Transportation Improvement Program (STIP) HP-0007 project be considered in this study. The STIP HP-0007 project is expected to convert the intersection of US 70 Business and Guy Road to a reduced conflict intersection (RCI) in the future. It should be noted that the timeline is currently not published on the NCDOT 2026-2035 STIP Map for the STIP project; however, the intersection of US 70 Business and Guy Road, as well as the future U-turn locations along US 70 Business, were analyzed to demonstrate how the intersection is expected to operate with the STIP improvements at the build-out year of the site for informative purposes only under build (2027) - STIP conditions. Refer to **Section 6** of this report for more information.

3.4. No-Build Peak Hour Traffic Volumes (2027)

The no-build traffic volumes (2027) were determined by projecting the existing peak hour traffic (2025) to the year 2027. Refer to **Figure 5** for an illustration of the no-build peak hour traffic volumes (2027) at the study intersections.

3.5. Analysis of No-Build Peak Hour Traffic Conditions (2027)

The no-build AM and PM peak hour traffic volumes (2027) at the study intersections were analyzed with existing geometric roadway conditions and traffic control. The analysis results are presented in **Section 8** of this report.



Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

 BOLTON & MENK Real People. Real Solutions.	4333 Guy Road Industrial Clayton, NC	No-Build Peak Hour Traffic (2027)	
		Scale: Not to Scale	Figure 5

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is assumed to consist of a maximum of 376,480 square feet (SF) of general light industrial space. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. It should be noted that the methodology used to estimate the proposed development trips was approved by NCDOT as part of the MOU. **Table 2** provides a summary of the trip generation potential for the site.

Table 2: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
General Light Industrial (110)	376,480 SF	1,466	229	31	15	90

It is estimated that the proposed development will generate approximately 1,466 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 260 trips (229 entering and 31 exiting) will occur during the weekday AM peak hour and 105 trips (15 entering and 90 exiting) will occur during the weekday PM peak hour. It should be noted that the daily traffic is below the NCDOT threshold to require a TIA; however, NCDOT was included in scoping and will be provided with a courtesy copy of the TIA. During scoping, the Wake County (County) staff indicated that a TIA will not be required by the County.

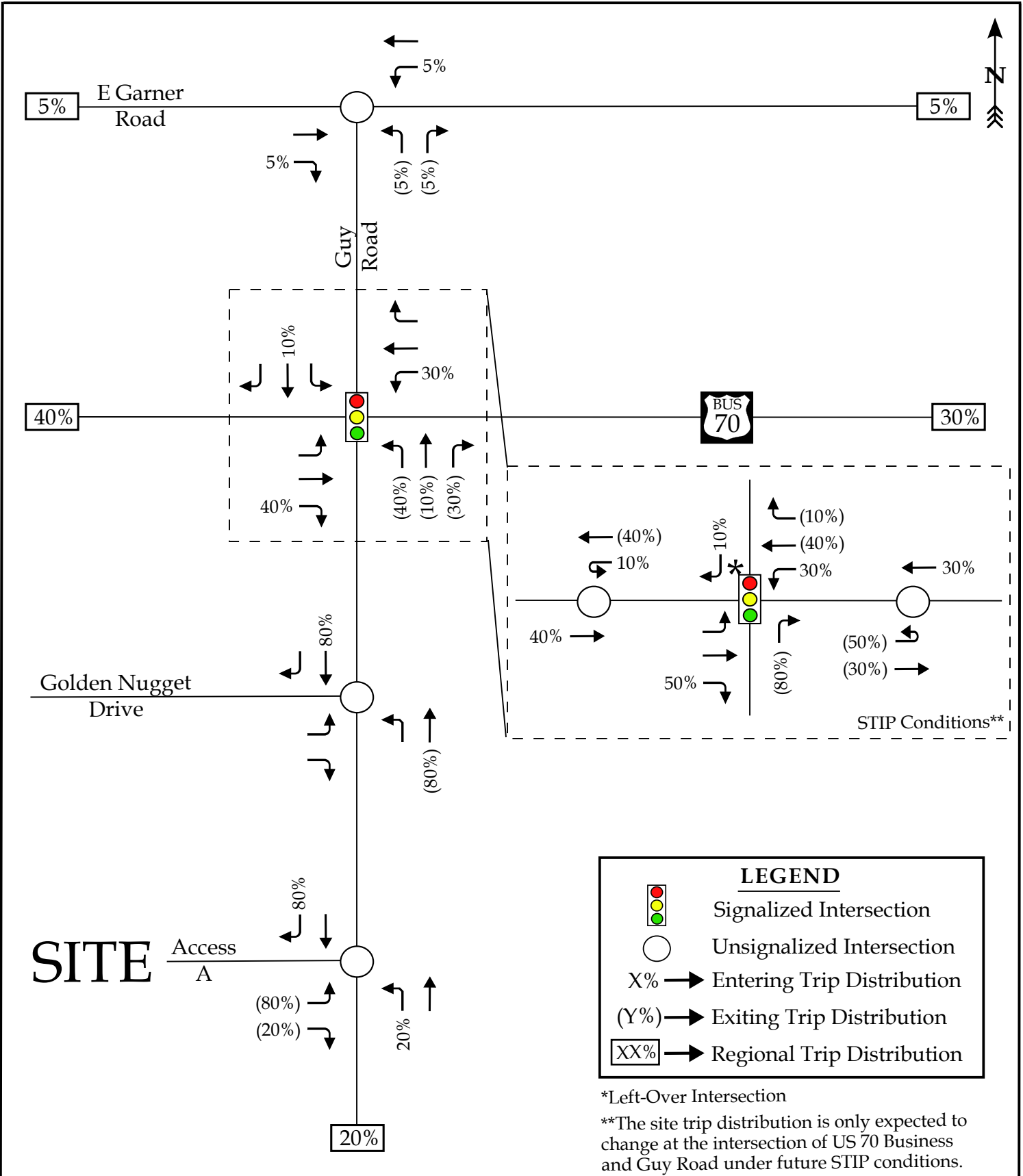
4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgment. The regional distributions outlined below were approved by NCDOT as part of the MOU.

It is estimated that the overall site trips will be regionally distributed as follows:

- 5% to/from the east via E Garner Road
- 5% to/from the west via E Garner Road
- 30% to/from the east via US 70 Business
- 40% to/from the west via US 70 Business
- 20% to/from the south via Guy Road

For the purposes of this study, it was assumed that 100% of the development traffic will enter/exit the site via the southern access [Access A] along Guy Road since the northern access [Emergency Access] is proposed to serve emergency vehicles only. Refer to **Figure 6** for an illustration of the site trip distribution and **Figure 7** for the site trip assignment for build (2027) and build (2027) - STIP conditions.



BOLTON & MENK

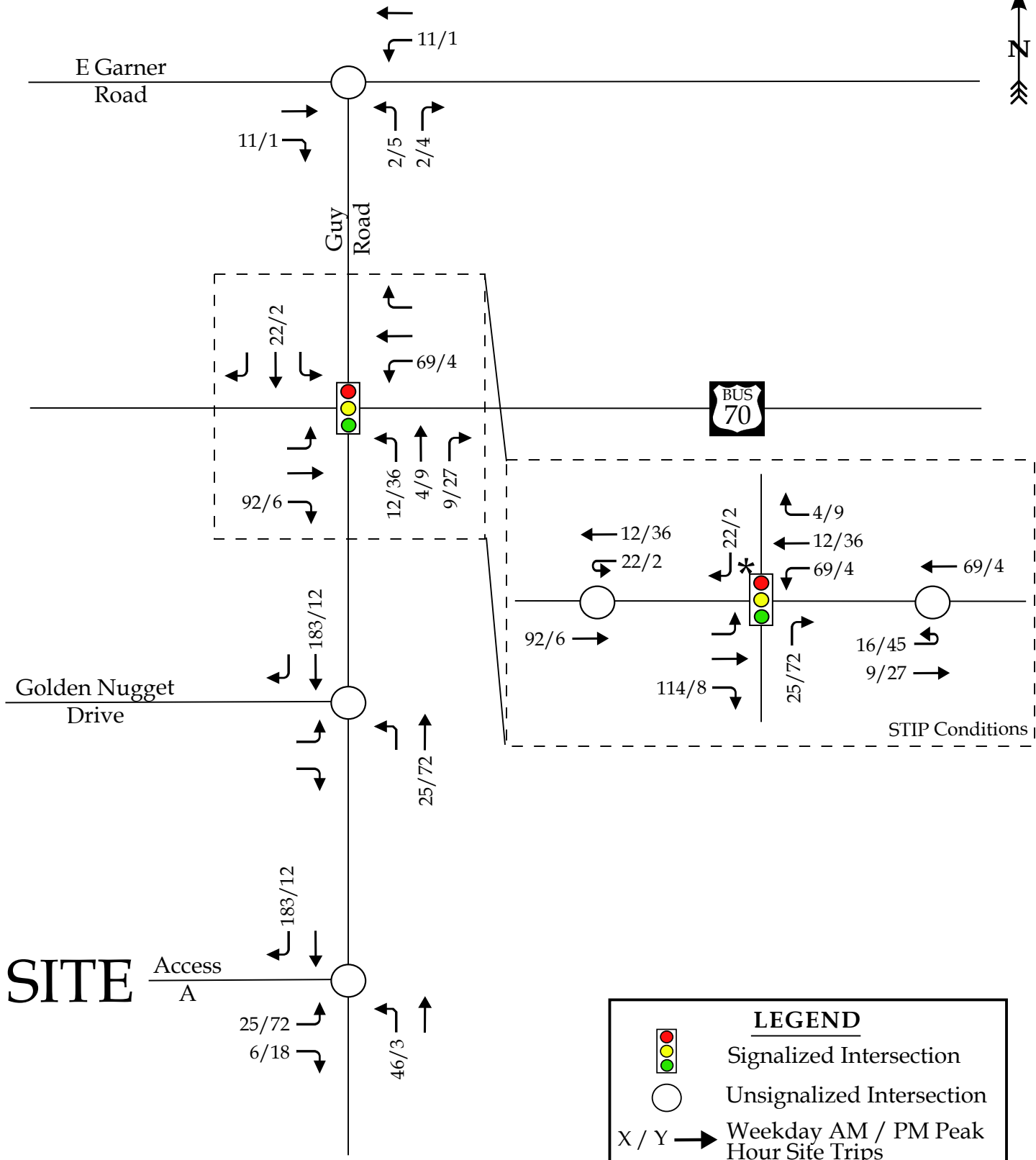
Real People. Real Solutions.

4333 Guy Road Industrial
Clayton, NC

Site Trip Distribution

Scale: Not to Scale

Figure 6



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips

*Left-Over Intersection

BOLTON & MENK
Real People. Real Solutions.

4333 Guy Road Industrial
Clayton, NC

Site Trip Assignment

Scale: Not to Scale Figure 7

5. BUILD PEAK HOUR CONDITIONS (2027)

5.1. Build Peak Hour Traffic Volumes (2027)

To estimate traffic conditions with the site fully built-out, the total site trips were added to the no-build traffic volumes (2027) to determine the build traffic volumes (2027). Refer to **Figure 8** for an illustration of the build peak hour traffic volumes (2027) with the proposed site fully developed.

5.2. Analysis of Build Peak Hour Traffic Conditions (2027)

Study intersections were analyzed with the build traffic volumes (2027) using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in **Section 8** of this report.

6. BUILD PEAK HOUR CONDITIONS (2027) – STIP Conditions

6.1. Build Peak Hour Traffic Volumes (2027) – STIP Conditions

Based on coordination with NCDOT during scoping, it was recommended that an alternative analysis with the future roadway improvements associated with the NCDOT State Transportation Improvement Program (STIP) HP-0007 project be considered in this study. The STIP HP-0007 project is expected to convert the intersection of US 70 Business and Guy Road to a reduced conflict intersection (RCI) in the future. It should be noted that the timeline is currently not published on the NCDOT 2026-2035 STIP Map for the STIP project; however, the intersection of US 70 Business and Guy Road, as well as the future U-turn locations along US 70 Business, were analyzed to demonstrate how the intersection is expected to operate with the STIP improvements at the build-out year of the site for informative purposes only under build (2027) – STIP conditions.

To estimate traffic conditions with the site fully built-out with the future roadway improvements from the STIP HP-0007, no-build traffic and proposed site trips were rerouted due to the restriction of minor-street movements along Guy Road. Refer to **Figure 8** for an illustration of the build peak hour traffic volumes (2027) – STIP conditions with the proposed site fully developed at the following future intersections:

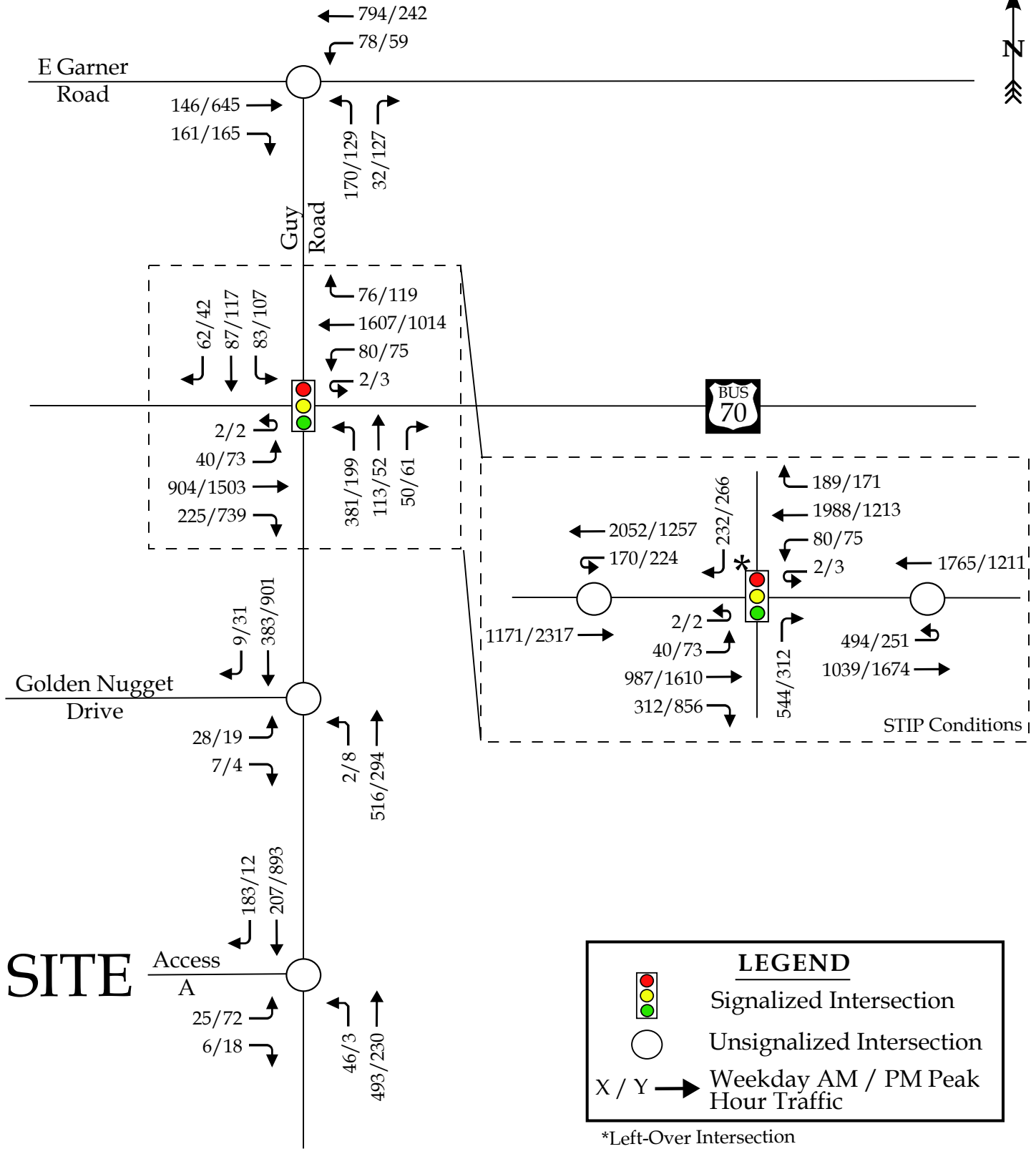
- US 70 Business and Guy Road - *Convert to signalized RCI intersection (restrict Guy Road to only allow right-turns)*
- US 70 Business and Eastbound U-Turn – *Signalized*
- US 70 Business and Westbound U-Turn - *Signalized*

Since there were no design or preliminary plans for this STIP (at the time of the study) the lane configuration and storage lengths shown in the analysis were assumed, but are not recommendations by this development as this STIP analysis was conducted for informational purposes only. All assumptions within the analysis followed NCDOT Congestion Management Guidelines. Since the construction year for the STIP is expected after the build-out year of the development analyzed in this study, additional analysis should be considered by NCDOT to analyze these intersections under future STIP conditions using forecasted volumes to determine the lane configuration and storages for the future intersections.


6.2. Analysis of Build Peak Hour Traffic Conditions (2027) – STIP Conditions

The study intersections listed below were analyzed with the build - STIP traffic volumes (2027) using future roadway improvements associated with the STIP HP-0007 project and NCDOT Congestion Management Guidelines. The results of the capacity analysis for the intersections listed below are presented in **Section 8** of this report.

- US 70 Business and Guy Road
- US 70 Business and Eastbound U-Turn
- US 70 Business and Westbound U-Turn



Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

 BOLTON & MENK Real People. Real Solutions.	4333 Guy Road Industrial Clayton, NC	Build Peak Hour Traffic (2027)	
		Scale: Not to Scale	Figure 8

7. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 11.1), was used to complete the analyses for the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to **Table 3** for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 3: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

7.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines and the Town of Clayton’s UDO guidelines.

8. CAPACITY ANALYSIS

8.1. E Garner Road [EB/WB] and Guy Road [NB]

The existing unsignalized intersection of E Garner Road and Guy Road was analyzed under existing (2025), no-build (2027), and build (2027) traffic conditions with the lane configurations and traffic control shown in **Table 4**. Refer to **Table 4** for a summary of the analysis results. Refer to **Appendix D** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix H**.

Table 4: Analysis Summary of E Garner Road and Guy Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2025)	EB WB NB	1 TH-RT 1 LT-TH 1 LT-RT	-- A ¹ F ²	N/A	-- B ¹ F ²	N/A
No-Build (2027)	EB WB NB	1 TH-RT 1 LT-TH 1 LT-RT	-- A ¹ F ²	N/A	-- B ¹ F ²	N/A
Build (2027)	EB WB NB	1 TH-RT 1 LT-TH 1 LT-RT	-- A ¹ F ²	N/A	-- B ¹ F ²	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of all traffic conditions indicates that the major-street left-turn movement at the intersection of E Garner Road and Guy Road is expected to operate at LOS B or better during the weekday AM and PM peak hours. Under all traffic conditions, the minor-street approach is expected to operate at LOS F during the weekday AM and PM peak hours.

SimTraffic reports maximum queues experienced along the northbound approach (Guy Road) are approximately 340 feet during the weekday AM peak hour and approximately 700 feet during the weekday PM peak hour under existing (2025) traffic conditions. SimTraffic reports that queues along the northbound approach are expected to exceed 450 feet during the weekday AM peak hour and 860 feet during the weekday PM peak hour under no-build (2027) traffic

conditions. Maximum northbound queues are expected to extend to the railroad tracks (approximately 565 feet) to the south of E Garner Road under existing (2025) traffic conditions. Based on the SimTraffic simulations, heavy northbound queues could present a safety concern since they indicate vehicles queueing beyond the railroad crossing. If this occurs in the field, additional signage and/or pavement marking should be provided to ensure vehicles are not stopping on the railroad tracks. This improvement is not recommended as part of this traffic study but is noted as a potential safety concern if SimTraffic maximum queues occur in the field as simulated.

Exclusive turn lanes along E Garner Road were considered based on the criteria contained in the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). Based on the Driveway Manual and existing (2025) traffic volumes, exclusive right and left-turn lanes are warranted. However, providing exclusive turn lanes along Guy Road and E Garner Road would not mitigate the failing levels-of-service experienced on the minor-street approach under existing (2025) traffic conditions and all future traffic conditions. Due to the skew of the intersection and limited right-of-way due to the existing railroad and surrounding properties, physical roadway improvements could be challenging to construct.

The existing (2025) weekday AM (7-9 AM) and PM (4-6 PM) traffic counts were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). Based on existing roadway conditions, the 4- hour warrant [Warrant 2] and the peak hour warrant [Warrant 3] are met. It should be noted that the four hours of data analyzed met the thresholds for the 8- hour warrant [Warrant 1]. Therefore, it is likely that if 13-hours of count data was analyzed at this intersection, all eight hours for Warrant 1 would be met based on existing traffic volumes. Additionally, the 4- hour warrant [Warrant 2] and the peak hour warrant [Warrant 3] are met for existing (2025) traffic conditions even if there were turn lanes constructed on all approaches. It should be noted that based on the NCDOT Traffic Signals Map, a traffic signal is shown at this intersection; however, the intersection is currently unsignalized and there are no signal plans provided on the NCDOT Traffic Signals Map. Although a traffic signal is expected to improve queues and delays at this intersection, it is not a recommended improvement by the developer due to the existing failing LOS and minimal traffic added at this intersection from the proposed

development (approximately 2% or less of the total traffic at this intersection during either peak hour).

Alternatively, a roundabout was considered. With the 2% annual growth rate, a single-lane roundabout would exceed a peak hour degree of saturation (v/c ratio) of 0.85 (per NCDOT Congestion Management Guidelines) during no-build (2027) traffic conditions; therefore, a roundabout is not recommended.

The proposed development site trips are expected to account for approximately 2% or less of the total traffic volumes at this intersection during either peak hour. Additionally, the proposed development is only expected to increase traffic volumes for any given approach by eleven (11) vehicles or less during either peak hour. Due to existing failing conditions that warrant signal mitigation and minimal impacts by the proposed development expected, no improvements by the developer are recommended.

8.2. US 70 Business [EB/WB] and Guy Road [NB/SB]

The existing signalized intersection of US 70 Business and Guy Road was analyzed under existing (2025), no-build (2027), and build (2027) traffic conditions with the lane configurations and traffic control shown in **Table 5a**. Refer to **Table 5a** for a summary of the analysis results. Refer to **Appendix E** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix H**.

Table 5a: Analysis Summary of US 70 Business and Guy Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2025)	EB	1 LT, 2 TH, 1 RT	C	D (44)	C	C (34)
	WB	1 LT, 2 TH, 1 RT	D		D	
	NB	1 LT, 1 LT-TH, 1 RT	E		E	
	SB	1 LT, 1 TH, 1 RT	E		E	
No-Build (2027)	EB	1 LT, 2 TH, 1 RT	B	D (39)	B	C (28)
	WB	1 LT, 2 TH, 1 RT	D		C	
	NB	1 LT, 1 LT-TH, 1 RT	F		E	
	SB	1 LT, 1 TH, 1 RT	D		E	
Build (2027)	EB	1 LT, 2 TH, 1 RT	C	D (45)	C	C (31)
	WB	1 LT, 2 TH, 1 RT	D		C	
	NB	1 LT, 1 LT-TH, 1 RT	F		E	
	SB	1 LT, 1 TH, 1 RT	E		E	

Capacity analysis of existing (2025), no-build (2027), and build (2027) traffic conditions indicates that the intersection of US 70 Business and Guy Road operates at an overall LOS D for better during the weekday AM and PM peak hours. The northbound and southbound approaches (Guy Road) are expected to operate at poor levels of service during the weekday AM and PM peak hours under all traffic conditions. SimTraffic reports indicate the maximum queues for the exclusive turn lanes at this intersection are expected to exceed the existing storages under all traffic conditions.

SimTraffic reports the maximum queues for the westbound through movement along US 70 Business are expected to exceed 1,000 feet under all traffic conditions. When comparing no-build (2027) to build (2027) traffic conditions, it is expected that there will be no degradation in LOS for

the overall intersection and maximum queue for the northbound and southbound approaches are expected to have a negligible increase (approximately 5 vehicles) with site traffic associated with the development. Additionally, the proposed development site trips are expected to account for approximately 6% or less of the total traffic at this intersection during either peak hour. Due to the overall acceptable levels of service and minimal impacts by the proposed development expected, no improvements are recommended by the developer.

Based on coordination with NCDOT during scoping, it was recommended that an alternative analysis with the future roadway improvements associated with the NCDOT State Transportation Improvement Program (STIP) HP-0007 project at this intersection, as well as the future U-turn locations along US 70 Business, to demonstrate how the intersection is expected to operate with the STIP improvements at the build-out year of the site for informative purposes only. The STIP HP-0007 project is expected to convert the intersection of US 70 Business and Guy Road to a reduced conflict intersection (RCI) in the future. Since there were no design or preliminary plans for this STIP project (at the time of the study) the lane configuration and traffic control shown in **Table 5b** were assumed, but are not recommendations by this development as this STIP analysis was conducted for informational purposes only. Refer to **Table 5b** for a summary of the analysis results. Refer to **Appendix E** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix H**.

**Table 5b: Analysis Summary of US 70 Business and Guy Road – Build
(2027) – STIP Conditions**

INTERSECTION	N O D E	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
				Approach (seconds)	Overall (seconds)	Approach (seconds)	Overall (seconds)
US 70 Business & Guy Road	20	EB WB* NB	2 TH, 1 RT 1 LT 2 RT	A B C	B (15)	A D D	B (10)
	21	EB** WB SB	1 LT 2 TH, 1 RT 1 RT	C B D	B (16)	C A C	B (13)
US 70 Business & Eastbound U-Turn	5	EB** WB	2 UT 2 TH	C B	B (19)	C A	B (11)
US 70 Business & Westbound U-Turn	6	EB WB*	2 TH 2 UT	A C	A (8)	B D	C (21)

*Due to the Reduced Conflict Intersection (RCI) configuration of the intersection, the westbound u-turn/left-turn movement was modeled as a southbound left/through movement in Synchro.

**Due to the Reduced Conflict Intersection (RCI) configuration of the intersection, the eastbound u-turn/left-turn movement was modeled as a northbound left/through movement in Synchro.

Capacity analysis of build (2027) – STIP conditions indicates that the intersection of US 70 Business and Guy Road, as well as the future U-turn locations along US 70 Business, are expected to operate at an overall LOS C or better during the weekday AM and PM peak hours, with the future roadway improvements associated with the NCDOT STIP HP-0007 project.

It should be noted that the timeline is currently not published on the NCDOT 2026-2035 STIP Map for the STIP project; however, the intersection of US 70 Business and Guy Road, as well as the future U-turn locations along US 70 Business, were analyzed to demonstrate how the intersection is expected to operate with the STIP improvements at the build-out year of the site for informative purposes only. Since there were no design or preliminary plans for this STIP (at the time of the study) the lane configuration and storage lengths shown in the analysis were assumed, but are not recommendations by this development as this STIP analysis was conducted for informational purposes only. All assumptions within the analysis followed NCDOT Congestion Management Guidelines. Since the construction year for the STIP is expected after the build-out year of the development analyzed in this study, additional analysis should be

considered by NCDOT to analyze these intersections under future STIP conditions using forecasted volumes to determine the lane configuration and storages for the future intersections.

8.3. Guy Road [NB/SB] and Golden Nugget Drive [EB]

The existing unsignalized intersection of Guy Road and Golden Nugget Drive was analyzed under existing (2025), no-build (2027), and build (2027) traffic conditions with the lane configurations and traffic control shown in **Table 6**. Refer to **Table 6** for a summary of the analysis results. Refer to **Appendix F** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix H**.

Table 6: Analysis Summary of Guy Road and Golden Nugget Drive

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2025)	EB	1 LT-RT	B ²	N/A	C ²	N/A
	NB	1 LT-TH	A ¹		B ¹	
	SB	1 TH, 1 RT	--		--	
No-Build (2027)	EB	1 LT-RT	B ²	N/A	D ²	N/A
	NB	1 LT-TH	A ¹		B ¹	
	SB	1 TH, 1 RT	--		--	
Build (2027)	EB	1 LT-RT	C ²	N/A	D ²	N/A
	NB	1 LT-TH	A ¹		B ¹	
	SB	1 TH, 1 RT	--		--	

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of all traffic conditions indicates that the major-street left-turn movement and the minor-street approach at intersection of Guy Road and Golden Nugget Drive are expected to operate at LOS D or better during the weekday AM and PM peak hours. Based on SimTraffic simulations, minimal queuing is expected at this intersection under all traffic conditions. No improvements are recommended by the developer at this intersection due to acceptable levels of service and minimal queuing expected.

8.4. Guy Road [NB/SB] and Access A [EB]

The proposed unsignalized intersection of Guy Road and Access A was analyzed under build (2027) traffic conditions with the lane configurations and traffic control shown in **Table 7**. Refer to **Table 7** for a summary of the analysis results. Refer to **Appendix G** for the Synchro capacity analysis reports. SimTraffic queuing reports can be found in **Appendix H**.

Table 7: Analysis Summary of Guy Road and Access A

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Build (2027)	EB NB SB	1 LT-RT 1 LT, 1 TH 1 TH, 1 RT	C ² A ¹ --	N/A	E ² B ¹ --	N/A

Improvements shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of build (2027) conditions indicates that the major-street left-turn movement at the proposed intersection of Guy Road and Access A is expected to operate at LOS B or better during the weekday AM and PM peak hours. Under build (2027) conditions, the minor-street approach is expected to operate at LOS C during the weekday AM peak hour and LOS E during the weekday PM peak hour.

Turn lanes along Guy Road were considered based on the criteria contained in the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). Based on the Driveway Manual and build (2027) traffic volumes, a southbound right-turn lane with 100 feet of storage is warranted and recommended. Although a northbound left-turn lane is not warranted based on the Driveway Manual and build (2027) traffic volumes, it is recommended based on coordination with the Town and NCDOT. Refer to **Appendix I** for the Turn Lane Warrant Chart.

Poor levels of service are not uncommon for a stop-controlled minor-street approach during the peak hours when the major-street (Guy Road) volumes are at their heaviest. In order to mitigate

the poor levels of service experienced for the eastbound approach during the weekday PM peak hour under build (2027) traffic conditions, various traffic control and lane configuration improvements were considered and are outlined below:

- Turn lanes – Exclusive eastbound turn lanes along the minor-street approach (Access A) were considered. Although this improvement would provide mitigation for the poor level of service expected on the minor-street approach during the weekday PM peak hour, it would not decrease the queues expected on the minor-street approach and adding turn lanes on the stop-controlled approach at two-way stop-control intersections can increase driver confusion and result in unsafe conditions; therefore, exclusive turn lanes along the eastbound approach is not recommended.
- Signalization – The build (2027) weekday AM and PM peak hour traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). Although a traffic signal is expected to alleviate the poor level of service experienced on the eastbound approach, the peak hour warrant [Warrant 3] was not met. Due to the low volumes expected on the minor-street approach, it is not likely the 4- or 8-hour warrants would be met either. Since the 4- or 8- hour warrants are not expected to be met (typically preferred for signalization by NCDOT), a signal is not recommended.

Although the eastbound approach is expected to operate at LOS E during the weekday PM peak hour, eastbound maximum queues (internal to the site) are not expected to exceed 89 feet (approximately 4 vehicles) during either peak hour under build (2027) traffic conditions. Therefore, a minimum of 100 feet of Internal Protected Stem (IPS) length is recommended, which is expected to be provided based on the preliminary site plan.

Only the improvements listed below are recommended at this intersection by the developer:

- Construct the eastbound approach [Access A] with one (1) ingress lane and one (1) egress lane.
- Construct a southbound right-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
- Construct a northbound left-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
- Provide a minimum of 100 feet of IPS length.

9. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed development to be located along the west side Guy Road, south of Golden Nugget Drive in Clayton, North Carolina. The proposed development is expected to be an industrial development and be built out in 2027. Site access is proposed via one (1) full-movement driveway along Guy Road [Access A], as well as an additional full-movement driveway [Emergency Access] along Guy Road proposed for emergency vehicle use only.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing Traffic Conditions (2025)
- No-Build Traffic Conditions (2027)
- Build Traffic Conditions (2027)
- Build Traffic Conditions (2027) – STIP Conditions* [At the request of NCDOT]

**Based on feedback from NCDOT during scoping, an alternative analysis at the intersection of US 70 Business and Guy Road, as well as the future U-turn locations along US 70 Business, will be included under STIP conditions with the intersection converted to a RCI as part of the STIP HP-0007 project for informative purposes only.*

Trip Generation

It is estimated that the proposed development will generate approximately 1,466 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 260 trips (229 entering and 31 exiting) will occur during the weekday AM peak hour and 105 trips (15 entering and 90 exiting) will occur during the weekday PM peak hour. It should be noted that the daily traffic is below the NCDOT threshold to require a TIA; however, NCDOT was included in scoping and will be provided with a courtesy copy of the TIA.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines and the Town's Unified Development Ordinance (UDO) Guidelines. Refer to **Section 7.1** of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

Deficiencies at the study area intersections under existing and build year conditions are discussed in **Section 8**. Recommendations to mitigate site traffic and address safety concerns are provided in **Section 10**.

Town UDO Requirements

Based on the Town's UDO [Section 6.5.11] for a new development that fronts along an existing major or minor thoroughfare, the development shall dedicate one-half of the total right-of-way required for the appropriate street type and build at least one-half of the recommendation cross-section as shown in the Town's Comprehensive Transportation Plan (CTP) along the site frontage. It is required that the development dedicate any necessary right-of-way (if applicable) and build the recommendation cross-section from centerline to edge of right-of-way along the site frontage.

Per the Town's UDO [Section 6.5.11], industrial developments are exempt from the minimum number of development entry points.

10. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to **Figure 9** for an illustration of the recommended lane configuration for the proposed development.

Required Improvements Per Town's UDO:

Site Frontage along Guy Road

- Dedicate one-half of the right-of-way required for the appropriate street type (if applicable) and build at least one-half of the recommendation cross-section as shown in the Town's Comprehensive Transportation Plan (CTP) along the site frontage.

Recommended Improvements by Developer:

Guy Road [NB/SB] and Access A [EB]

- Construct the eastbound approach [Access A] with one (1) ingress lane and one (1) egress lane.
- Provide stop-control for the eastbound approach.
- Construct a southbound right-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
- Construct a northbound left-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
- Provide a minimum of 100 feet of IPS length.



E Garner Road

Guy Road

100' (CHANNELIZED)

350' (CHANNELIZED)

150'



150'







500' (CHANNELIZED)

375'
CHANNELIZED

125'

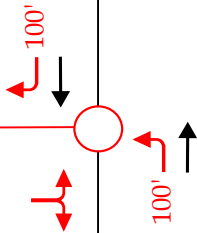
Golden Nugget Drive

LEGEND

-  Signalized Intersection
-  Unsignalized Intersection
-  Existing Lane
-  Storage (In Feet)
-  Improvements by Developer
-  IPS Internal Protected Stem

SITE

Access A 100' IPS



*Note: Per the Town's UDO, dedicate one-half of the right-of-way required for the appropriate street type and build at least one-half of the recommended cross-section along the site frontage. Refer to **Section 9** of the TIA for more details.



BOLTON & MENK

Real People. Real Solutions.

4333 Guy Road Industrial
Clayton, NC

Recommended Lane
Configurations

Scale: Not to Scale

Figure 9



TOWN OF CLAYTON

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

June 12, 2026

Stotan Industrial, LLC
Attn: Benjamin Harris
1515 Mockingbird Lane, Suite 7116
Charlotte, NC. 28209
916-224-6948
bharris@stotanindustrial.com

RE: STOTAN CROSSINGS 70
PROJECT # 2026-016-CZM
TRAFFIC IMPACT ANALYSIS ACCEPTANCE

Dear Mr. Harris,

The Town of Clayton has reviewed the Traffic Impact Analysis (TIA) entitled “4333 Guy Road Industrial, Clayton, NC, prepared for: Sotan Industrial” prepared by Bolton & Menk, Inc. and sealed by Joshua T. Reinke, PE (NC PE #039251) on 05/15/2026. The TIA has been deemed to be acceptable to the Town of Clayton in accordance with section 2.3.29.I of the Town’s 11/17/2025 Unified Development Ordinance (UDO), with the following required improvements:

1. Site Frontage along Guy Road:
 - a. Dedicate one-half of the right-of-way required for the appropriate street type (if applicable) and build at least one-half of the recommendation cross-section as shown in the Town’s Comprehensive Transportation Plan (CTP) along the site frontage.
2. Guy Road [NB/SB] and Access A [EB]
 - a. Construct the eastbound approach [Access A] with one (1) ingress lane and one (1) egress lane.
 - b. Provide stop-control for the eastbound approach.
 - c. Construct a southbound right-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
 - d. Construct a northbound left-turn lane along Guy Road with approximately 100 feet of storage and appropriate deceleration and taper length.
 - e. Provide a minimum of 100 feet of IPS length.

Mr. Harris
June 12, 2026
Page 2

Should you have any questions or require any additional information, please do not hesitate to contact Alena Cook at acook@townofclaytonnc.org or 919-553-5002.

Sincerely,

Kinsey Holton, PE, CFM
Assistant Engineering Director

cc: Jonathan Ham, PE, Town Director of Engineering *(via email)*
Alena Cook, PE, Town Development Plan Reivewer *(via email)*
Robert Tate, AICP, MURP, Town Senior Planner *(via email)*
Joshua T. Reinke, PE, Bolton & Menk, Inc. *(via email)*
Jennifer K. Collins, NCDOT Distict Engineer *(via email)*
File Copy

Stotan Crossings Conditional Rezoning | 2026-016-CZM

Motions for Consistency Statements

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

Staff Recommends the Motion in Red Bold Text

Motion 1: Approval - Consistent with the Future Land Use Map

I make a motion to recommend approval of the Stotan Crossings Conditional Rezoning, the associated Concept Plan, and Conditions of Approval, based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

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

- The request would increase the percentage of town lands that allow for Commercial and Industrial land uses to be developed supporting economic development and employment growth in an area of the Research Triangle region experiencing increased commercial development interest.

If approved, the Future Land Use Map designation of the property will be designated as Employment Center, which envisions a variety of industrial and commercial uses that support employment and economic development opportunities.

Motion 2: Approval - Inconsistent with the Future Land Use Map

I make a motion to recommend approval of the Stotan Crossings Conditional Rezoning, the associated Concept Plan, and Conditions of Approval. The request is inconsistent with the adopted 2045 Comprehensive Growth Plan, in that:

- The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

The request is specifically inconsistent, in that:

- The properties are classified in the Wake County Comprehensive Plan Development Framework as Community and in the Lower Swift Creek Land Use Plan as Agriculture & Forestry. Adjacent properties within the Clayton ETJ are designated Low Density Residential on the Town's Future Land Use Map.

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

- The request would increase the percentage of town lands that allow for Commercial and Industrial land uses to be developed supporting economic development and employment

growth in an area of the Research Triangle region experiencing increased commercial development interest.

If approved, the Future Land Use Map designation of the property will be designated as Employment Center, which envisions a variety of industrial and commercial uses that support employment and economic development opportunities.

Motion 3: Denial - Consistent with the Future Land Use Map

I make a motion to recommend denial of this rezoning request. While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

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

- The current zoning designation, or a similar designation within the Town of Clayton, is preferable for the area.

Motion 4: Denial - Inconsistent with the Future Land Use Map

I make a motion to recommend denial of this rezoning request. While the request is inconsistent with the adopted 2045 Comprehensive Growth Plan, in that:

- The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.

The request is specifically inconsistent, in that:

- The properties are classified in the Wake County Comprehensive Plan Development Framework as Community and in the Lower Swift Creek Land Use Plan as Agriculture & Forestry. Adjacent properties within the Clayton ETJ are designated Low Density Residential on the Town's Future Land Use Map.

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

- The current zoning designation, or a similar designation within the Town of Clayton, is preferable for the area.



Planning Board Regular Meeting Agenda Cover Sheet

Meeting Date

June 22, 2026

Agenda Location

PUBLIC MEETINGS

Item Title

2026-081-RZ Town PUB Conventional Rezoning

Presenter(s)

Lori Bryant, Planner I

Suggested Action

Recommendation of Approval to Town Council

Strategic Priorities Alignment

Please chose all that apply from the "Text Snippets" menu above.

Public Hearing: No

If Approved, Will Document Require Recordation? No

Summary

A conventional rezoning of three town-owned properties to Public Facilities (PUB). In total, the three parcels are 143.38 acres in size. Parcel 1 is 108.53 acres with a request to rezone from Residential Large Lot (RLL) to Public Facilities (PUB). Parcel 2 is 33.97 acres with a request to rezone from County zoning of Agriculture and Residential (AR) to Public Facilities (PUB). Parcel 3 is 0.88 acres with a request to rezone from Residential Large Lot (RLL) to Public Facilities (PUB).

Funding Source

Corresponding Documentation

1. 00_StaffReport_TownPUBConventionalRezoning_PB06222026
2. 01_StaffReportMaps_TownPUBConventionalRezoning_PB06222026 (1)
3. 02_Application_TownPUBConventionalRezoning_PB06222026
4. 03_SurroundingPropertyNotice_TownPUBConventionalRezoning_PB06222026
5. 04_PBConsistencyStatement_TownPUBConventionalRezoning_PB06222026 (1)
6. 05_Property Owner Notice
7. 06_PublicNoticeCertification_TownPUBConventionalRezoning_PB06222026

Submitted By: Conrad Olmedo, Planning Director

Reviewed By:
Conrad Olmedo, Planning

Created/Initiated - 6/12/2026



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

Planning Board Public Meeting: June 22, 2026
Town Council Public Hearing: TBD

STAFF REPORT	
Project Number:	2026-081-RZ
Project Name:	Town Properties to Public Facilities (PUB) Conventional Rezoning
Property Pin #:	Parcel 1: 164700-85-1743 (05E99019E) Parcel 2: 164700-94-1412 (05G04050B) Parcel 3: 165801-15-2514 (05G03008Z) *For purposes of this staff report, parcels will be referred to as Parcel 1, 2, or 3 throughout this staff report.
Location:	Parcel 1: Located in Town Limits, on the northerly side of Jack Rd., off Sessex Ln., west of Government Rd. Parcel 2: Located in Johnston County’s jurisdiction (future effective date of annexation on June 30, 2026), on the northerly of Jack Rd., west of Korat Ln. and Applewood Dr. Parcel 3: Located in Town Limits, at address 151 Short Johnson Rd., southwest of the intersection of Short Johnson Rd. and Veterans Pkwy.
Applicant:	Conrad Olmedo, Planning Director Town of Clayton
Property Owner:	Town of Clayton
Public Noticing Dates:	Surrounding Property Letters Mailed: June 10, 2026 Sign Posted: June 11, 2026 Website Update: June 11, 2026
Request:	A conventional rezoning of three town owned properties to Public Facilities (PUB). In total, the three parcels are 143.38 acres in size. Parcel 1: 108.53 acres - request to rezone from Residential Large Lot (RLL) to Public Facilities (PUB). Parcel 2: 33.97 acres - request to rezone from County zoning of Agriculture and Residential (AR) to Public Facilities (PUB). Parcel 3: 0.88 acres - request to rezone from Residential Large Lot (RLL) to Public Facilities (PUB).
PROJECT OVERVIEW	
This Town-initiated rezoning request consists of three individual Town-owned parcels. The request is to rezone these parcels to the Public Facilities (PUB) zoning district. This is in effort to ensure all Town-	

owned parcels are uniformly zoned PUB and regulated in a consistent manner.

Parcels 1 and 3 are currently located in the Town’s corporate limits, following annexation on April 20, 2026 (2026-27-ANX and 2026-33-ANX). These parcels were previously located in the Town’s ETJ.

Parcel 2 is currently located in Johnston County’s jurisdiction but has been annexed by the Town Council during their regular meeting on April 20, 2026 (2026-32-ANX). The effective date of this annexation was scheduled for June 30, 2026, via Ordinance # 2026-04-03. Per North Carolina General Statutes, this parcel will remain under County zoning regulations as Agricultural Residential (AR) for up to 60-days following the annexation’s effective date to allow adequate time for Town zoning to be applied. This rezoning is proposed to assign the parcel with a Town zoning category of PUB. Additionally, this rezoning will result in the addition of Parcel 2 into the Town’s Future Land Use Map and will assign a Future Land Use designation. Staff recommends the “Agricultural and Rural Residential” designation, with a “Neighborhood Center” overlay for Parcel 1 and 2. This maintains the rural character of the area envisioned, while also including potential for limited civic or institutional uses such as those which would occur in PUB district.

PARCEL 1: ADJACENT ZONING, LAND USES, AND FUTURE LAND USES

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Residential Large Lot (RLL)	Vacant; Single-Family Detached Residential	Agriculture and Rural Residential
South	County Zoning Agriculture and Residential (AR)	Vacant; Single-Family Detached Residential	Agriculture and Rural Residential
East	Residential Large Lot (RLL)	Vacant	Agriculture and Rural Residential
West	County Zoning Agriculture and Residential (AR)	Vacant; Single-family Detached Residential	Agriculture and Rural Residential

PARCEL 2: ADJACENT ZONING, LAND USES, AND FUTURE LAND USES

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Residential Large Lot (RLL)	Vacant; Single-Family Detached Residential	Agriculture and Rural Residential
South	County Zoning Agriculture and Residential (AR)	Single-Family Detached Residential	Agriculture and Rural Residential
East	County Zoning Agriculture and Residential (AR)	Vacant; Single-Family Detached Residential	Agriculture and Rural Residential
West	County Zoning Agriculture and Residential (AR)	Vacant; Single-Family Detached Residential	Agriculture and Rural Residential

PARCEL 3: ADJACENT ZONING, LAND USES, AND FUTURE LAND USES

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Public Facilities (PUB)	Vacant	Neighborhood Mixed Use
South	Residential Large Lot	Single-Family Detached	Medium Density

	(RLL)	Residential	Residential; Neighborhood Mixed Use; High Density Residential
East	Residential Large Lot (RLL)	Single-Family Detached Residential	Medium Density Residential
West	Office Institutional (OFI)	Religious Institution	Neighborhood Mixed Use

REVIEW CRITERIA

Per Section 2.3.8 of the Unified Development Ordinance (UDO), prior to approval of a Conventional Rezoning the applicant shall include and address the following criteria. Responses to this criteria is included in the application.

1. Whether the proposed rezoning advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town’s adopted policy guidance;

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

CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

Parcel 1: The Town’s Future Land Use Map designates Parcel 1 as “Agriculture and Rural Residential” which is intended to accommodate low-density residential development and the preservation of large agricultural tracts. While the proposed PUB (Public Facilities) zoning district is not consistent with the residential focus of this future land use designation, the request does support the broader goals of the Comprehensive Growth Plan by ensuring adequate capacity for the expansion and maintenance of municipal services and facilities necessary to serve Clayton’s growing population. If the rezoning is adopted, staff recommends the Future Land Use Map be updated to incorporate a “Neighborhood Center” overlay on this parcel, which envisions a limited number of civic and institutional uses.

Parcel 2: The Town’s Future Land Use Map currently does not include Parcel 2 since this parcel is currently located in Johnston County’s jurisdiction until the effective date of June 30, 2026 at which time it will become a part of Clayton’s corporate limits. Alongside the proposed rezoning of the parcel to assign the PUB designation, the Town Council will also assign the parcel a future land use designation. Staff proposes a Future Land Use Map designation of “Agriculture and Rural Residential with a “Neighborhood Center” overlay be applied to the property. The “Neighborhood Center” envisions a limited number of civic or institutional uses to occur.

Parcel 3: The Town’s Future Land Use Map designates parcel 3 as “Medium Density Residential” with a “Neighborhood Center” overlay, which is intended to support areas with access to major thoroughfares and public utilities. These areas are intended to incorporate neighborhood-serving commercial uses such as grocery stores, retail, restaurants and services, along with limited amounts of civic, office, and institutional uses. The request to rezone to Public Facilities (PUB) is consistent with this designation, given that it would allow institutional governmental uses.

The request is reasonable due to its consistency with the following Goals/Policies/Strategies of the Comprehensive Plan 2045:

- **Policy LU 1**, which strives to preserve Clayton’s Character while allowing for growth and development in appropriate areas.

- **Policy LU 1.6**, which promotes location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhanced circulation, and increased public safety.
- **Policy SI 3 Strategy SI 3.4.1**, which plans for maintenance, replacement, and expansion of governmental facilities to meet current and future community needs.
- **Policy SI 8.1 Strategy SI 8.1.1-Strategy SI 8.1.6**, which emphasize plans for building and personnel needs for essential emergency services and public safety operations as the Town population increases. These services include hiring personnel as needed to maintain adequate fire response, designing and funding new fire stations and emergency services training facility, and maintaining adequate public safety personnel including officers, managers, and administrative staff.

NEIGHBORHOOD MEETING

Per UDO Section 2.4.4.B.4, a neighborhood meeting is not required for Townwide rezonings initiated by the Town. As these properties are throughout the Town, no Neighborhood Meeting was initiated. All properties though within a 300-foot radius of each parcel have been noticed of the Planning Board’s public meeting. The properties are also posted with noticing signs and the Town’s website includes these rezoning requests.

PLANNING BOARD CONSIDERATIONS

The Planning Board will hear this item in a public meeting on June 22, 2026 at their regular meeting. The Planning Board may make a recommendation of approval or denial to the Town Council.

TOWN COUNCIL CONSIDERATIONS

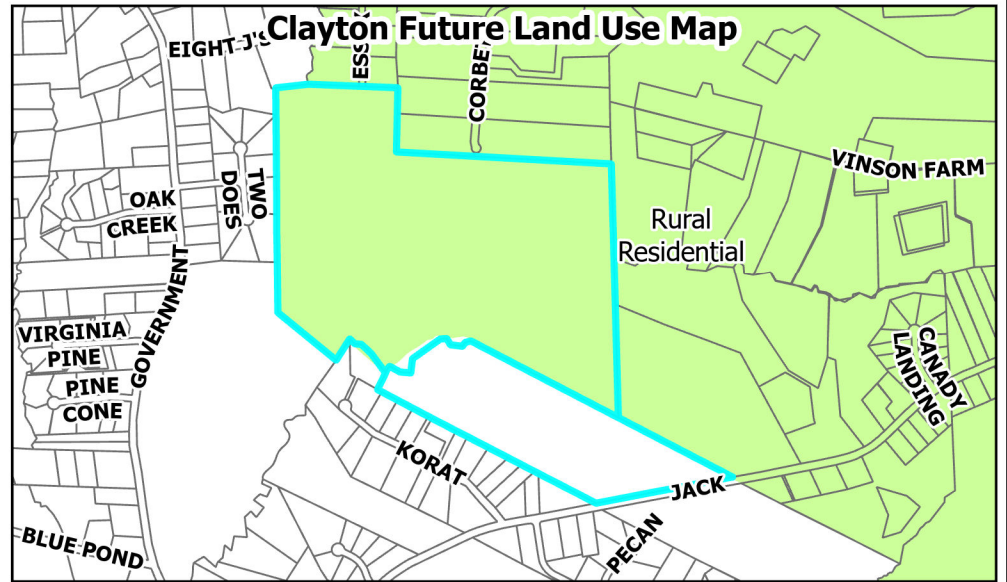
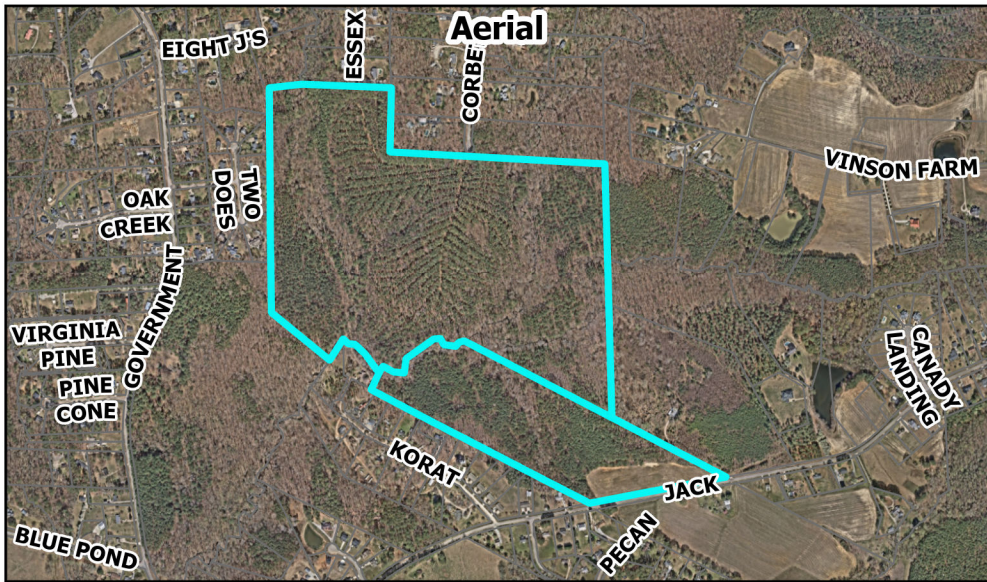
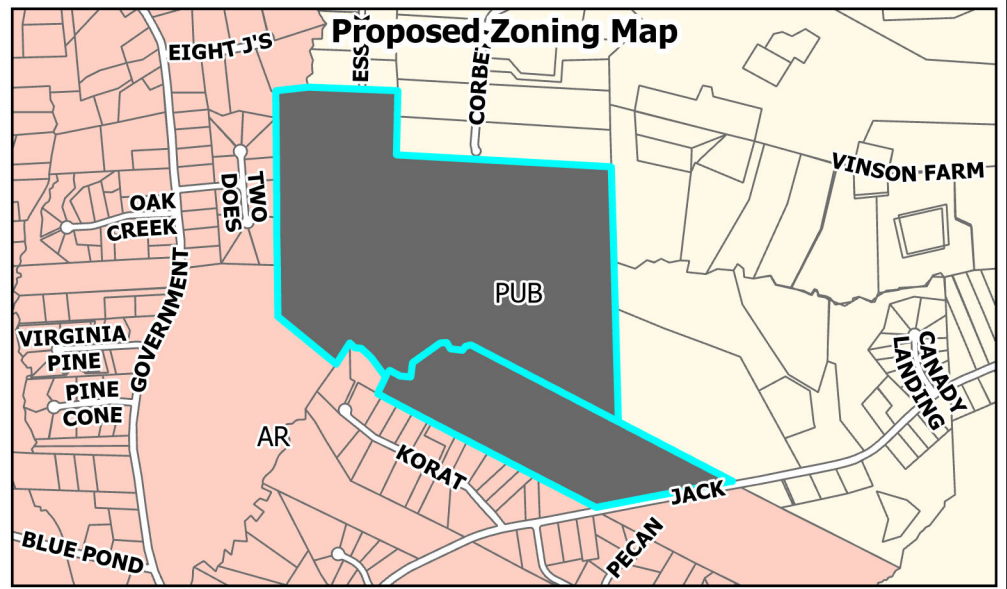
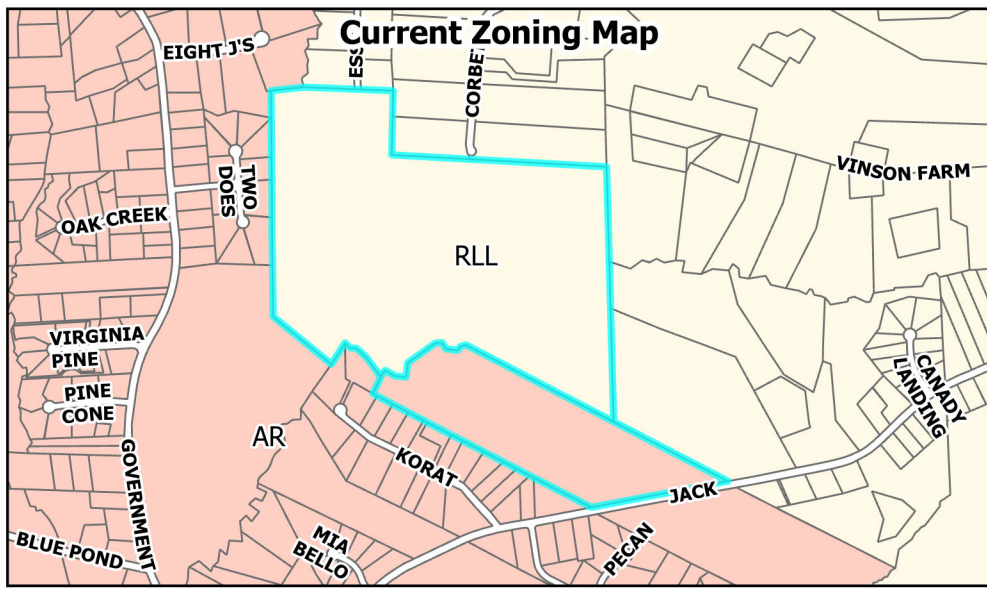
Following the Planning Board Meeting, this application will be tentatively scheduled for a public hearing TBD.

STAFF RECOMMENDATION

The Technical Review committee has thoroughly reviewed the proposed rezoning and associated concept plan. *Planning staff is recommending Approval - Inconsistent with the 2045 Comprehensive Growth Plan.*

ATTACHMENTS:

1. Staff Report Maps
2. Application
3. Surrounding Property Notice
4. Consistency Statements Sheet
5. Property Owner Notice
6. Public Notice Certification



Request: Conditional
Project Name: Town Initiated PUB Rezoning
Project Number: 2026-081-RZ

Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Johnston County Parcel ID: 05E99019E; 05G04050B

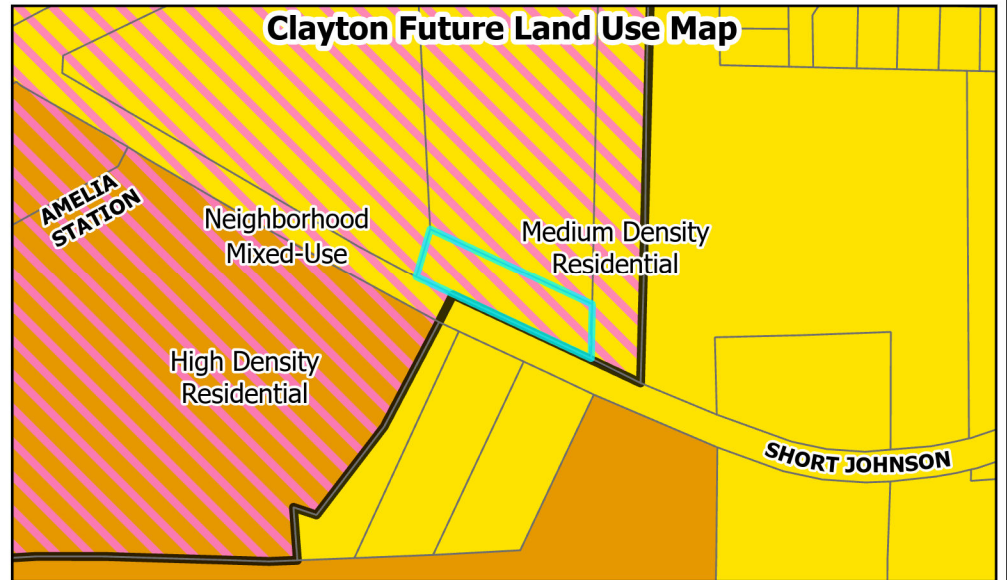
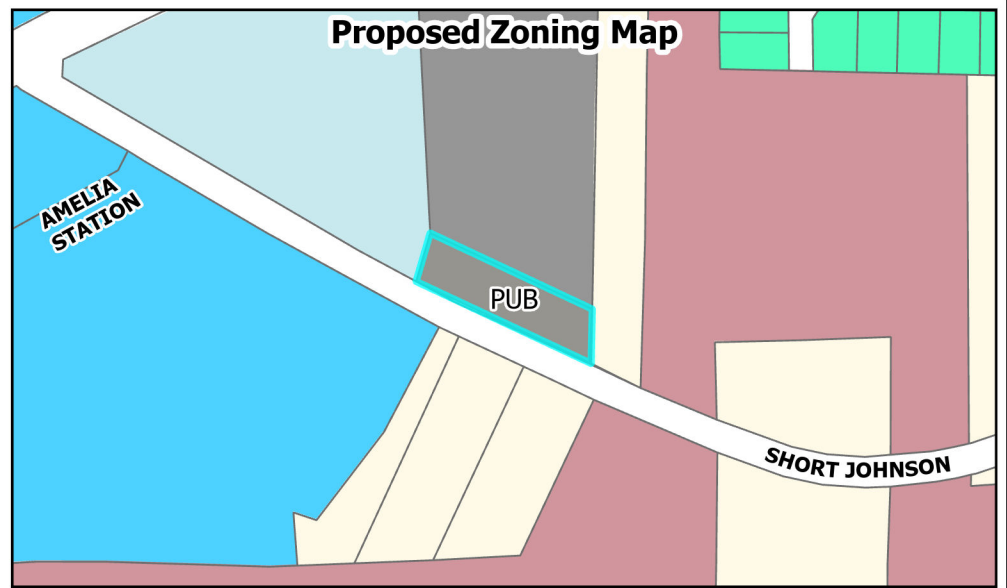
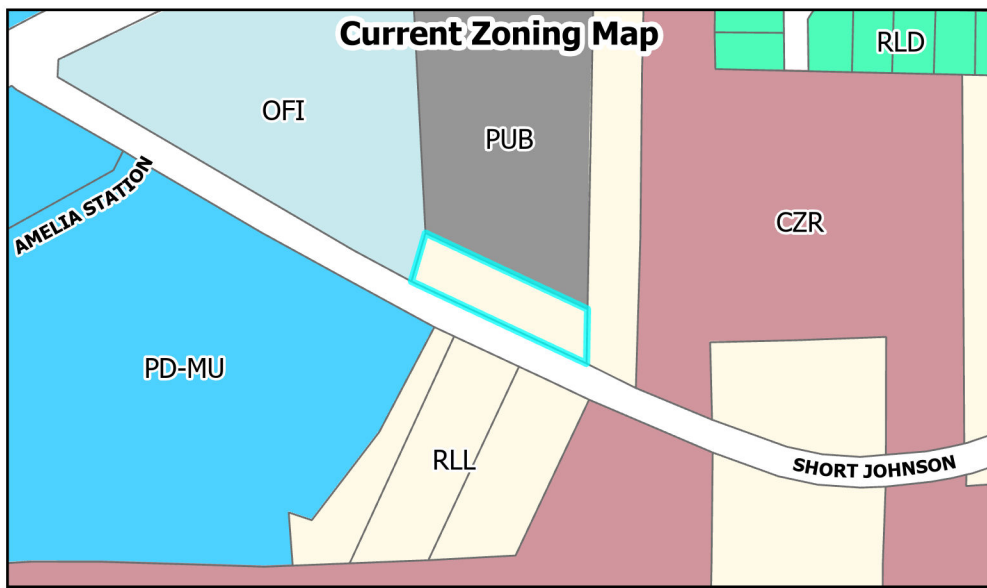
 Site Location



Staff Report Map
June 5, 2026



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



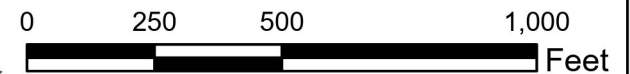
Request: Conditional
Project Name: Town Initiated PUB Rezoning
Project Number: 2026-081-RZ

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

 Site Location



Staff Report Map
June 5, 2026



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



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

**CONVENTIONAL REZONING
 COVER SHEET**

Name of Project: _____ Date: _____

Applicant Name: _____

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

Pre-Application Meeting on: _____
Note: Pre-application meeting must be held no more than 6-months prior to the submittal.

Neighborhood Meeting on: _____
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



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

**Conventional Rezoning
 Application**

www.ClaytonNC.org/Fees

Applicable Fees: Conventional Rezoning Fee

PROJECT & SITE INFORMATION

Name of Project: _____

Acreage of Property: _____ Existing use: _____

County Tag #: _____ NC Pin #: _____

Address/Location: _____

Existing Zoning District: _____ Proposed Zoning District: _____

APPLICANT INFORMATION

Applicant: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Contact Person: _____

Email Address: _____

PROPERTY OWNER INFORMATION

Name: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Email Address: _____

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

EXPLANATION OF PROJECT

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

REVIEW CRITERIA

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

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

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

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

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.

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

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.

Richard D CapodeSe
Print Name


Signature of Applicant

5/27/26
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

Project & Site Information

County Tag	NCPIN	Acreage	Existing Use	Existing Zoning
05E99019E	164700-85-1743	108.53	Wooded, vacant	RLL
05G04050B	164700-94-1412	33.97	Wooded, vacant	AR (Johnston County)
05G03008Z	165801-15-2514	0.88	Vacant	RLL

Explanation of Project

A Town-initiated conventional rezoning of three (3) Town owned properties to the Public Facilities (PUB) zoning district.

Review Criteria

- 1. Whether the proposed rezoning advances public health, safety, and welfare.**
 - a. The requested PUB district would allow all town-owned properties to be in the same zoning district and reviewed under the UDO consistently.
- 2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town’s adopted policy guidance.**
 - a. This rezoning request is consistent with the below 20245 Comprehensive Growth Plan policy guidance:
 - i. Goal SI 3 – Plan for maintenance and replacement of governmental facilities.
 - ii. Policy SI 8.1 – Plan for building and personnel needs for essential emergency services and public safety operations.
- 3. Whether an approval of the rezoning is reasonable and in the public interest.**
 - a. This request is reasonable and in the public interest because it enables the town to establish uniformity on the future build-out of services, facilities, and the utilization of town-owned properties to better serve residents and visitors.



PUBLIC NOTICE

June 12, 2026

Scan QR Code for more information:



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

RE: A Public Meeting by the Clayton Planning Board

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID «ParcelID». This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area. You are invited to attend a public meeting hosted by the Clayton Planning Board to share your comments on the proposed project. The meeting will be held on June 22, 2026 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2026-81-RZ Town PUB Conventional Rezoning
Location & PIN #:	This request consists of three separate properties within the Town of Clayton: <ul style="list-style-type: none"> • Property 1: located at the southerly terminus of Corbett Rd. and identified as 05E99019E (Johnston County Tax ID) and 164700-85-1743 (NC PIN) • Property 2: located on the north side of Jack Rd., westerly from the intersection of Jack Rd. and Barber Mill Rd. and identified as 05G04050B (Johnston County Tax ID) and 164700-94-1412 (NC PIN) • Property 3: located on the north side of Short Johnson Rd., easterly from the intersection of Short Johnson Rd. and Veterans Pkwy. and identified as 05G03008Z (Johnston County Tax ID and 165801-15-2514 (NC PIN)
Applicant:	Conrad Olmedo, Planning Director Town of Clayton, NC
Request:	A Town-initiated Conventional Rezoning of three (3) Town owned properties to the Public Facilities (PUB) Zoning District. Property 1 is zoned Residential Large Lot (RLL), Property 2 is zoned Agricultural Residential (AR) per Johnston County’s zoning, and Property 3 is zoned Residential Large Lot (RLL).

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

Sincerely,

Robert Tate | Senior Planner



AVISO PÚBLICO

Escanee el código QR
 para más información:



12 de junio de 2026

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

RE: Una reunión pública de la Junta de Planificación de Clayton

Estimado propietario del área de Clayton:

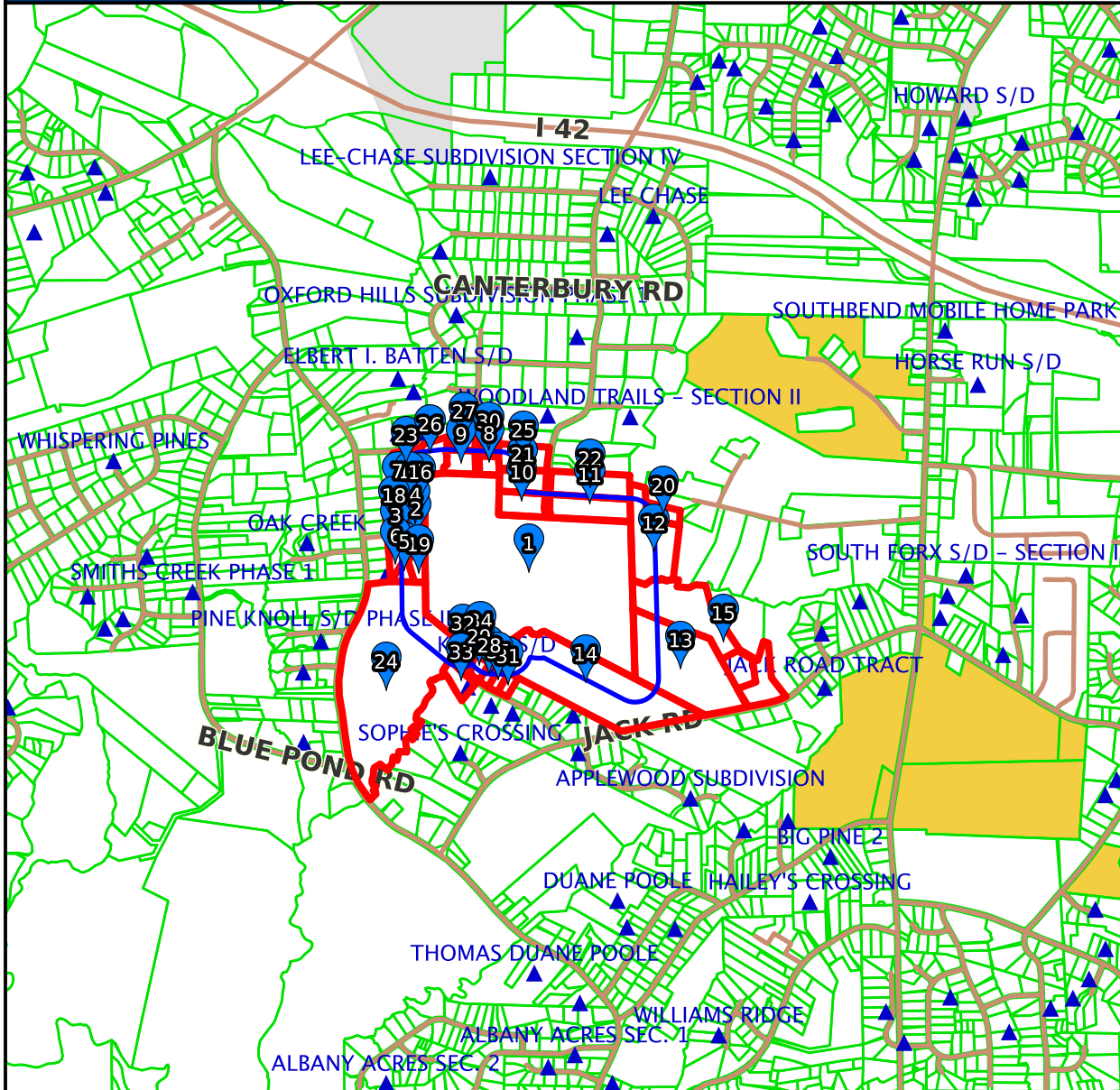
Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID «ParcelID». Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton. Está invitado a asistir a una reunión pública organizada por la Junta de Planificación de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 22 de junio 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:

Project:	2026-81-RZ Cambio de Zonificación Convencional a PUB
Location & PIN #:	Esta solicitud consiste en tres propiedades separadas dentro de la ciudad de Clayton: <ul style="list-style-type: none"> • Propiedad 1: ubicada en el extremo sur de Corbett Rd. e identificada como 05E99019E (ID fiscal del condado de Johnston) y 164700-85-1743 (PIN de Carolina del Norte) • Propiedad 2: ubicada en el lado norte de Jack Rd., hacia el oeste desde la intersección de Jack Rd. y Barber Mill Rd. e identificada como 05G04050B (ID fiscal del condado de Johnston) y 164700-94-1412 (PIN de Carolina del Norte) • Propiedad 3: ubicada en el lado norte de Short Johnson Rd., hacia el este desde la intersección de Short Johnson Rd. y Veterans Pkwy. e identificada como 05G03008Z (ID fiscal del condado de Johnston) y 165801-15-2514 (PIN de Carolina del Norte)
Applicant:	Conrad Olmedo, Planning Director Town of Clayton, NC
Request:	Un resignación de uso de suelo convencional iniciada por el municipio de tres (3) propiedades pertenecientes al municipio al Distrito de Zonificación de Instalaciones Públicas (PUB). La Propiedad 1 está zonificada como Residencial de Lote Grande (RLL), la Propiedad 2 está zonificada como Residencial Agrícola (AR) según la zonificación del Condado de Johnston, y la Propiedad 3 está zonificada como Residencial de Lote Grande (RLL).

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

Atentamente,

Robert Tate | Planificador Senior



Result 1

id: 05E99019E
Tag: 05E99019E
NCPin: 164700-85-1743
Mapsheet No: 1647
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Site Address 1:
Site Address 2:
Book: 06663
Page: 0824
Market Value: 1306100
Assessed Acreage: 108.530
Calc. Acreage: 108.530
Sales Price: 0
Sale Date: 2024-05-07



Scale: 1:26436 - 1 in. = 2203.01 feet

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

Result 2

id: 05E99003P
Tag: 05E99003P
Owner Name 1: LAURA L. SIMMERING
REVOCABLE TRUST
Owner Name 2: SIMMERING, LAURA L.
TRUSTEE
Mail Address 1: 43 S TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3829
Book: 05411
Page: 0717

Result 3

id: 05E99004N
Tag: 05E99004N
Owner Name 1: LOGAN, SARAH R. JOINT
TENANTS (WROS)
Owner Name 2: YESAVAGE, KURTIS C. JOINT
TENANTS (WROS)
Mail Address 1: 64 TWO DOES DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3828
Book: 06223
Page: 0388

Result 4

id: 05E99003R
Tag: 05E99003R
Owner Name 1: ALSOBROOKS, BOBBY J
Owner Name 2:
Mail Address 1: 20 N TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3832
Book: 02514
Page: 0085

Result 5

id: 05E99003T
Tag: 05E99003T
Owner Name 1: HALES, WILLIAM MICHAEL
Owner Name 2:
Mail Address 1: 92 S TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3830
Book: 02348
Page: 0298

Result 6

id: 05E99003O
Tag: 05E99003O
Owner Name 1: JOHN C. ATKESON JR.
REVOCABLE TRUST
Owner Name 2: NANCI K. ATKESON
REVOCABLE TRUST
Mail Address 1: 82 S TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3830
Book: 05133
Page: 0396

Result 7

id: 05E99003Y
Tag: 05E99003Y
Owner Name 1: BROWN, PAMELA FAYE
Owner Name 2:
Mail Address 1: 51 N TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 03134
Page: 0720

Result 8

id: 05G03070P
Tag: 05G03070P
Owner Name 1: KENWORTHY, JEREMY S
Owner Name 2: KENWORTHY, TAMARA
Mail Address 1: 224 ESSEX LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02128
Page: 0727

Result 9

id: 05G03071A
Tag: 05G03071A
Owner Name 1: FRIESE, CLIFTON EDWARD JR.
Owner Name 2: FRIESE, CYNTHIA LOUISE
Mail Address 1: 229 ESSEX LN S
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8513
Book: 05234
Page: 0658

Result 10

id: 05E99100S
Tag: 05E99100S
Owner Name 1: SKINNER, MELVIN E
Owner Name 2: SKINNER, INA S
Mail Address 1: 1290 CORBETT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6484
Book: 01195
Page: 0189

Result 11

id: 05E99101J
Tag: 05E99101J
Owner Name 1: CORN, DULCINA LYNNE
GOODMAN
Owner Name 2: MCDOWELL, REBECCA
Mail Address 1: 5907 LEAD MINE RD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27612-6411
Book: 00871
Page: 0015

Result 12

id: 05G03053J
Tag: 05G03053J
Owner Name 1: PARRISH, MOLLIE BLUE
Owner Name 2: PARRISH, MATTHEW
Mail Address 1: 623 VINSON FARM LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7540
Book: 04640
Page: 0526

Result 13

id: 05G04051G
Tag: 05G04051G
Owner Name 1: RUBY M. ATCHISON
REVOCABLE TRUST
Owner Name 2: ATCHISON, ALEXANDER R.
TRUSTEE
Mail Address 1: 1111 BURNSIDE DR
Mail Address 2:
Mail Address 3: ASHEVILLE, NC 28803-3234
Book: 06577
Page: 0281

Result 14

id: 05G04050B
Tag: 05G04050B
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Book: 06836
Page: 0634

Result 15

id: 05G04051H
Tag: 05G04051H
Owner Name 1: IRWIN, WILLIAM E
Owner Name 2: IRWIN, JUDITH E
Mail Address 1: 2914 JACK ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02359
Page: 0326

Result 16

id: 05E99003W
Tag: 05E99003W
Owner Name 1: HOBBS, DAVID PAUL
Owner Name 2: HOBBS, BRANDY LEIGH
Mail Address 1: 48 N TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03043
Page: 0084

Result 17

id: 05E99003X
Tag: 05E99003X
Owner Name 1: FEAGANS, JOHN E
Owner Name 2: FEAGANS, VICKIE H
Mail Address 1: 56 N TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3832
Book: 01984
Page: 0271

Result 18

id: 05E99003S
Tag: 05E99003S
Owner Name 1: SELIGA, ANTHONY M.
Owner Name 2: SELIGA, SARAH
Mail Address 1: 19 N TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3831
Book: 05021
Page: 0800

Result 19

id: 05E99003U
Tag: 05E99003U
Owner Name 1: SORENSON REVOCABLE TRUST
Owner Name 2: SORENSON, LARRY L. TRUSTEE
Mail Address 1: 89 S TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3829
Book: 06898
Page: 0461

Result 20

id: 05E99108P
Tag: 05E99108P
Owner Name 1: PARRISH, MOLLIE BLEU
Owner Name 2:
Mail Address 1: 623 VINSON FARM LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7540
Book: 05105
Page: 0615

Result 21

id: 05E99015A
Tag: 05E99015A
Owner Name 1: HARRIS LIVING TRUST
Owner Name 2: HARRIS, HENRY MOLTEN TRUSTEE
Mail Address 1: 1228 CORBETT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6484
Book: 06621
Page: 0679

Result 22

id: 05E99101I
Tag: 05E99101I
Owner Name 1: PARDO, SUSANA
Owner Name 2: WARNER, SCOTT
Mail Address 1: 1243 CORBETT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6485
Book: 05981
Page: 0753

Result 23

id: 05F02060
Tag: 05F02060
Owner Name 1: BURGART, JOHN DEWEY III
Owner Name 2:
Mail Address 1: 6 EIGHT J'S LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 04014
Page: 0451

Result 24

id: 05F03021C
Tag: 05F03021C
Owner Name 1: LINEBACK, WILLIAM B
Owner Name 2: BROWN, VICTORIA L
Mail Address 1: 205 LONG NEEDLE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8539
Book: 00762
Page: 0349

Result 25

id: 05E99100T
Tag: 05E99100T
Owner Name 1: TYNDALL, JEREMY W
Owner Name 2: TYNDALL, KELLY L
Mail Address 1: 1204 CORBETT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6484
Book: 05550
Page: 0008

Result 26

id: 05G02199T
Tag: 05G02199T
Owner Name 1: MAGARIAN, ALEXANDER
Owner Name 2:
Mail Address 1: 8 EIGHT JS LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9607
Book: 05592
Page: 0574

Result 27

id: 05G03071B
Tag: 05G03071B
Owner Name 1: KNECHEL, FLOYD JR
Owner Name 2: KNECHEL, RACHEL SARAH
Mail Address 1: 221 ESSEX LN S
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01477
Page: 0537

Result 28

id: 05G04048J
Tag: 05G04048J
Owner Name 1: SANCHEZ, NANCY
Owner Name 2:
Mail Address 1: 212 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 05144
Page: 0963

Result 29

id: 05G04048I
Tag: 05G04048I
Owner Name 1: DAVIS, SHANE A
Owner Name 2:
Mail Address 1: 216 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 04055
Page: 0325

Result 30

id: 05G03068V
Tag: 05G03068V
Owner Name 1: SERRANO, REBECA
Owner Name 2:
Mail Address 1: 220 ESSEX LN S
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8512
Book: 05290
Page: 0959

Result 31

id: 05G04048A
Tag: 05G04048A
Owner Name 1: DURHAM, ADINA LYNN
Owner Name 2:
Mail Address 1: 204 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 02326
Page: 0590

Result 32

id: 05G04048G
Tag: 05G04048G
Owner Name 1: CFB, SR. REVOCABLE TRUST
Owner Name 2:
Mail Address 1: 3330 JACK RD # A
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8971
Book: 06989
Page: 0295

Result 33

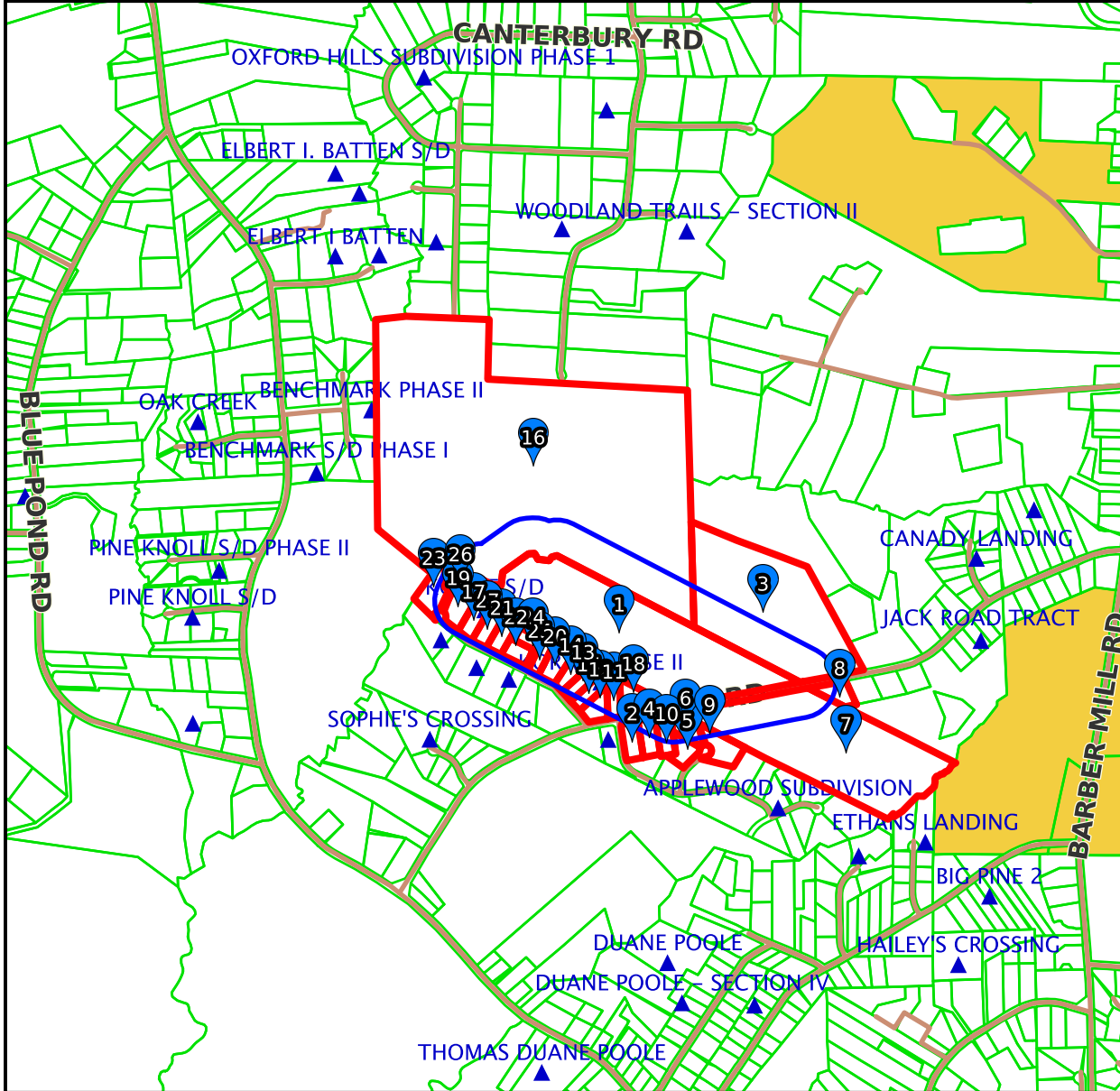
id: 05G04048V
Tag: 05G04048V
Owner Name 1: CFB, SR. REVOCABLE TRUST
Owner Name 2:
Mail Address 1: 3330 JACK RD # A
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8971
Book: 06989
Page: 0295

Result 34

id: 05G04048H
Tag: 05G04048H
Owner Name 1: MCLAUGHLIN, JOHN
Owner Name 2:
Mail Address 1: 220 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 06552
Page: 0778

Result 35

id: 05G04048K
Tag: 05G04048K
Owner Name 1: MATTHEWS, ROBERT R
Owner Name 2:
Mail Address 1: 3330 JACK RD # G
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8971
Book: 04368
Page: 0643



Result 1

id: 05G04050B
Tag: 05G04050B
NCPin: 164700-94-1412
Mapsheet No: 1647
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Site Address 1:
Site Address 2:
Book: 06836
Page: 0634
Market Value: 0
Assessed Acreage: 33.970
Calc. Acreage: 33.970
Sales Price: 1400000
Sale Date: 2025-03-04



Scale: 1:17483 - 1 in. = 1456.94 feet

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

Result 2

id: 05G04197D
Tag: 05G04197D
Owner Name 1: PARKS, CALVIN ROSS III
Owner Name 2: PARKS, ROSE
Mail Address 1: 3273 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8970
Book: 01089
Page: 0842

Result 3

id: 05G04051G
Tag: 05G04051G
Owner Name 1: RUBY M. ATCHISON
REVOCABLE TRUST
Owner Name 2: ATCHISON, ALEXANDER R.
TRUSTEE
Mail Address 1: 1111 BURNSIDE DR
Mail Address 2:
Mail Address 3: ASHEVILLE, NC 28803-3234
Book: 06577
Page: 0281

Result 4

id: 05G04197M
Tag: 05G04197M
Owner Name 1: POOLE, BARBARA ARTHURS
Owner Name 2:
Mail Address 1: 3249 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8970
Book: 01647
Page: 0286

Result 5

id: 05G04197I
Tag: 05G04197I
Owner Name 1: HARMON, JIMMY DEAN JR
Owner Name 2: HARMON, CASEY A
Mail Address 1: 2207 PECAN CIRCLE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02054
Page: 0057

Result 6

id: 05G04197J
Tag: 05G04197J
Owner Name 1: BEAVERS, RICHARD W.
Owner Name 2: BEAVERS, SHARON R.
Mail Address 1: 2209 PECAN CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8442
Book: 05690
Page: 0696

Result 7

id: 05G04050
Tag: 05G04050
Owner Name 1: BOLYARD, RICHARD
HARRISON
Owner Name 2:
Mail Address 1: 405 SCOTTS RIDGE TRL
Mail Address 2:
Mail Address 3: APEX, NC 27502-6542
Book: 06854
Page: 0584

Result 2

id: 05G04197D
Tag: 05G04197D
Owner Name 1: PARKS, CALVIN ROSS III
Owner Name 2: PARKS, ROSE
Mail Address 1: 3273 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8970
Book: 01089
Page: 0842

Result 3

id: 05G04051G
Tag: 05G04051G
Owner Name 1: RUBY M. ATCHISON
REVOCABLE TRUST
Owner Name 2: ATCHISON, ALEXANDER R.
TRUSTEE
Mail Address 1: 1111 BURNSIDE DR
Mail Address 2:
Mail Address 3: ASHEVILLE, NC 28803-3234
Book: 06577
Page: 0281

Result 4

id: 05G04197M
Tag: 05G04197M
Owner Name 1: POOLE, BARBARA ARTHURS
Owner Name 2:
Mail Address 1: 3249 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8970
Book: 01647
Page: 0286

Result 5

id: 05G04197I
Tag: 05G04197I
Owner Name 1: HARMON, JIMMY DEAN JR
Owner Name 2: HARMON, CASEY A
Mail Address 1: 2207 PECAN CIRCLE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02054
Page: 0057

Result 6

id: 05G04197J
Tag: 05G04197J
Owner Name 1: BEAVERS, RICHARD W.
Owner Name 2: BEAVERS, SHARON R.
Mail Address 1: 2209 PECAN CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8442
Book: 05690
Page: 0696

Result 7

id: 05G04050
Tag: 05G04050
Owner Name 1: BOLYARD, RICHARD
HARRISON
Owner Name 2:
Mail Address 1: 405 SCOTTS RIDGE TRL
Mail Address 2:
Mail Address 3: APEX, NC 27502-6542
Book: 06854
Page: 0584

Result 8

id: 05G04051E
Tag: 05G04051E
Owner Name 1: COLAVITO, CHRISTPHER LEE SR.
Owner Name 2: COLAVITO, MARY ROSE CANADY
Mail Address 1: 2881 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8421
Book: 04967
Page: 0488

Result 10

id: 05G04199
Tag: 05G04199
Owner Name 1: HAYNES, DEBORAH P
Owner Name 2: HAYNES, STANLEY M
Mail Address 1: 3229 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03979
Page: 0077

Result 12

id: 05H05199F
Tag: 05H05199F
Owner Name 1: DAVIS, GARY KENT
Owner Name 2:
Mail Address 1: 3080 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8568
Book: 04134
Page: 0942

Result 14

id: 05H05199I
Tag: 05H05199I
Owner Name 1: DAVIS, GARY KENT
Owner Name 2:
Mail Address 1: 3080 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8568
Book: 04116
Page: 0034

Result 9

id: 05G04197K
Tag: 05G04197K
Owner Name 1: RENDON, MILANI
Owner Name 2:
Mail Address 1: 2211 PECAN CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8442
Book: 05889
Page: 0397

Result 11

id: 05H05199A
Tag: 05H05199A
Owner Name 1: VIVOLO, TAMMY LYNN
Owner Name 2:
Mail Address 1: 3290 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8969
Book: 04147
Page: 0359

Result 13

id: 05H05199H
Tag: 05H05199H
Owner Name 1: DAVIS, GARY KENT
Owner Name 2:
Mail Address 1: 3080 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8568
Book: 04116
Page: 0031

Result 15

id: 05H05199G
Tag: 05H05199G
Owner Name 1: DAVIS, GARY KENT
Owner Name 2:
Mail Address 1: 3080 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8568
Book: 04116
Page: 0037

Result 16

id: 05E99019E
Tag: 05E99019E
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Book: 06663
Page: 0824

Result 17

id: 05G04048J
Tag: 05G04048J
Owner Name 1: SANCHEZ, NANCY
Owner Name 2:
Mail Address 1: 212 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 05144
Page: 0963

Result 18

id: 05G04048C
Tag: 05G04048C
Owner Name 1: SULLIVAN, JAMES MELVIN
Owner Name 2: SULLIVAN, TERRI POOLE
Mail Address 1: 3248 JACK ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01572
Page: 0337

Result 19

id: 05G04048I
Tag: 05G04048I
Owner Name 1: DAVIS, SHANE A
Owner Name 2:
Mail Address 1: 216 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 04055
Page: 0325

Result 20

id: 05G04048B
Tag: 05G04048B
Owner Name 1: DAVIS, SHANE A.
Owner Name 2:
Mail Address 1: 180 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6145
Book: 06894
Page: 0836

Result 21

id: 05G04048A
Tag: 05G04048A
Owner Name 1: DURHAM, ADINA LYNN
Owner Name 2:
Mail Address 1: 204 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 02326
Page: 0590

Result 22

id: 05G04048F
Tag: 05G04048F
Owner Name 1: WOOTTON WILKINS,
ELIZABETH ANN
Owner Name 2:
Mail Address 1: 1708 FORESTWAY DR
Mail Address 2:
Mail Address 3: HENRICO, VA 23238-3415
Book: 03604
Page: 0944

Result 23

id: 05G04048G
Tag: 05G04048G
Owner Name 1: CFB, SR. REVOCABLE TRUST
Owner Name 2:
Mail Address 1: 3330 JACK RD # A
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8971
Book: 06989
Page: 0295

Result 24

id: 05G04048M
Tag: 05G04048M
Owner Name 1: CROWN PROPERTIES OF
CLAYTON, LLC
Owner Name 2:
Mail Address 1: 3143 CONSTANCE CIR
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-8209
Book: 06757
Page: 0829

Result 26

id: 05G04048H
Tag: 05G04048H
Owner Name 1: MCLAUGHLIN, JOHN
Owner Name 2:
Mail Address 1: 220 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 06552
Page: 0778

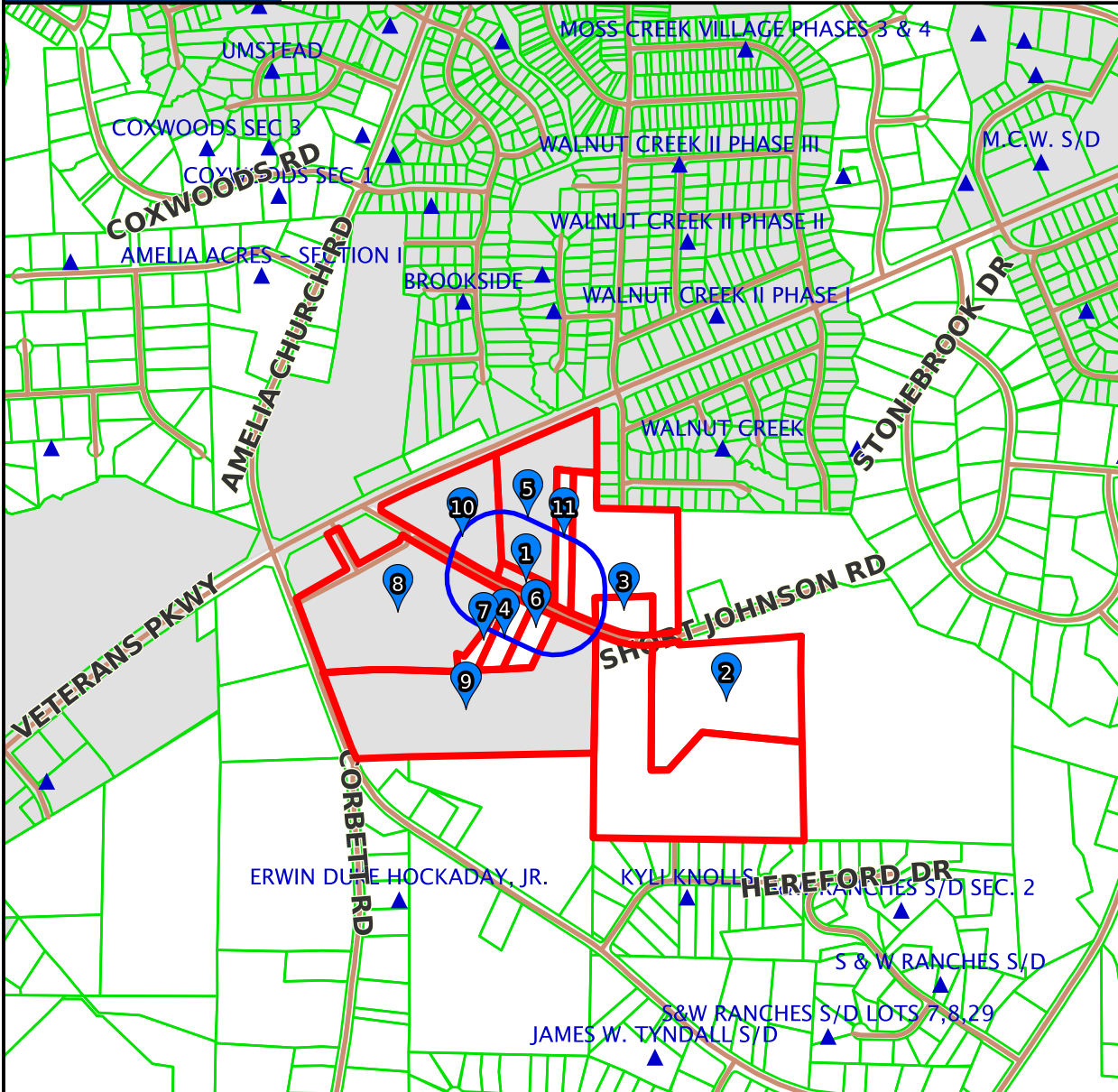
Result 25

id: 05G04048R
Tag: 05G04048R
Owner Name 1: DAVIS, SHANE A.
Owner Name 2:
Mail Address 1: 188 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6145
Book: 06660
Page: 0935

Result 27

id: 05G04048K
Tag: 05G04048K
Owner Name 1: MATTHEWS, ROBERT R
Owner Name 2:
Mail Address 1: 3330 JACK RD # G
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8971
Book: 04368
Page: 0643

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



Result 1

id: 05G03008Z
Tag: 05G03008Z
NCPin: 165801-15-2514
Mapsheet No: 165801
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1: 111 E 2ND ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 151 SHORT JOHNSON RD
Site Address 2: CLAYTON, NC 27520-
Book: 07105
Page: 0301
Market Value: 89440
Assessed Acreage: 0.880
Calc. Acreage: 0.880
Sales Price: 0
Sale Date: 2026-05-05



Scale: 1:12435 - 1 in. = 1036.22 feet

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

Result 2

id: 05G03010
Tag: 05G03010
Owner Name 1: COPPER LAND LLC
Owner Name 2:
Mail Address 1: 1213 CULBRETH DR
Mail Address 2:
Mail Address 3: WILMINGTON, NC 28405-3639
Book: 06426
Page: 0786

Result 3

id: 05G03009B
Tag: 05G03009B
Owner Name 1: CABIN HILL FARMS, LLC
Owner Name 2:
Mail Address 1: 377 SHORT JOHNSON RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7780
Book: 06667
Page: 0399

Result 4

id: 05G03007C
Tag: 05G03007C
Owner Name 1: COLLAZO, RICHARD
Owner Name 2: COLLAZO, MARIA TERESA
Mail Address 1: 4690 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02938
Page: 0141

Result 5

id: 05G03010I
Tag: 05G03010I
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528-0777
Book: 06784
Page: 0449

Result 6

id: 05G03007B
Tag: 05G03007B
Owner Name 1: BLACKMON, RICKY E
Owner Name 2: BLACKMON, PAMELA JEAN
Mail Address 1: 220 SHORT JOHNSON RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03174
Page: 0497

Result 7

id: 05G03007D
Tag: 05G03007D
Owner Name 1: SIEBERT, HARRY P
Owner Name 2: SIEBERT, KATHY R
Mail Address 1: 200 SHORT JOHNSON RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7777
Book: 02351
Page: 0183

Result 8

id: 05G03007E
Tag: 05G03007E
Owner Name 1: AMELIA STATION LLC
Owner Name 2:
Mail Address 1: 113 DUNCANSBY CT
Mail Address 2:
Mail Address 3: CARY, NC 27511-6403
Book: 04098
Page: 0240

Result 9

id: 05G03008B
Tag: 05G03008B
Owner Name 1: AMELIA TOWNHOMES LLC
Owner Name 2:
Mail Address 1: 332 MILITARY CUTOFF RD
Mail Address 2:
Mail Address 3: WILMINGTON, NC 28405-9735
Book: 06567
Page: 0320



*** DISCLAIMER ***

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

Result 10

id: 05G03008A
Tag: 05G03008A
Owner Name 1: WEST CLAYTON CHURCH OF
GOD
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528
Book: 04197
Page: 0157

Result 11

id: 05G03009
Tag: 05G03009
Owner Name 1: JOHNSON, KIRBY ROY
Owner Name 2: JOHNSON, LORI H
Mail Address 1: 12232 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03212
Page: 0263

Town PUB Conventional Rezoning | 2026-081-RZ

Motions for Consistency Statements

The Planning Board may choose from one of the four suggested motions below. Staff Recommends the Motion in **Red Bold Text** for Parcel 3 and the Motion in **Blue Bold Text** for Parcels 1 & 2.

Motion 1: Recommend Approval - Consistent with the 2045 Comprehensive Growth Plan

I move to make a motion recommending approval of the Town PUB Conventional Rezoning, identified as Parcel 3 of the request and NC PIN 165801-15-2514, based on consistency with the Future Land Use Map, Goals, Policies, and/or Strategies in the adopted 2045 Comprehensive Growth Plan in that it is consistent with:

- **The Future Land Use Map designates the property as “Medium Density Residential” with a “Neighborhood Center” overlay.**
- **Goal LU 1: Preserve Clayton’s character while allowing for growth and development in appropriate areas.**
- **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, enhanced circulation, and increased public safety.**
- **Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.**

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

- **The Comprehensive Growth Plan strives to ensure the capacity of civic and emergency related services as the population grows.**
- **The requested rezoning permits uses that allow for expansion and continuation of civic and emergency related services.**

Motion 2: Recommend Approval - Inconsistent with the 2045 Comprehensive Growth Plan

I make a motion to recommend approval of the Town PUB Conventional Rezoning, identified as Parcels 1 and 2 of the request and NC PINs 164700-85-1743 and 164700-94-1412 respectively. While the proposed rezoning is generally consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- **Goal LU 1: Preserve Clayton’s character while allowing for growth and development in appropriate areas.**
- **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, enhanced circulation, and increased public safety.**
- **Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.**

It is inconsistent in that:

- The property identified as Parcel 1, NC PIN 164700-85-1743, is designated as Low Density Residential in the Future Land Use Map, which restricts the intended uses within the proposed district.
- The property identified as Parcel 2, NC PIN 164700-94-1412, is undesignated in the Future Land Use Map.

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

- The Comprehensive Growth Plan strives to ensure the capacity of civic and emergency related services as the population grows.
- The requested rezoning permits uses that allow for expansion and continuation of civic and emergency related services.

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

I make a motion to recommend denial of the Town PUB Conventional Rezoning, identified as Parcels 1, 2, and 3, NC PINs 164700-85-1743, 164700-94-1412, and 165801-15-2514, respectively. While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU 1: Preserve Clayton’s character while allowing for growth and development in appropriate areas.
- 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, enhanced circulation, and increased public safety.
- Goal SI 1 seeks to ensure the capacity of emergency services as population increases.

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

- The Comprehensive Growth Plan encourages residential uses in the area, based upon the Future Land Use designation.
- The proposed zoning district does not allow for residential development.

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

I make a motion to recommend denial of the Town PUB Conventional Rezoning, identified as Parcels 1, 2, and 3, NC PINs 164700-85-1743, 164700-94-1412, and 165801-15-2514, respectively. While the proposed rezoning is generally consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU 1: Preserve Clayton’s character while allowing for growth and development in appropriate areas.
- 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, enhanced circulation, and increased public safety.

- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

- The property identified as Parcel 1, NC PIN 164700-85-1743, is designated as Low Density Residential in the Future Land Use Map, which restricts the intended uses within the proposed district.
- The property identified as Parcel 2, NC PIN 164700-94-1412, is undesignated in the Future Land Use Map.

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

- The Comprehensive Growth Plan encourages residential uses in the area, based upon the Future Land Use designation.
- The proposed zoning district does not allow for residential development.



PUBLIC NOTICE

June 12, 2026

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

Scan QR Code for more information:



RE: A Public Meeting by the Clayton Planning Board

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID «ParcelID». This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area. You are invited to attend a public meeting hosted by the Clayton Planning Board to share your comments on the proposed project. The meeting will be held on June 22, 2026 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2026-81-RZ Town PUB Conventional Rezoning
Location & PIN #:	This request consists of three separate properties within the Town of Clayton: <ul style="list-style-type: none"> • Property 1: located at the southerly terminus of Corbett Rd. and identified as 05E99019E (Johnston County Tax ID) and 164700-85-1743 (NC PIN) • Property 2: located on the north side of Jack Rd., westerly from the intersection of Jack Rd. and Barber Mill Rd. and identified as 05G04050B (Johnston County Tax ID) and 164700-94-1412 (NC PIN) • Property 3: located on the north side of Short Johnson Rd., easterly from the intersection of Short Johnson Rd. and Veterans Pkwy. and identified as 05G03008Z (Johnston County Tax ID and 165801-15-2514 (NC PIN)
Applicant:	Conrad Olmedo, Planning Director Town of Clayton, NC
Request:	A Town-initiated Conventional Rezoning of three (3) Town owned properties to the Public Facilities (PUB) Zoning District. Property 1 is zoned Residential Large Lot (RLL), Property 2 is zoned Agricultural Residential (AR) per Johnston County's zoning, and Property 3 is zoned Residential Large Lot (RLL).

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

Sincerely,

Robert Tate | Senior Planner



AVISO PÚBLICO

12 de junio de 2026

Escanee el código QR
 para más información:



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

RE: Una reunión pública de la Junta de Planificación de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID «ParcelID». Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton. Está invitado a asistir a una reunión pública organizada por la Junta de Planificación de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 22 de junio 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:

Project:	2026-81-RZ Cambio de Zonificación Convencional a PUB
Location & PIN #:	Esta solicitud consiste en tres propiedades separadas dentro de la ciudad de Clayton: <ul style="list-style-type: none"> • Propiedad 1: ubicada en el extremo sur de Corbett Rd. e identificada como 05E99019E (ID fiscal del condado de Johnston) y 164700-85-1743 (PIN de Carolina del Norte) • Propiedad 2: ubicada en el lado norte de Jack Rd., hacia el oeste desde la intersección de Jack Rd. y Barber Mill Rd. e identificada como 05G04050B (ID fiscal del condado de Johnston) y 164700-94-1412 (PIN de Carolina del Norte) • Propiedad 3: ubicada en el lado norte de Short Johnson Rd., hacia el este desde la intersección de Short Johnson Rd. y Veterans Pkwy. e identificada como 05G03008Z (ID fiscal del condado de Johnston) y 165801-15-2514 (PIN de Carolina del Norte)
Applicant:	Conrad Olmedo, Planning Director Town of Clayton, NC
Request:	Un resignación de uso de suelo convencional iniciada por el municipio de tres (3) propiedades pertenecientes al municipio al Distrito de Zonificación de Instalaciones Públicas (PUB). La Propiedad 1 está zonificada como Residencial de Lote Grande (RLL), la Propiedad 2 está zonificada como Residencial Agrícola (AR) según la zonificación del Condado de Johnston, y la Propiedad 3 está zonificada como Residencial de Lote Grande (RLL).

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

Atentamente,

Robert Tate | Planificador Senior

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

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 2

id: 05G03007B
Tag: 05G03007B
Owner Name 1: BLACKMON, RICKY E
Owner Name 2: BLACKMON, PAMELA JEAN
Mail Address 1: 220 SHORT JOHNSON RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03174
Page: 0497

Result 3

id: 05G03007D
Tag: 05G03007D
Owner Name 1: SIEBERT, HARRY P
Owner Name 2: SIEBERT, KATHY R
Mail Address 1: 200 SHORT JOHNSON RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7777
Book: 02351
Page: 0183

Result 4

id: 05G03007E
Tag: 05G03007E
Owner Name 1: AMELIA STATION LLC
Owner Name 2:
Mail Address 1: 113 DUNCANSBY CT
Mail Address 2:
Mail Address 3: CARY, NC 27511-6403
Book: 04098
Page: 0240

Result 5

id: 05G03008B
Tag: 05G03008B
Owner Name 1: AMELIA TOWNHOMES LLC
Owner Name 2:
Mail Address 1: 332 MILITARY CUTOFF RD
Mail Address 2:
Mail Address 3: WILMINGTON, NC 28405-9735
Book: 06567
Page: 0320

Result 6

id: 05G03007C
Tag: 05G03007C
Owner Name 1: COLLAZO, RICHARD
Owner Name 2: COLLAZO, MARIA TERESA
Mail Address 1: 4690 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02938
Page: 0141

Result 7

id: 05G03010I
Tag: 05G03010I
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528-0777
Book: 06784
Page: 0449

Result 8

id: 05G03008A
Tag: 05G03008A
Owner Name 1: WEST CLAYTON CHURCH OF
GOD
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528
Book: 04197
Page: 0157

Result 9

id: 05G03009
Tag: 05G03009
Owner Name 1: JOHNSON, KIRBY ROY
Owner Name 2: JOHNSON, LORI H
Mail Address 1: 12232 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03212
Page: 0263



*** DISCLAIMER ***

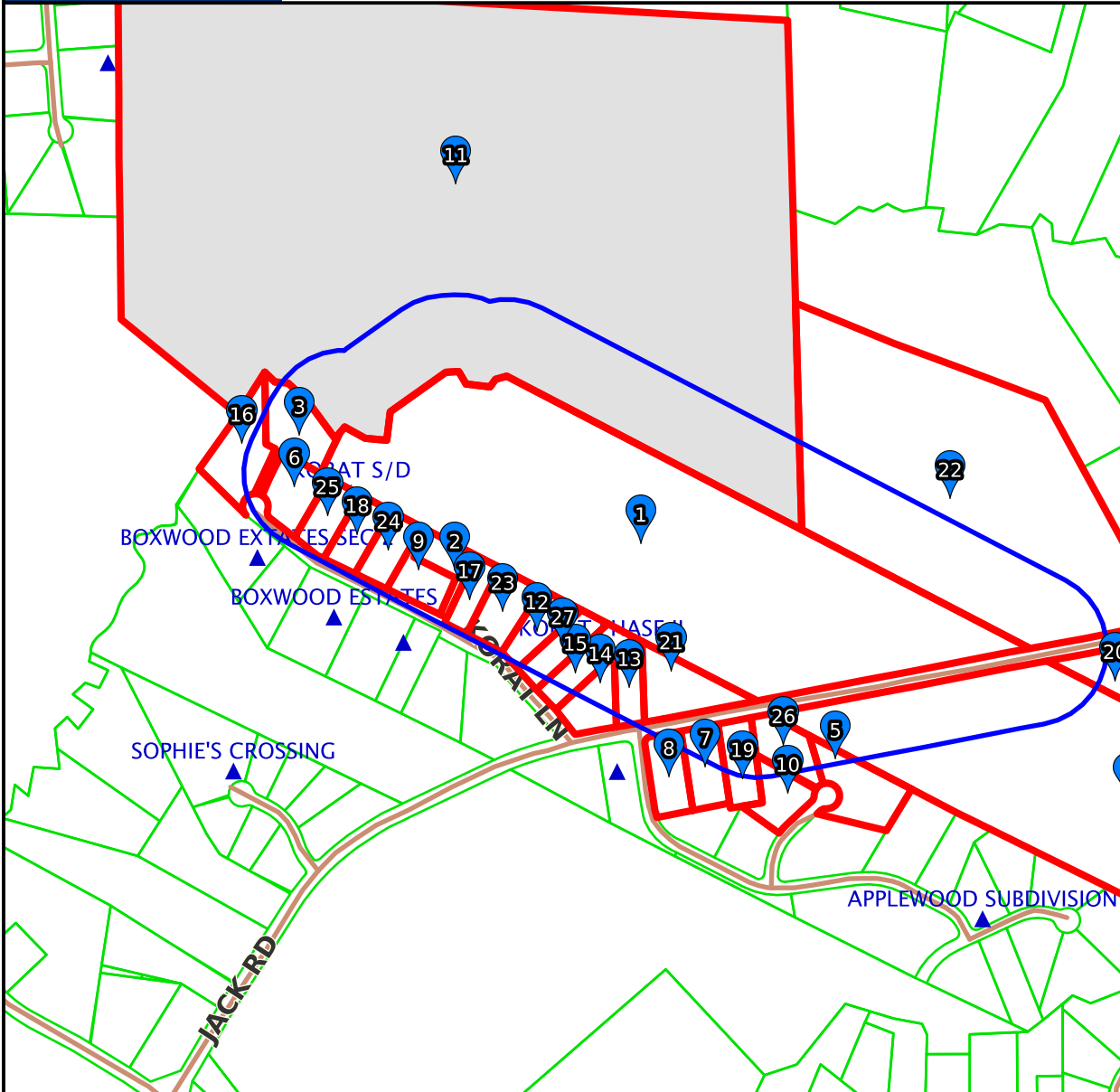
Johnston County assumes no legal responsibility for the information represented here.

Result 10

id: 05G03009B
Tag: 05G03009B
Owner Name 1: CABIN HILL FARMS, LLC
Owner Name 2:
Mail Address 1: 377 SHORT JOHNSON RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7780
Book: 06667
Page: 0399

Result 11

id: 05G03010
Tag: 05G03010
Owner Name 1: COPPER LAND LLC
Owner Name 2:
Mail Address 1: 1213 CULBRETH DR
Mail Address 2:
Mail Address 3: WILMINGTON, NC 28405-3639
Book: 06426
Page: 0786



Result 1

id: 05G04050B
 Tag: 05G04050B
 NCPin: 164700-94-1412
 Mapsheet No: 1647
 Owner Name 1: TOWN OF CLAYTON
 Owner Name 2:
 Mail Address 1:
 Mail Address 2: PO BOX 879
 Mail Address 3: CLAYTON, NC 27528-0879
 Site Address 1:
 Site Address 2:
 Book: 07105
 Page: 0296
 Market Value: 711730
 Assessed Acreage: 33.970
 Calc. Acreage: 33.970
 Sales Price: 0
 Sale Date: 2026-05-05



Scale: 1:8141 - 1 in. = 678.41 feet

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

Result 2

id: 05G04048M
Tag: 05G04048M
Owner Name 1: CROWN PROPERTIES OF CLAYTON, LLC
Owner Name 2:
Mail Address 1: 3143 CONSTANCE CIR
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-8209
Book: 06757
Page: 0829

Result 3

id: 05G04048H
Tag: 05G04048H
Owner Name 1: MCLAUGHLIN, JOHN
Owner Name 2:
Mail Address 1: 220 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 06552
Page: 0778

Result 4

id: 05G04050
Tag: 05G04050
Owner Name 1: BOLYARD, RICHARD HARRISON
Owner Name 2:
Mail Address 1: 405 SCOTTS RIDGE TRL
Mail Address 2:
Mail Address 3: APEX, NC 27502-6542
Book: 06854
Page: 0584

Result 5

id: 05G04197K
Tag: 05G04197K
Owner Name 1: RENDON, MILANI
Owner Name 2:
Mail Address 1: 2211 PECAN CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8442
Book: 05889
Page: 0397

Result 6

id: 05G04048I
Tag: 05G04048I
Owner Name 1: DAVIS, SHANE A
Owner Name 2:
Mail Address 1: 216 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 04055
Page: 0325

Result 7

id: 05G04197M
Tag: 05G04197M
Owner Name 1: POOLE, BARBARA ARTHURS
Owner Name 2:
Mail Address 1: 3249 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8970
Book: 01647
Page: 0286

Result 8

id: 05G04197D
Tag: 05G04197D
Owner Name 1: PARKS, CALVIN ROSS III
Owner Name 2: PARKS, ROSE
Mail Address 1: 3273 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8970
Book: 01089
Page: 0842

Result 9

id: 05G04048F
Tag: 05G04048F
Owner Name 1: WOOTTON WILKINS, ELIZABETH ANN
Owner Name 2:
Mail Address 1: 1708 FORESTWAY DR
Mail Address 2:
Mail Address 3: HENRICO, VA 23238-3415
Book: 03604
Page: 0944

Result 10

id: 05G04197I
Tag: 05G04197I
Owner Name 1: HARMON, JIMMY DEAN JR
Owner Name 2: HARMON, CASEY A
Mail Address 1: 2207 PECAN CIRCLE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02054
Page: 0057

Result 11

id: 05E99019E
Tag: 05E99019E
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Book: 07105
Page: 0306

Result 12

id: 05H05199I
Tag: 05H05199I
Owner Name 1: DAVIS, GARY KENT
Owner Name 2:
Mail Address 1: 3080 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8568
Book: 04116
Page: 0034

Result 13

id: 05H05199A
Tag: 05H05199A
Owner Name 1: VIVOLO, TAMMY LYNN
Owner Name 2:
Mail Address 1: 3290 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8969
Book: 04147
Page: 0359

Result 14

id: 05H05199F
Tag: 05H05199F
Owner Name 1: DAVIS, GARY KENT
Owner Name 2:
Mail Address 1: 3080 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8568
Book: 04134
Page: 0942

Result 15

id: 05H05199G
Tag: 05H05199G
Owner Name 1: DAVIS, GARY KENT
Owner Name 2:
Mail Address 1: 3080 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8568
Book: 04116
Page: 0037

Result 16

id: 05G04048G
Tag: 05G04048G
Owner Name 1: CFB, SR. REVOCABLE TRUST
Owner Name 2:
Mail Address 1: 3330 JACK RD # A
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8971
Book: 06989
Page: 0295

Result 17

id: 05G04048R
Tag: 05G04048R
Owner Name 1: DAVIS, SHANE A.
Owner Name 2:
Mail Address 1: 188 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6145
Book: 06660
Page: 0935

Result 18

id: 05G04048K
Tag: 05G04048K
Owner Name 1: MATTHEWS, ROBERT R
Owner Name 2:
Mail Address 1: 3330 JACK RD # G
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8971
Book: 04368
Page: 0643

Result 19

id: 05G04199
Tag: 05G04199
Owner Name 1: HAYNES, DEBORAH P
Owner Name 2: HAYNES, STANLEY M
Mail Address 1: 3229 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03979
Page: 0077

Result 20

id: 05G04051E
Tag: 05G04051E
Owner Name 1: COLAVITO, CHRISTPHER LEE
SR.
Owner Name 2: COLAVITO, MARY ROSE
CANADY
Mail Address 1: 2881 JACK RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8421
Book: 04967
Page: 0488

Result 21

id: 05G04048C
Tag: 05G04048C
Owner Name 1: SULLIVAN, JAMES MELVIN
Owner Name 2: SULLIVAN, TERRI POOLE
Mail Address 1: 3248 JACK ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01572
Page: 0337

Result 22

id: 05G04051G
Tag: 05G04051G
Owner Name 1: RUBY M. ATCHISON
IRREVOCABLE FAMILY TRUST
Owner Name 2: ATCHISON, ALEXANDER R.
TRUSTEE
Mail Address 1: 1111 BURNSIDE DR
Mail Address 2:
Mail Address 3: ASHEVILLE, NC 28803-3234
Book: 07038
Page: 0564

Result 23

id: 05G04048B
Tag: 05G04048B
Owner Name 1: DAVIS, SHANE A.
Owner Name 2:
Mail Address 1: 180 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6145
Book: 06894
Page: 0836

Result 24

id: 05G04048A
Tag: 05G04048A
Owner Name 1: DURHAM, ADINA LYNN
Owner Name 2:
Mail Address 1: 204 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 02326
Page: 0590

Result 25

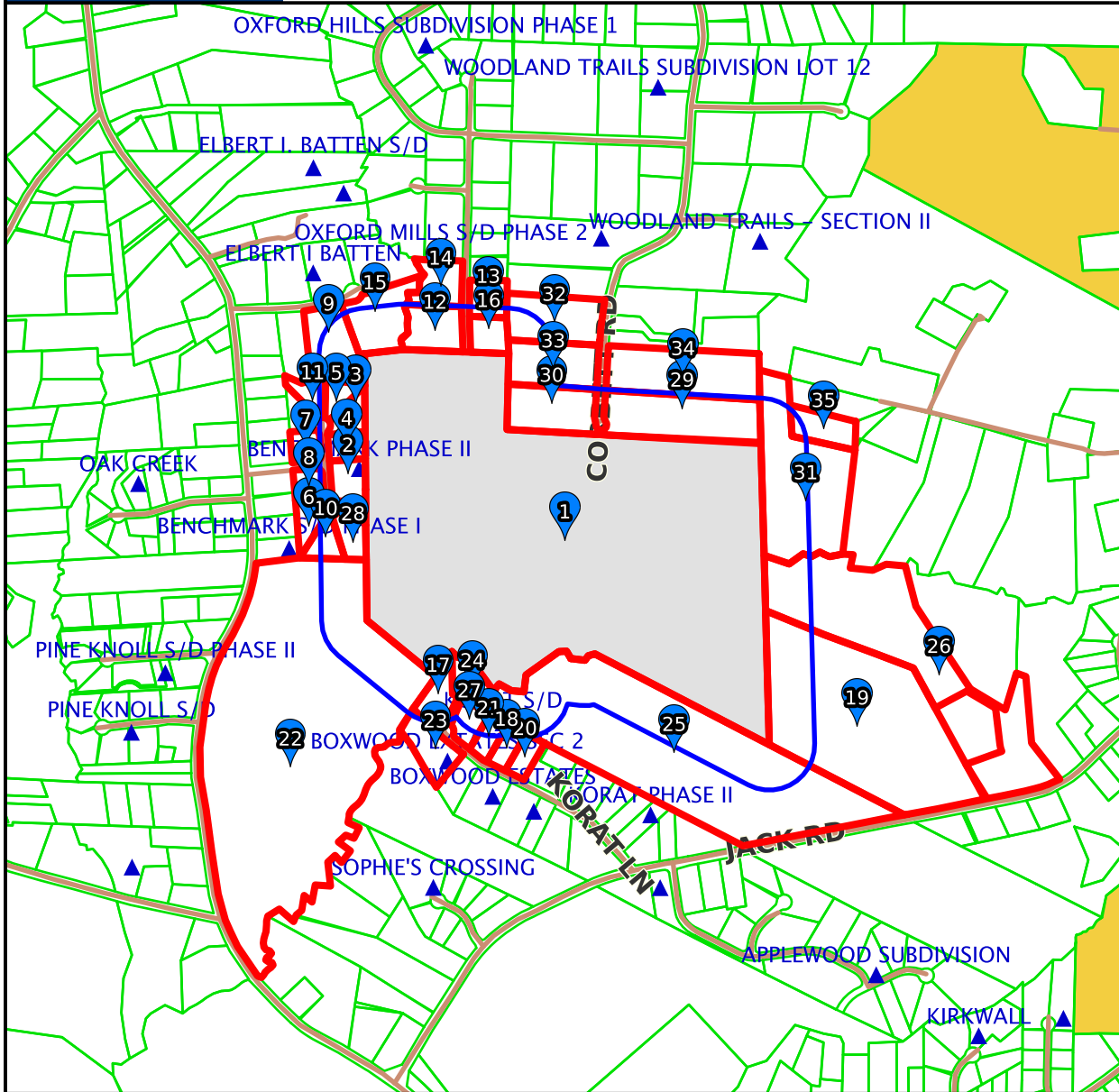
id: 05G04048J
Tag: 05G04048J
Owner Name 1: SANCHEZ, NANCY
Owner Name 2:
Mail Address 1: 212 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 05144
Page: 0963

Result 26

id: 05G04197J
Tag: 05G04197J
Owner Name 1: BEAVERS, RICHARD W.
Owner Name 2: BEAVERS, SHARON R.
Mail Address 1: 2209 PECAN CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8442
Book: 05690
Page: 0696

Result 27

id: 05H05199H
Tag: 05H05199H
Owner Name 1: DAVIS, GARY KENT
Owner Name 2:
Mail Address 1: 3080 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8568
Book: 04116
Page: 0031



Result 1

id: 05E99019E
Tag: 05E99019E
NCPin: 164700-85-1743
Mapsheet No: 1647
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Site Address 1:
Site Address 2:
Book: 07105
Page: 0306
Market Value: 1306100
Assessed Acreage: 108.530
Calc. Acreage: 108.530
Sales Price: 0
Sale Date: 2026-05-05



Scale: 1:13736 - 1 in. = 1144.67 feet

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

Result 2

id: 05E99003P
Tag: 05E99003P
Owner Name 1: LAURA L. SIMMERING
REVOCABLE TRUST
Owner Name 2: SIMMERING, LAURA L.
TRUSTEE
Mail Address 1: 43 S TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3829
Book: 05411
Page: 0717

Result 4

id: 05E99003R
Tag: 05E99003R
Owner Name 1: ALSOBROOKS, BOBBY J
Owner Name 2:
Mail Address 1: 20 N TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3832
Book: 02514
Page: 0085

Result 6

id: 05E99003O
Tag: 05E99003O
Owner Name 1: JOHN C. ATKESON JR.
REVOCABLE TRUST
Owner Name 2: NANCI K. ATKESON
REVOCABLE TRUST
Mail Address 1: 82 S TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3830
Book: 05133
Page: 0396

Result 8

id: 05E99004N
Tag: 05E99004N
Owner Name 1: LOGAN, SARAH R. JOINT
TENANTS (WROS)
Owner Name 2: YESAVAGE, KURTIS C. JOINT
TENANTS (WROS)
Mail Address 1: 64 TWO DOES DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3828
Book: 06223
Page: 0388

Result 3

id: 05E99003W
Tag: 05E99003W
Owner Name 1: HOBBS, DAVID PAUL
Owner Name 2: HOBBS, BRANDY LEIGH
Mail Address 1: 48 N TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03043
Page: 0084

Result 5

id: 05E99003X
Tag: 05E99003X
Owner Name 1: FEAGANS, JOHN E
Owner Name 2: FEAGANS, VICKIE H
Mail Address 1: 56 N TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3832
Book: 01984
Page: 0271

Result 7

id: 05E99003S
Tag: 05E99003S
Owner Name 1: SELIGA, ANTHONY M.
Owner Name 2: SELIGA, SARAH
Mail Address 1: 19 N TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3831
Book: 05021
Page: 0800

Result 9

id: 05F02060
Tag: 05F02060
Owner Name 1: BURGART, JOHN DEWEY III
Owner Name 2:
Mail Address 1: 6 EIGHT J'S LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 04014
Page: 0451

Result 10

id: 05E99003T
Tag: 05E99003T
Owner Name 1: HALES, WILLIAM MICHAEL
Owner Name 2:
Mail Address 1: 92 S TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3830
Book: 02348
Page: 0298

Result 11

id: 05E99003Y
Tag: 05E99003Y
Owner Name 1: BROWN, PAMELA FAYE
Owner Name 2:
Mail Address 1: 51 N TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 03134
Page: 0720

Result 12

id: 05G03071A
Tag: 05G03071A
Owner Name 1: FRIESE, CLIFTON EDWARD JR.
Owner Name 2: FRIESE, CYNTHIA LOUISE
Mail Address 1: 229 ESSEX LN S
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8513
Book: 05234
Page: 0658

Result 13

id: 05G03068V
Tag: 05G03068V
Owner Name 1: SERRANO, REBECA
Owner Name 2:
Mail Address 1: 220 ESSEX LN S
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8512
Book: 05290
Page: 0959

Result 14

id: 05G03071B
Tag: 05G03071B
Owner Name 1: KNECHEL, FLOYD JR
Owner Name 2: KNECHEL, RACHEL SARAH
Mail Address 1: 221 ESSEX LN S
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01477
Page: 0537

Result 15

id: 05G02199T
Tag: 05G02199T
Owner Name 1: MAGARIAN, ALEXANDER
Owner Name 2:
Mail Address 1: 8 EIGHT JS LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9607
Book: 05592
Page: 0574

Result 16

id: 05G03070P
Tag: 05G03070P
Owner Name 1: KENWORTHY, JEREMY S
Owner Name 2: KENWORTHY, TAMARA
Mail Address 1: 224 ESSEX LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02128
Page: 0727

Result 17

id: 05G04048G
Tag: 05G04048G
Owner Name 1: CFB, SR. REVOCABLE TRUST
Owner Name 2:
Mail Address 1: 3330 JACK RD # A
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8971
Book: 06989
Page: 0295

Result 18

id: 05G04048K
Tag: 05G04048K
Owner Name 1: MATTHEWS, ROBERT R
Owner Name 2:
Mail Address 1: 3330 JACK RD # G
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8971
Book: 04368
Page: 0643

Result 19

id: 05G04051G
Tag: 05G04051G
Owner Name 1: RUBY M. ATCHISON
IRREVOCABLE FAMILY TRUST
Owner Name 2: ATCHISON, ALEXANDER R.
TRUSTEE
Mail Address 1: 1111 BURNSIDE DR
Mail Address 2:
Mail Address 3: ASHEVILLE, NC 28803-3234
Book: 07038
Page: 0564

Result 20

id: 05G04048A
Tag: 05G04048A
Owner Name 1: DURHAM, ADINA LYNN
Owner Name 2:
Mail Address 1: 204 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 02326
Page: 0590

Result 21

id: 05G04048J
Tag: 05G04048J
Owner Name 1: SANCHEZ, NANCY
Owner Name 2:
Mail Address 1: 212 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 05144
Page: 0963

Result 22

id: 05F03021C
Tag: 05F03021C
Owner Name 1: LINEBACK, WILLIAM B
Owner Name 2: BROWN, VICTORIA L
Mail Address 1: 205 LONG NEEDLE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8539
Book: 00762
Page: 0349

Result 23

id: 05G04048V
Tag: 05G04048V
Owner Name 1: CFB, SR. REVOCABLE TRUST
Owner Name 2:
Mail Address 1: 3330 JACK RD # A
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8971
Book: 06989
Page: 0295



*** DISCLAIMER ***

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

Result 24

id: 05G04048H
Tag: 05G04048H
Owner Name 1: MCLAUGHLIN, JOHN
Owner Name 2:
Mail Address 1: 220 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 06552
Page: 0778

Result 25

id: 05G04050B
Tag: 05G04050B
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Book: 07105
Page: 0296

Result 26

id: 05G04051H
Tag: 05G04051H
Owner Name 1: IRWIN, WILLIAM E
Owner Name 2: IRWIN, JUDITH E
Mail Address 1: 2914 JACK ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02359
Page: 0326

Result 27

id: 05G04048I
Tag: 05G04048I
Owner Name 1: DAVIS, SHANE A
Owner Name 2:
Mail Address 1: 216 KORAT LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6106
Book: 04055
Page: 0325

Result 28

id: 05E99003U
Tag: 05E99003U
Owner Name 1: SORENSON REVOCABLE TRUST
Owner Name 2: SORENSON, LARRY L. TRUSTEE
Mail Address 1: 89 S TWO DOES LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3829
Book: 06898
Page: 0461

Result 29

id: 05E99101J
Tag: 05E99101J
Owner Name 1: MEADOWS, JASON
Owner Name 2: MEADOWS, TARA
Mail Address 1: 4 CABIN BRANCH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9702
Book: 07077
Page: 0817

Result 30

id: 05E99100S
Tag: 05E99100S
Owner Name 1: SKINNER, MELVIN E
Owner Name 2: SKINNER, INA S
Mail Address 1: 1290 CORBETT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6484
Book: 01195
Page: 0189

Result 31

id: 05G03053J
Tag: 05G03053J
Owner Name 1: PARRISH, MOLLIE BLUE
Owner Name 2: PARRISH, MATTHEW
Mail Address 1: 623 VINSON FARM LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7540
Book: 04640
Page: 0526

Result 32

id: 05E99100T
Tag: 05E99100T
Owner Name 1: TYNDALL, JEREMY W
Owner Name 2: TYNDALL, KELLY L
Mail Address 1: 1204 CORBETT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6484
Book: 05550
Page: 0008

Result 33

id: 05E99015A
Tag: 05E99015A
Owner Name 1: HARRIS LIVING TRUST
Owner Name 2: HARRIS, HENRY MOLTEN TRUSTEE
Mail Address 1: 1228 CORBETT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6484
Book: 06621
Page: 0679

Result 34

id: 05E99101I
Tag: 05E99101I
Owner Name 1: PARDO, SUSANA
Owner Name 2: WARNER, SCOTT
Mail Address 1: 1243 CORBETT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6485
Book: 05981
Page: 0753

Result 35

id: 05E99108P
Tag: 05E99108P
Owner Name 1: PARRISH, MOLLIE BLEU
Owner Name 2:
Mail Address 1: 623 VINSON FARM LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7540
Book: 05105
Page: 0615



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: Town PUB Conventional Rezoning, 2026-081-RZ
 Town Board: Planning Board
 Date of Meeting: June 22, 2026

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	RS	6/10/26
2. Property Posted	Sign Posted on Property	RS	6/11/26
3. Website Updated	Project Information added to the Website	hb	6/11/26
4. Newspaper Publish	Newspaper Ad published	N/A	N/A

Certified by:


 Haley Downey, AICP, CZO
 Assistant Planning Director

6/11/26
 Date


 Conrad Olmedo, AICP, CZO
 Planning Director

6.11.26
 Date



Planning Board

Training Session

6.22.26

Conrad Olmedo, AICP, CZO

Planning Director

OVERVIEW

01

**Establishment & Role
(under the Statutes)**

02

**Planning Board
Functions**

03

**Common Questions &
Answers**

04

Future Trends



ESTABLISHMENT & ROLE (under the Statutes)

NCGS§160D-301 Planning Boards

<https://www.ncleg.gov/Laws/GeneralStatuteSections/Chapter160D>

Article 3.

Boards and Organizational Arrangements.

§ 160D-301. Planning boards.

(a) Composition. – A local government may by ordinance provide for the appointment and compensation of a planning board or may designate one or more boards or commissions to perform the duties of a planning board. A planning board established pursuant to this section may include, but shall not be limited to, one or more of the following:

- (1) A planning board of any size or composition deemed appropriate, organized in any manner deemed appropriate; provided, however, the board shall have at least three members.
- (2) A joint planning board created by two or more local governments pursuant to Part 1 of Article 20 of Chapter 160A of the General Statutes.

(b) Duties. – A planning board may be assigned the following powers and duties:

- (1) To prepare, review, maintain, monitor, and periodically update and recommend to the governing board a comprehensive plan, and such other plans as deemed appropriate, and conduct ongoing related research, data collection, mapping, and analysis.
- (2) To facilitate and coordinate citizen engagement and participation in the planning process.
- (3) To develop and recommend policies, ordinances, development regulations, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.
- (4) To advise the governing board concerning the implementation of plans, including, but not limited to, review and comment on all zoning text and map amendments as required by G.S. 160D-604.
- (5) To exercise any functions in the administration and enforcement of various means for carrying out plans that the governing board may direct.
- (6) To provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.
- (7) To perform any other related duties that the governing board may direct. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

ESTABLISHMENT & ROLE (under the Statutes)

NCGS§160D-501 Plans

[https://www.ncleg.gov/Laws/
GeneralStatuteSections/
Chapter160D](https://www.ncleg.gov/Laws/GeneralStatuteSections/Chapter160D)

public investments, and educational programs.

(c) Adoption and Effect of Plans. – Plans shall be adopted by the governing board with the advice and consultation of the planning board. Adoption and amendment of a comprehensive or land-use plan is a legislative decision and shall follow the process mandated for zoning text amendments set by G.S. 160D-601. Plans adopted under this Chapter may be undertaken and adopted as part of or in conjunction with plans required under other statutes, including, but not

Article 5.

Planning.

§ 160D-501. Plans.

(a) Requirements for Zoning. – As a condition of adopting and applying zoning regulations under this Chapter, a local government shall adopt and reasonably maintain a comprehensive plan or land-use plan.

(a1) Plans. – A comprehensive plan sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction. A land-use plan uses text and maps to designate the future use or reuse of land. A comprehensive or land-use plan is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs.

Planning analysis may address inventories of existing conditions and assess future trends regarding demographics and economic, environmental, and cultural factors. The planning process shall include opportunities for citizen engagement in plan preparation and adoption.

A local government may prepare and adopt other plans as deemed appropriate. This may include, but is not limited to, small area plans, neighborhood plans, hazard mitigation plans, transportation plans, housing plans, and recreation and open space plans.

(b) Comprehensive Plan Contents. – A comprehensive plan may, among other topics, address any of the following as determined by the local government:

(1) Issues and opportunities facing the local government, including consideration of trends, values expressed by citizens, community vision, and guiding principles for growth and development.

(2) Future development and civic design, including the characteristics of future land uses, urban form, and works.

(3) Economic development, and community services and infrastructure to support economic development, and community

(4) Waste disposal, utilities, emergency services, recreation, community facilities, and other public services and infrastructure to support waste disposal, utilities, emergency services, recreation, community facilities, and other public

(5) Policies for provision of and financing for public services and infrastructure to support waste disposal, utilities, emergency services, recreation, community facilities, and other public

(6) Households of all types and income levels.

(7) Recreation and open spaces.

(8) Mitigation of natural hazards such as flooding, winds, wildfires, and unstable lands.

(9) Protection of the environment and natural resources, including agricultural resources, mineral resources, and water and air quality.

(10) Protection of significant architectural, scenic, cultural, historical, or archaeological resources.

(11) Analysis and evaluation of implementation measures, including regulations, public investments, and educational programs.

(c) Adoption and Effect of Plans. – Plans shall be adopted by the governing board with the advice and consultation of the planning board. Adoption and amendment of a comprehensive or land-use plan is a legislative decision and shall follow the process mandated for zoning text amendments set by G.S. 160D-601. Plans adopted under this Chapter may be undertaken and adopted as part of or in conjunction with plans required under other statutes, including, but not

public investments, and educational programs.

NCGS §160D-501. PLANS

- **Clarifies that local governments must have a comprehensive plan to apply zoning regulations**
- **Sets out the intent for comprehensive plans**
- **Identifies 10 recommended elements of a comprehensive plan**
- **Requires comprehensive plans to be adopted like zoning changes (based on consultation with Planning Board & public notice)**
- **Requires comprehensive plan to be considered during zoning amendments**
- **Clarifies that a zoning amendment may be adopted even if inconsistent with a comprehensive plan**

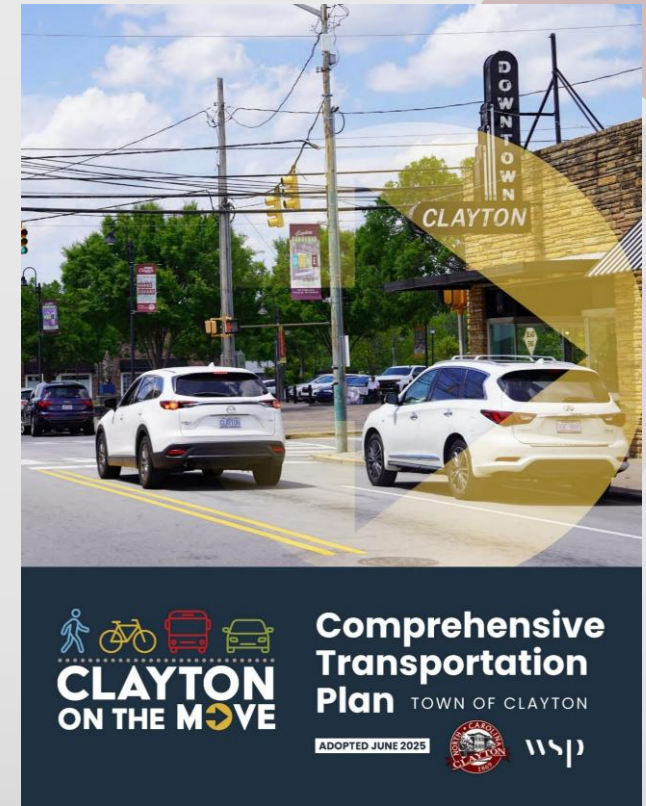
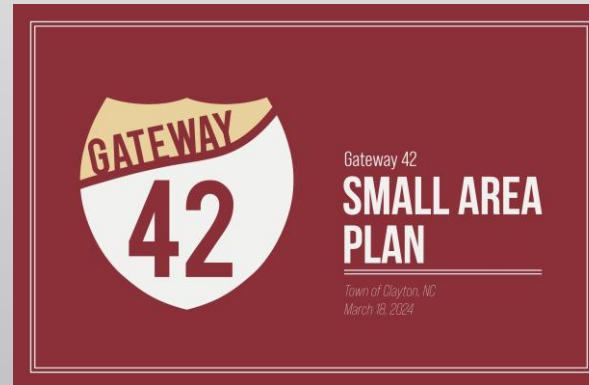


ADOPTED POLICY GUIDANCE



Think CLAYTON.
2045 Comprehensive Growth Plan

Adopted November 15, 2021



ESTABLISHMENT & ROLE (under the Statutes)

NCGS § 160D-604 Planning Board Review & Comment

[https://www.ncleg.gov/Laws/
GeneralStatuteSections/
Chapter160D](https://www.ncleg.gov/Laws/GeneralStatuteSections/Chapter160D)

§ 160D-604. Planning board review and comment.

(a) Initial Zoning. – In order to exercise zoning powers conferred by this Chapter for the first time, a local government shall create or designate a planning board under the provisions of this Article or a local act of the General Assembly. The planning board shall prepare or shall review and comment upon a proposed zoning regulation, including the full text of the regulation and maps showing proposed district boundaries. The planning board may hold public meetings and legislative hearings in the course of preparing the regulation. Upon completion, the planning board shall make a written recommendation regarding adoption of the regulation to the governing board. The governing board shall not hold its required hearing or take action until it has received a recommendation regarding the regulation from the planning board. Following its required hearing, the governing board may refer the regulation back to the planning board for any further recommendations that the board may wish to make prior to final action by the governing board in adopting, modifying and adopting, or rejecting the regulation.

(b) Zoning Amendments. – Subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the planning board for review and comment. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board.

(c) Review of Other Ordinances and Actions. – Any development regulation other than a zoning regulation that is proposed to be adopted pursuant to this Chapter may be referred to the planning board for review and comment. Any development regulation other than a zoning regulation may provide that future proposed amendments of that ordinance be submitted to the planning board for review and comment. Any other action proposed to be taken pursuant to this Chapter may be referred to the planning board for review and comment.

(d) Plan Consistency. – When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive or land-use plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive or land-use plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

(e) Separate Board Required. – Notwithstanding the authority to assign duties of the planning board to the governing board as provided by this Chapter, the review and comment required by this section shall not be assigned to the governing board and shall be performed by a separate board. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-88, s. 1(c).)

ESTABLISHMENT & ROLE **(under the Statutes)**

Role of the Planning Board:

- 1. Prepare, review, monitor, & update the Comprehensive Plan**
- 2. Facilitate citizen engagement in the planning process**
- 3. Develop regulations and procedures**
- 4. Review and comment on all zoning text and map amendments**



OVERVIEW

01

Establishment & Role
(under the Statutes)

02

**Planning Board
Functions**

03

Common Questions
and Answers

04

Future Trends



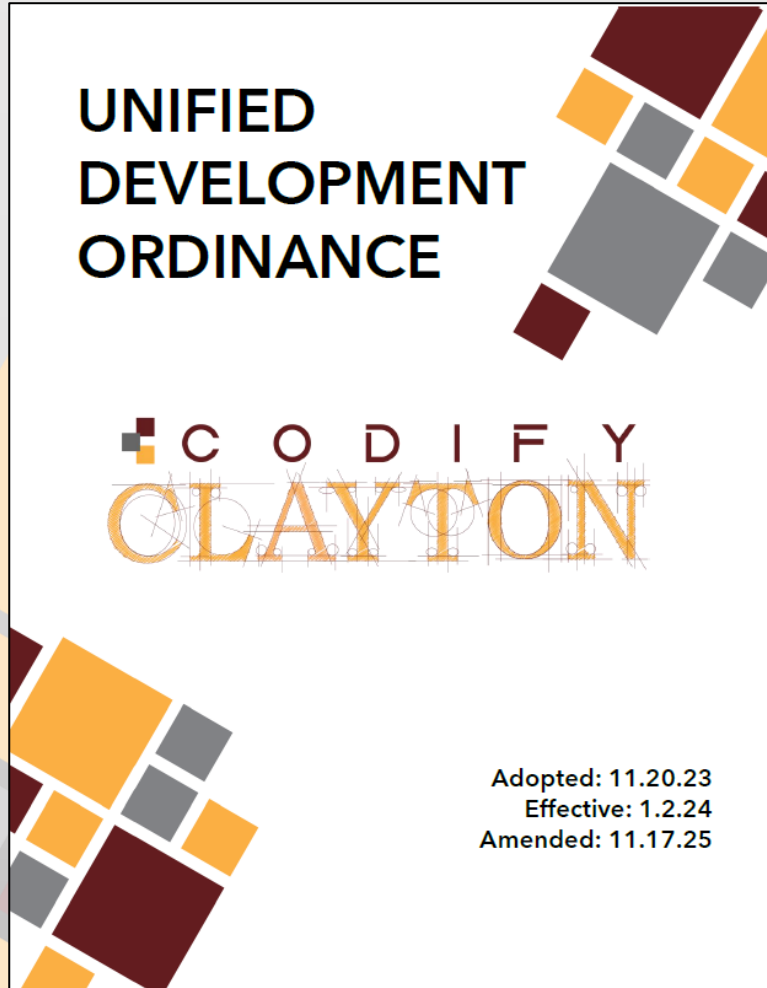
PLANNING BOARD FUNCTION (under the UDO)

- Membership (= 9)
at least 1 from the ETJ
- Power & Duties
 - Comprehensive Plan
& functional plans
 - Recommendations on
text/map amendments
 - Special studies
- Conduct Public Meetings
(not hearings)

- Voting (simple majority)
- Quorum (= 5)
- Provides recommendations
(when applicant is present and
has answered questions)
- Conflict of Interest
(Avoidance of direct, substantial
financial interest; no familial or
business relationship)



PLANNING BOARD FUNCTION (under the UDO)

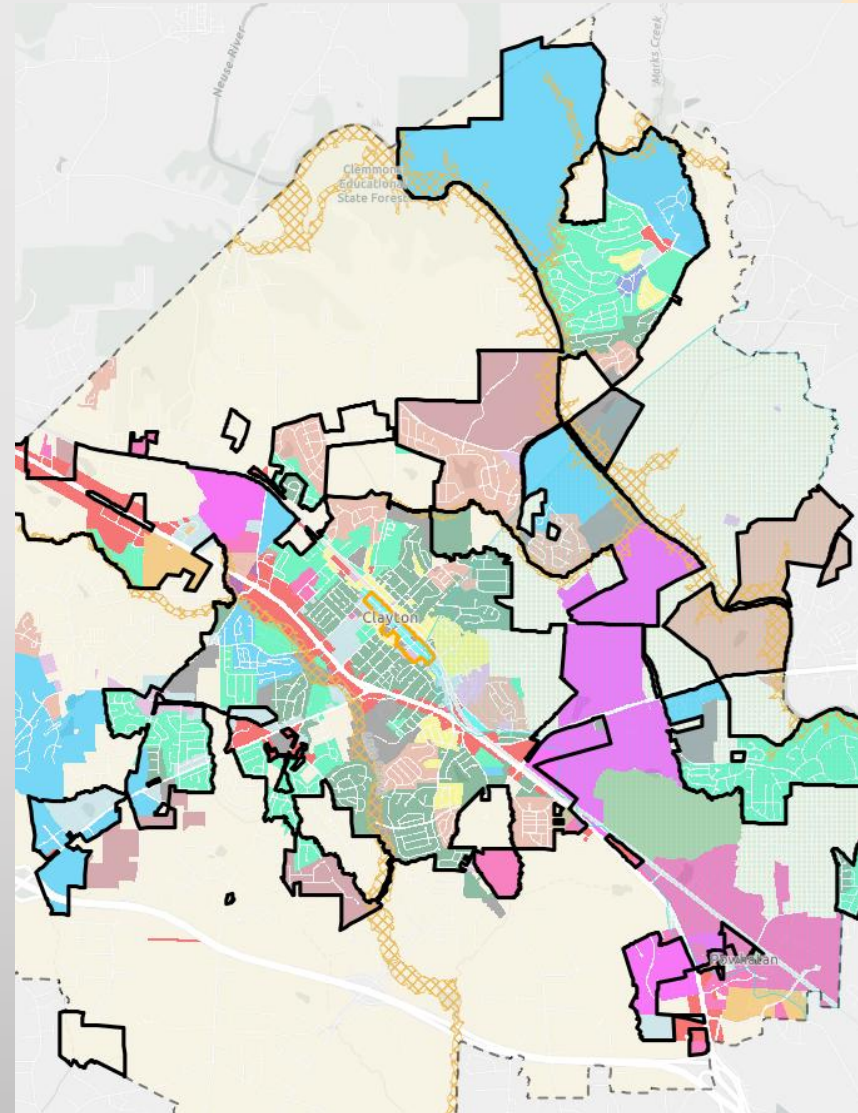


- § 2.3.7 Conditional Rezoning
- § 2.3.10 Conventional Rezoning
- § 2.3.28 Text Amendment



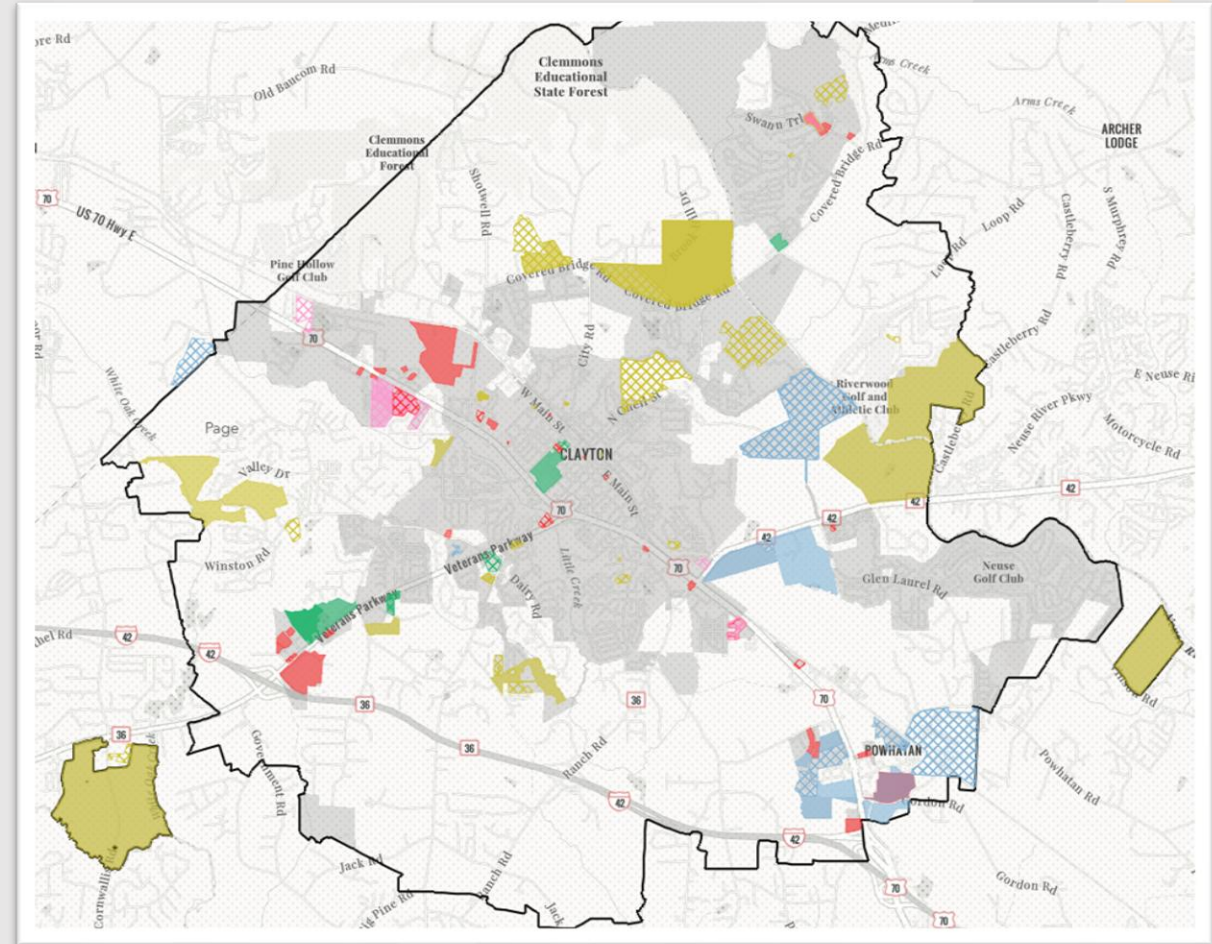
2.3.10 Conventional Zoning

- Amendment to the Official Zoning Map
- Establishes or Revises a Conventional Base or Overlay Zoning District Boundary
- By Landowner, Purchaser, or Town-Initiated
(3rd party applicants prohibited)



2.3.7 Conditional Zoning

- Establishes or Revises a Conditional Base Zoning District
- One of 3 Types
 - Type 1 (limited use);
 - Type 2 (limited standard);
 - Type 3 (unlimited)
- Subject to Conditions
- Only Initiated by Landowner(s)



Feature	CONVENTIONAL REZONING	CONDITIONAL REZONING
Standards Applied	Uniform Across District	Site-Specific; Different from District-to-District
Who May Initiate	Owner, Purchaser, Town	Owner(s) Only
May Include Negotiations	No	Yes
May Include Conditions	None Allowed (including Concept Plans)	Conditions Required (including Concept Plans for 2,3)
Development Tied to a Concept Plan	No	Yes, When Concept Plan is Required
Easy to Modify After Approval	Yes	Often Requires Another Rezoning

Feature	CONVENTIONAL REZONING	CONDITIONAL REZONING
Uses Allowed	All District Uses	Only Approved Uses
Ability to Deviate from Standards	None	Only for Types 2 & 3 (requires mitigation)
Neighborhood Meetings	Only When 'Upzoning'	Typical for Most Applications
Outcome Predictability	Fairly High	Fairly Low
Outcome Flexibility	Low	High
Best For	Broad Policy Application	Unique Site Conditions



2.3.7 Conditional Zoning - Concept Plans

PLAN, CONCEPT	A plan for development intended solely for illustrative purposes to assist a review authority in its consideration of a proposed development (like a Type 3 Conditional Rezoning or a Special Use Permit). A Concept Plan may, but does not necessarily need to include, the detailed elements typically found in a site plan (for example, detailed locations of buildings, location of off-street parking, location of landscaping, etc.).
----------------------	--

- **Applied as a condition of approval as part of Type 2 and Type 3 Conditional Rezonings**
- **Intended to be general, not detailed**
- **Reviewed by TRC for technical feasibility prior to Planning Board**
- **Planning Board role is to consider policy consistency, compatibility with surroundings, proposed mitigation**

2.3.7 Conditional Zoning - Concept Plans

SITE PLANS	CONCEPT PLANS
Typically reviewed at end of application process	Typically reviewed at beginning of application process
Used to demonstrate compliance	Used to determine feasibility
Detailed and specific	General
Highly detailed and precise	Conceptual or "high level"
Exact building footprints	General units counts or square footage
Exact land uses	Potential land uses
Detailed & dimensioned layout of all site features (parking, landscaping, etc.)	General site layout features/locations of streets, utilities, stormwater, buffers, features of note
Precise technical calculations and dimensions	General descriptions
Stamped or sealed	Unstamped or unsealed
Must be in substantial compliance with an associated concept plan	Submitted as a condition



2.3.7 Conditional Zoning - Concept Plans



LEGEND

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

*** NOTES: WETLANDS, STREAMS AND NEUSE BUFFERS ARE SHOWN APPROXIMATELY BASED UPON FIELD OBSERVATIONS. FINAL ALIGNMENT OF THESE FEATURES IS SUBJECT TO THE RESULTS OF FIELD SURVEY AND MAY VARY SLIGHTLY FROM THAT SHOWN HEREIN.**

1. PARKING WILL BE DETERMINED AT TIME OF SITE PLAN AND/OR MAJOR SUBDIVISION PLAN
2. MULTI-USE PATH WILL BE PROVIDED ALONG US HWY 70. LOCATION AND DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN AND/OR MAJOR SUBDIVISION

2.3.7 Conditional Zoning - Conditions

- These may be applied to address perceived impacts from the proposed development
- Conditions must be:
 - Proportional and reasonably related to the impacts created
 - Measurable and trackable
 - In writing, and agreed to by the applicant before the decision is made
 - In compliance with federal law
 - In compliance with §2.4.10

there is a conflict of interest in accordance with Section 1.8.2B, Conflict of Interest.

2.4.10 CONDITIONS OF APPROVAL

- A. Conditions shall be limited to those that address conformance of development and use of the site with Town regulations and adopted plans and that address the impacts reasonably expected to be generated by the development or use of the site.
- B. Conditions shall be in writing and may be supplemented with text or plans and maps.
- C. No condition shall be made part of the application which:
 1. Specifies the ownership status, race, religion, or other characteristics of the occupants of housing units;
 2. Establishes a minimum size of a dwelling unit;
 3. Establishes a minimum value of buildings or improvements;
 4. Excludes residents based upon race, religion, or income;
 5. Requires an applicant to permit inspection of areas of a site that are not open to the general public; or **AMENDED 7.21.25 (UDOTA 1-25)**
 6. Obligates the Town to perform in any manner relative to the approval of the application or the development of the land.
- D. In no instance shall any of the following standards in this Ordinance be waived, reduced, or made less restrictive as part of an application:
 1. Any of the applicable overlay district standards in Section 3.7, **Overlay Zoning Districts**;
 2. The maximum allowable residential density, unless subject to an authorized incentive permitted under this Ordinance;
 3. The signage standards in Section 6.13, **Signage**, unless part of Alternative Sign Plan; and
 4. Technical requirements associated with public infrastructure.
- E. All conditions of approval shall be consented to, in writing, by all owners of land or applicants subject to the conditions prior to delivery of a notice of decision (see Section 2.4.11, **Written Notice of Decision**).
- F. All conditions of approval shall be identified in the approval, the notice of decision, and on any associated plans or plats.
- G. Any condition of approval approved by the Town and the applicant shall become a part of the application approval and the applicant, landowner, or subsequent assign shall remain subject to its terms and requirements.

2.4.11 WRITTEN NOTICE OF DECISION

A. CONTENT



2.3.28 Text Amendments

- **Town-initiated vs. Applicant-requested**
- **Downzoning Considerations Must be Addressed**
- **Decision to be based on 7 Review criteria (§2.3.28.G)**
- **Requires recommendation to City Council with written statement of consistency & reasonableness**



OVERVIEW

01

Establishment & Role
(under the Statutes)

02

Planning Board
Functions

03

**Common Questions
and Answers**

04

Future Trends



COMMON QUESTIONS & ANSWERS

1. Whom do We Represent?
2. Can we Consider Public Opinion/Opposition?
3. What's the Difference between Bargaining and Negotiation?
4. How do we Avoid Personal Preference in Favor of Objective Standards?
5. Others?



1. Whom do we Represent?

NOT:

- Individual Applicants
 - Town Residents
 - Landowners
- Individual Elected Officials or Staff
- "Growth" or "Anti-growth" Interests

WE REPRESENT:

- The Public Interest of the Entire Community
- The Adopted Policy Guidance
- A Fair and Unbiased Process

The Planning Board represents the Town's long-term future, not its immediate fears or desires



2. Can we Consider Public Opinion/ Opposition?

YES, but:

What planning issues are being raised?

Are the concerns tied to adopted plans or ordinance standards?

Are there legitimate impacts related to traffic, compatibility, infrastructure, stormwater, character, safety, housing, etc.?

Is the opposition evidence-based or merely preference-based?



2. Can we Consider Public Opinion/ Opposition?

“Evidence-Based” Means:

- Concerns are tied to a recognizable land use impact (like traffic, noise, school capacity, etc.)
- There is factual support for the concern
- The concern is measurable

“Preference-Based” Examples:

- “I don’t like _____”
- “This changes the Town’s feel”
- “This just doesn’t belong”
- “That’s too dense”
- “We don’t want _____”

The Planning Board separates valid impacts from speculation, and avoids treating unsupported fears as findings



3. What's the Difference between Bargaining and Negotiation?

- **Negotiation = process of reaching agreement**
- **Bargaining = extracting concessions**

- **Negotiation seeks alignment between interests and policy objectives**
- **Bargaining seeks to exchange concessions**



3. What's the Difference between Bargaining and Negotiation?

Negotiating Examples	Bargaining Examples
Focuses on achieving better alignment with adopted plans, ordinances, and community objectives	Focuses on extracting concessions in exchange for support
Grounded in adopted policy and planning rationale	Grounded in pressure or political trade-offs
Uses planning principles to guide revisions	Uses approval power as leverage
Discussion centers on compatibility, infrastructure, design, mitigation, and policy consistency	Discussion centers on "what the Board wants" or "what the neighbors want"
"How can this proposal better meet community goals?"	"What can we get from the applicant?"



4. How do we Avoid Personal Preferences in Favor of Objective Standards?

When presented with an application you are concerned about...

- **Step 1: Notice and Describe your Reaction**
- **Step 2: Translate your Reaction into a Planning Topic**
(ask what, specifically, is creating this reaction?)
- **Step 3: Connect the Topic to an Adopted Policy or Standard**
- **Step 4: Does the Evidence Support your Concern**
(ask what facts support your concern AND does the evidence contradict those facts?)



4. How do we Avoid Personal Preferences in Favor of Objective Standards?

- Slow down your decision-making
- Try explaining your concerns without using the words "think", "feel", or "like"
- Ask: What standard(s) are you relying on?
- Translate reactions into reasons



OVERVIEW

01

Establishment & Role
(under the Statutes)

02

Planning Board
Functions

03

Common Questions
and Answers

04

Future Trends



FUTURE TRENDS

- Shift to technical reviews (site plans/subdivisions) and decision-making by staff will accelerate
- Planning Boards leaving “development review” behind in favor of doing more “planning”
- Downzoning rules will likely reduce the number of conventional rezoning requests and accelerate the use of conditional rezoning
- Housing supply and barriers to housing will continue to be a source of State pre-emption of local decision-making



FUTURE TRENDS

- Planning Boards are increasingly becoming the “Keepers of the UDO” responsible for periodic assessment
- Planning Boards can lead efforts to determine community-supported forms of development, and then codify it as a path of least resistance
- We are seeing the rise of pre-approved designs (ADUs, ‘middle’ housing, workforce housing) that go straight to entitlement when the pre-approved design is used
- Stormwater is becoming ever more impactful in the development process



PLANNING BOARD IMPACTS

- **Carolina Overlook North**

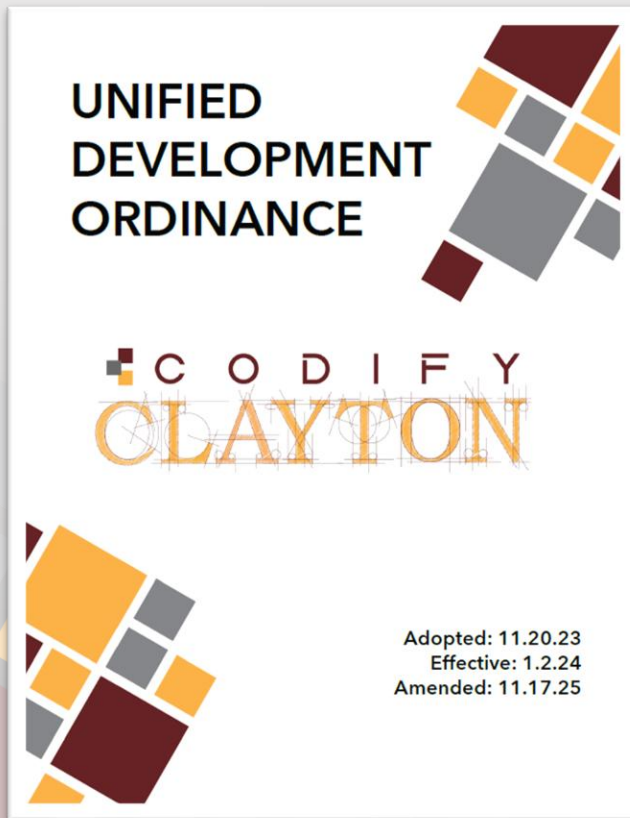


- **Shotwell Apartments**



PLANNING BOARD IMPACTS

- UDO (11.17.25)



- Comprehensive Transportation Plan



Questions?





Storage Containers

Presentation for the Planning Board

June 22, 2026

Conrad Olmedo, AICP, CZO | Planning Director

Overview | Storage Containers



- ◆ Introduction
- ◆ Availability
- ◆ Example Uses
- ◆ Concerns
- ◆ Notice of Violation
- ◆ UDOTA 1-25
- ◆ Considerations
- ◆ Staff Analysis/Recommendation
- ◆ Questions

Storage Containers | Introduction



- ◆ Can be found on Residential, Commercial and Industrial Properties and Uses (21 current observations and 1 NOV upheld)
- ◆ Provide “affordable” additional storage capacity
- ◆ While considered temporary, are left on property for an extended duration of time.
- ◆ Are typically not permitted by North Carolina Building Code
- ◆ UDC treated as Temporary (residential) and Permitted and Special Use Permit (non-residential)
- ◆ UDO treats these as Temporary
 - UDOTA 1-25 is revised standards but remains temporary (adopted 7.21.25)



501 Atkins St.

Storage Containers | Availability




COMMUNITY DEVELOPMENT

+1 888 290 5049 Proud Member Of Most 5-Star Reviews Trustpilot

About Even Delivery

Limited Time Offer: Get \$100 Off Per Container



20ft Used Container

Starting at ~~\$1,449~~ \$1,249

Fill in your zip code below for shipping costs

Step 1: Select a container size

20 x 8 x 9' 6" 42 x 8 x 9' 6"

Step 2: Enter your zip code

Zip code

Step 3: Choose a delivery option

- Tilt bed delivery service. No offloading eq
- Flatbed delivery service. You will require a
- Pick up (free)



Packman Mobile Storage

Mobile Storage Units Details

Call 866-949-PACK

packmanmobilestorage.com

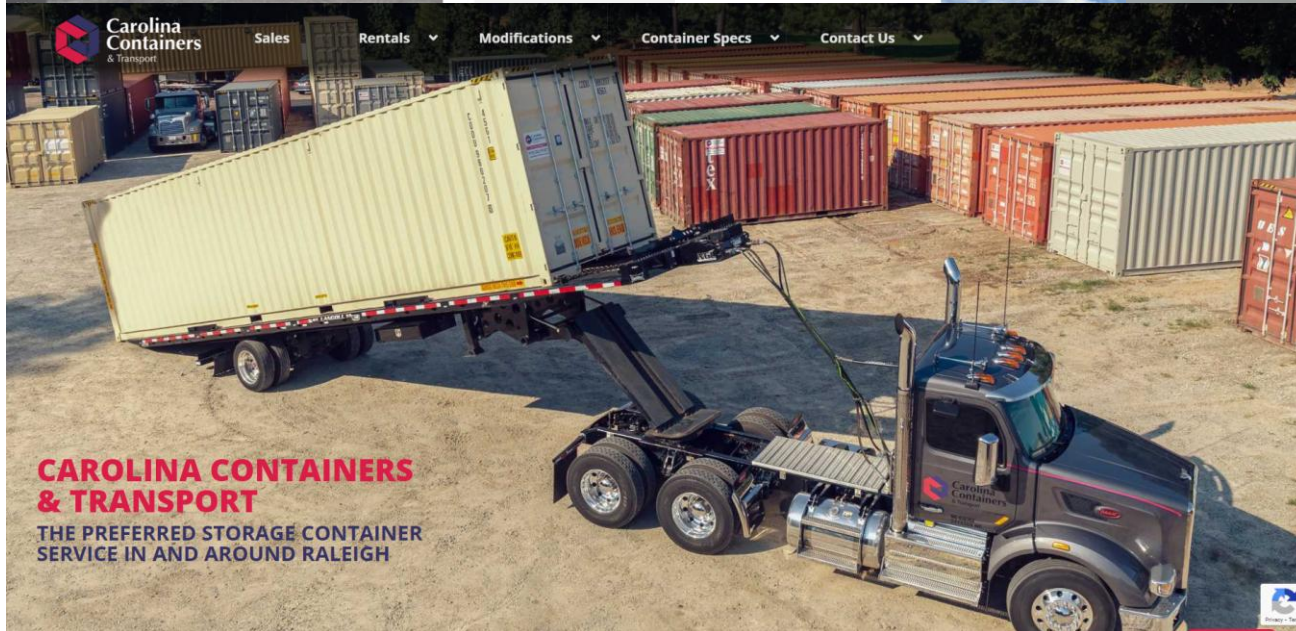
HOME MOVING MOBILE STORAGE CONTACT US BOOK ONLINE

Packman Mobile Storage Units Details

Packman mobile storage units can be loaded into them. Think Packman for all your moving, storage, and measurement needs.



AIR OCEAN SERVICES QUOTES SUPPORT CONTACT

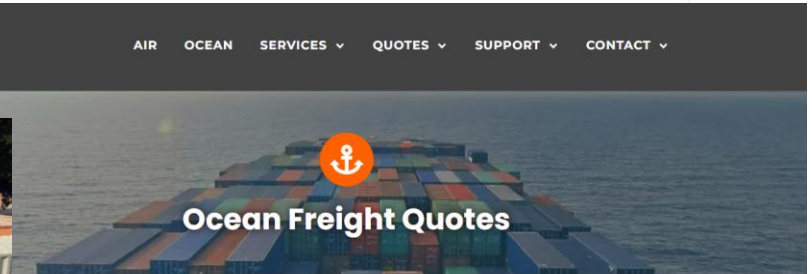


Carolina Containers & Transport

Sales Rentals Modifications Container Specs Contact Us

CAROLINA CONTAINERS & TRANSPORT

THE PREFERRED STORAGE CONTAINER SERVICE IN AND AROUND RALEIGH



Ocean Freight Quotes

Getting an ocean freight quote has never been easier. Fill out the form below to start shipping. Agents are on call to help find the best rates and services for your next ocean shipment.

Freight LCL Requirements: Shipments less than Container Shipments must exceed 300 lbs. *Small items will not be serviced by our staff.

Moving

Shipping

Storage



Town Uses | PUB Zoning

COMMUNITY DEVELOPMENT



653 Veterans Parkway - TOC

Industrial Uses | LID Zoning



COMMUNITY DEVELOPMENT

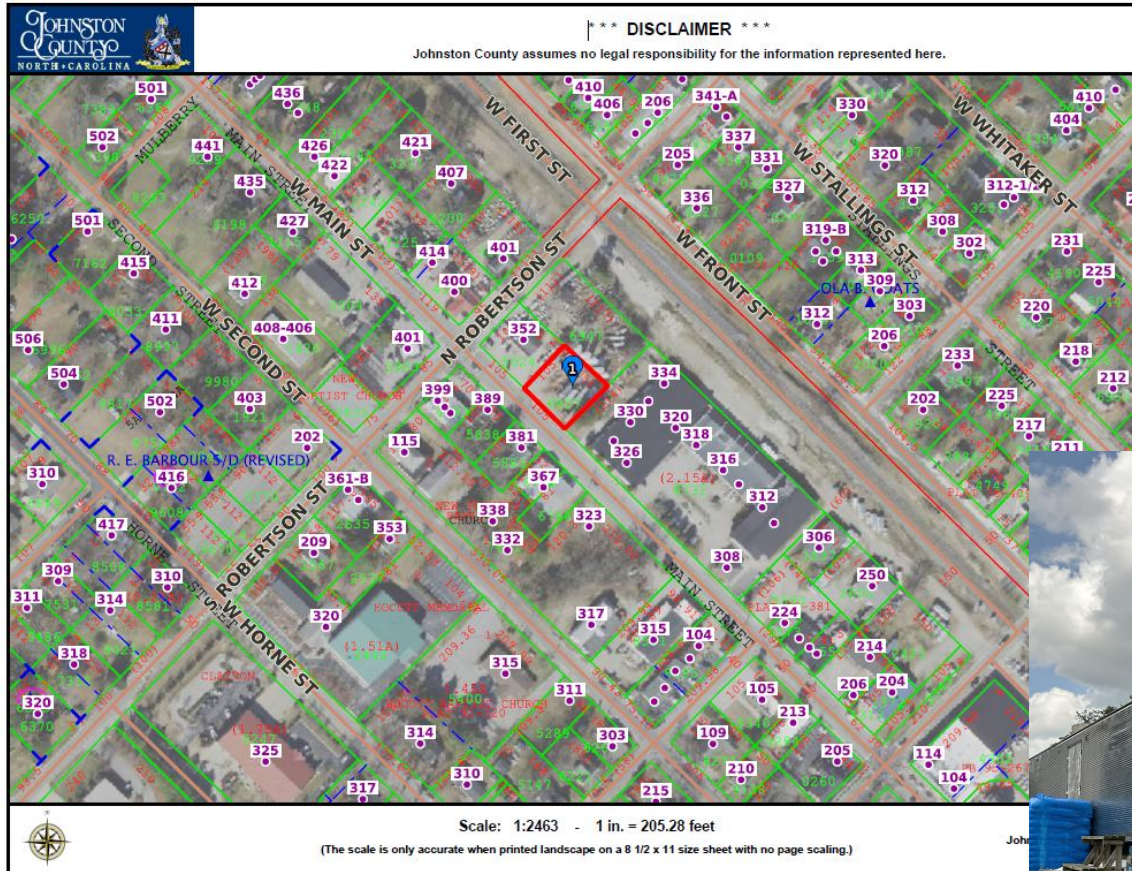


107 N. Tech Dr.

Commercial Uses | DTNC Zoning



COMMUNITY DEVELOPMENT

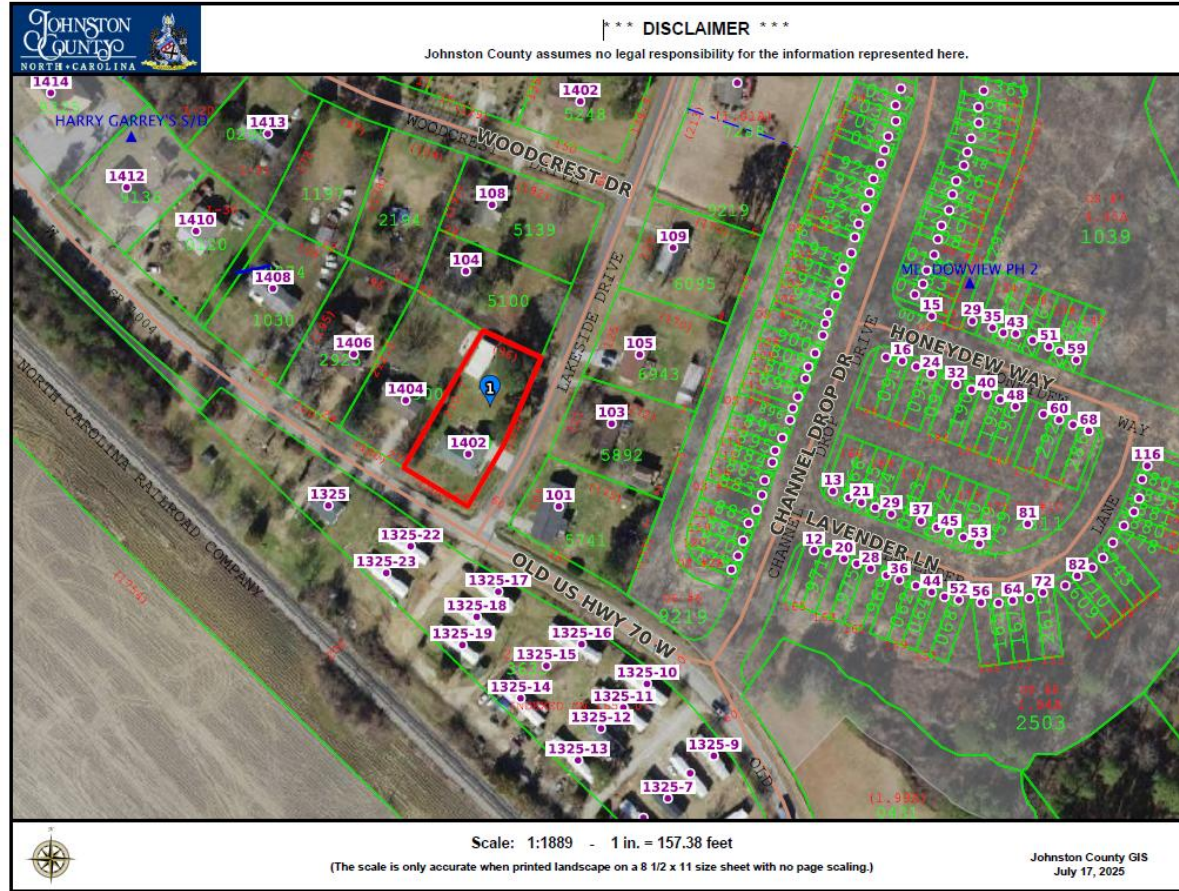


328 W. Main St.

Residential Uses | RMD Zoning



COMMUNITY DEVELOPMENT



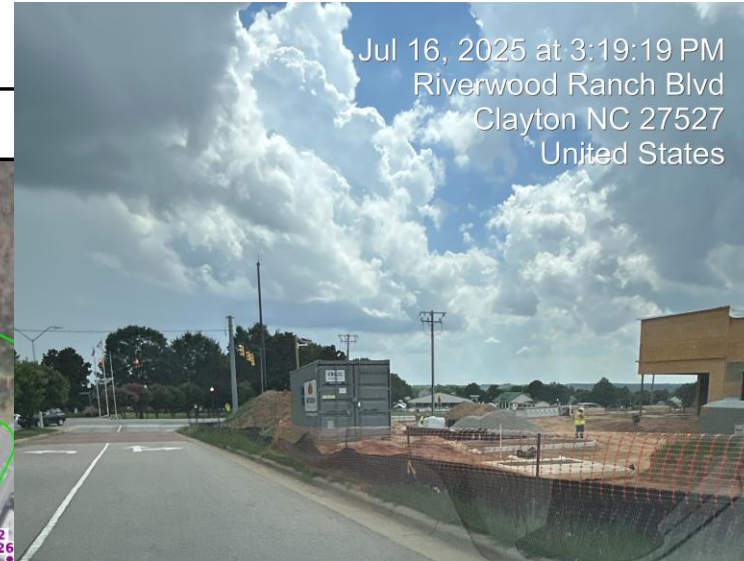
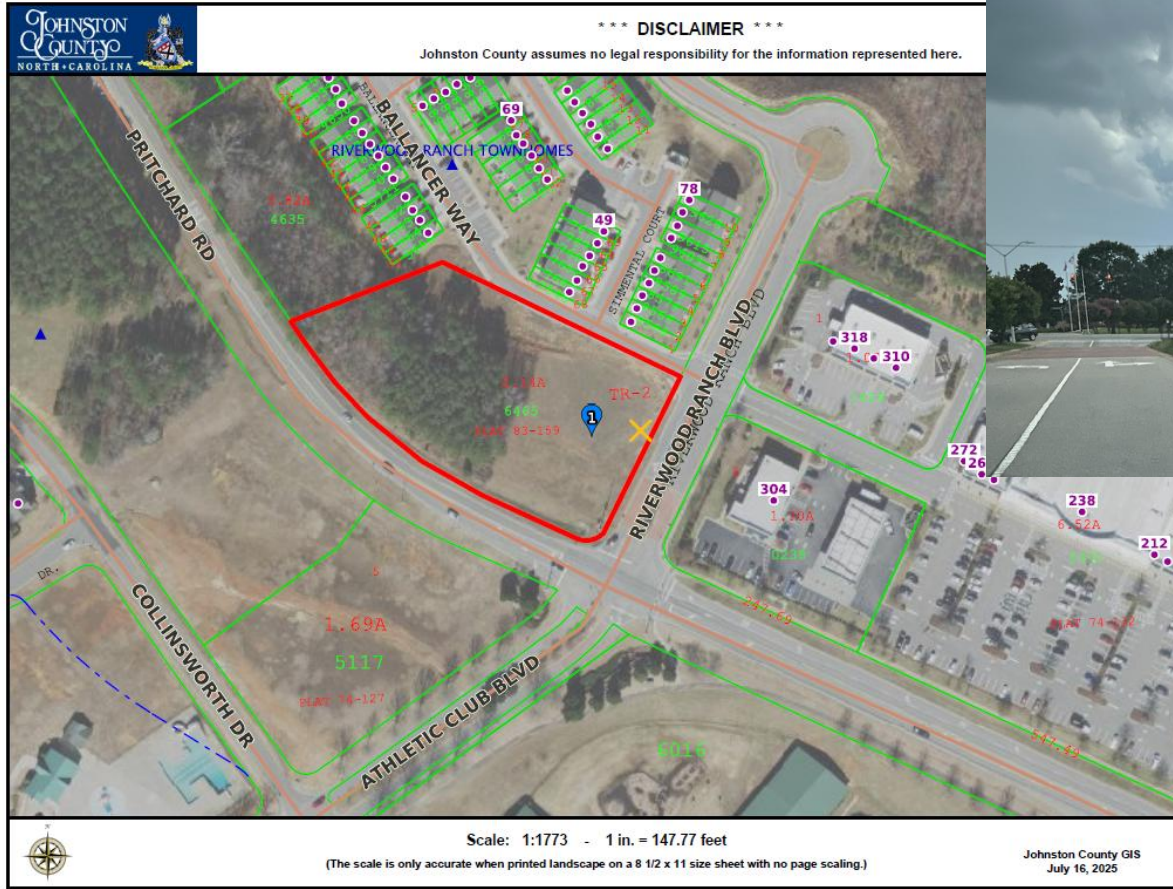
1402 Old US Hwy 70



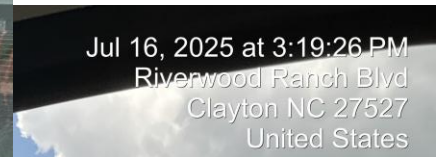
Construction Site Uses | CRM Zoning



COMMUNITY DEVELOPMENT



Jul 16, 2025 at 3:19:19 PM
 Riverwood Ranch Blvd
 Clayton NC 27527
 United States



Jul 16, 2025 at 3:19:26 PM
 Riverwood Ranch Blvd
 Clayton NC 27527
 United States

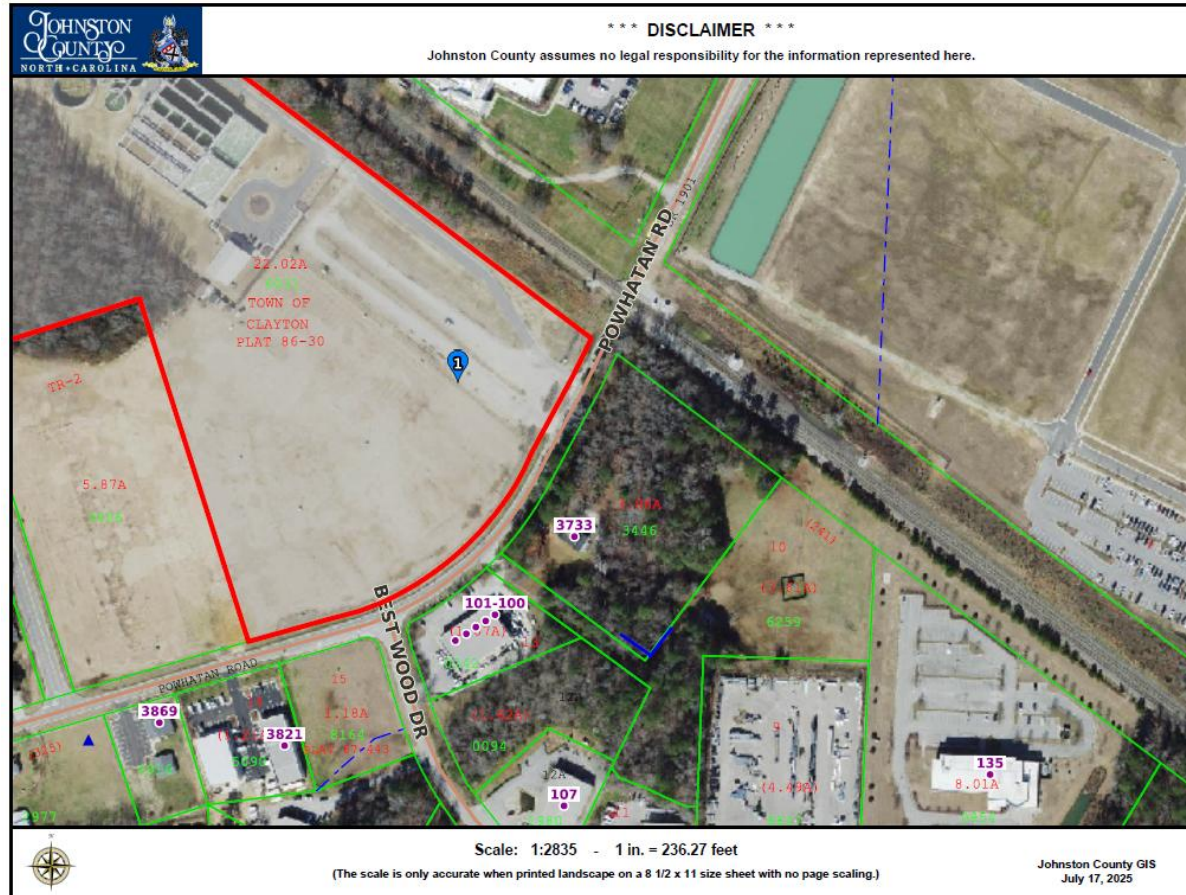


2165 Pritchard Rd.

Research & Development Uses | LID Zoning



COMMUNITY DEVELOPMENT



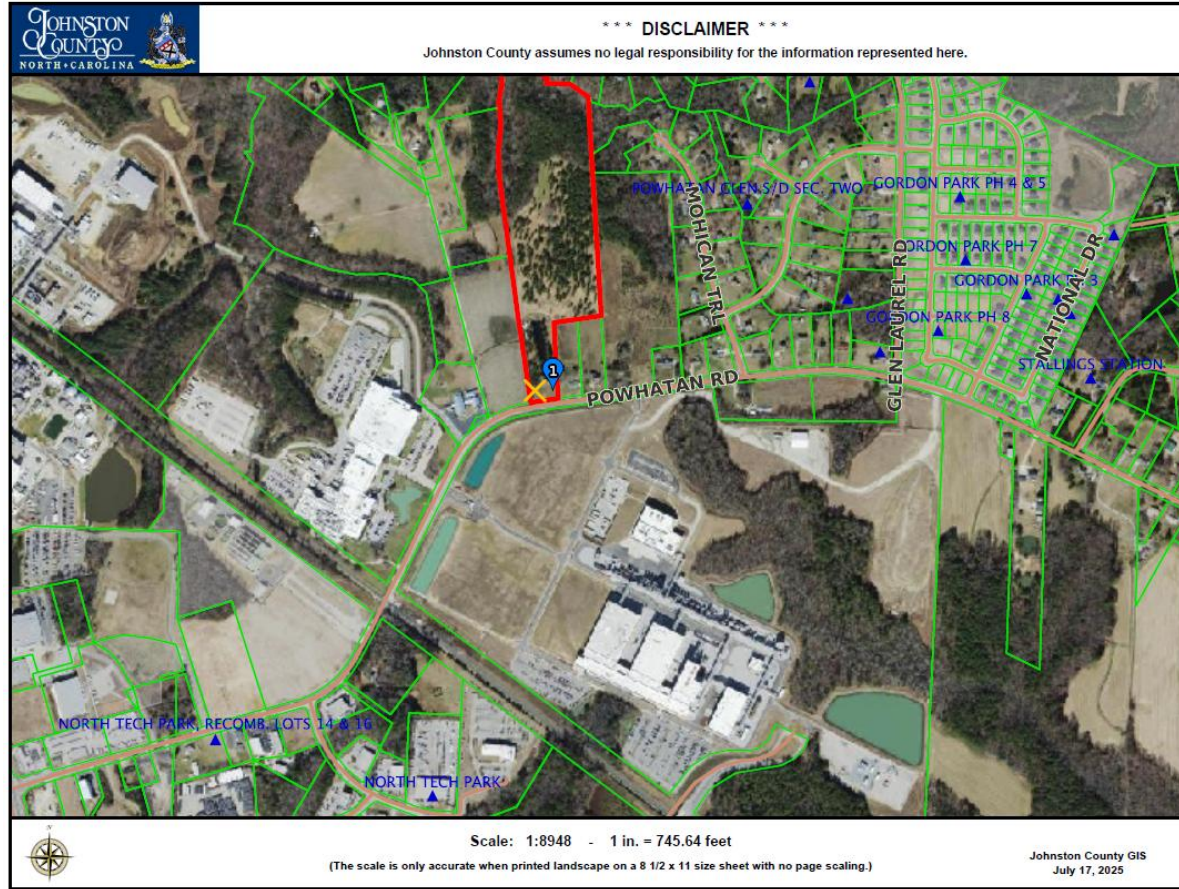
3612 Powhatan Rd.





Vacant Land | LID Zoning

COMMUNITY DEVELOPMENT



PID: 05105004

Concerns | LID Zoning



COMMUNITY DEVELOPMENT



Accumulation of Materials (Debris)

Unscreened Outdoor Storage



3821 Powhatan Rd.

Unpermitted Footings

Concerns | CRM & RLL Zoning



Stacking of Containers

Placed on Parking Asphalt



COMMUNITY DEVELOPMENT

3950 Powhatan Rd.

Unpermitted Footings



Notice of Violation | LID Zoning

COMMUNITY DEVELOPMENT

Storage Container



101 Best Wood Dr.

Work Without a Permit



Work Removed

UDOTA 1-25 (Adopted 7.21.25)



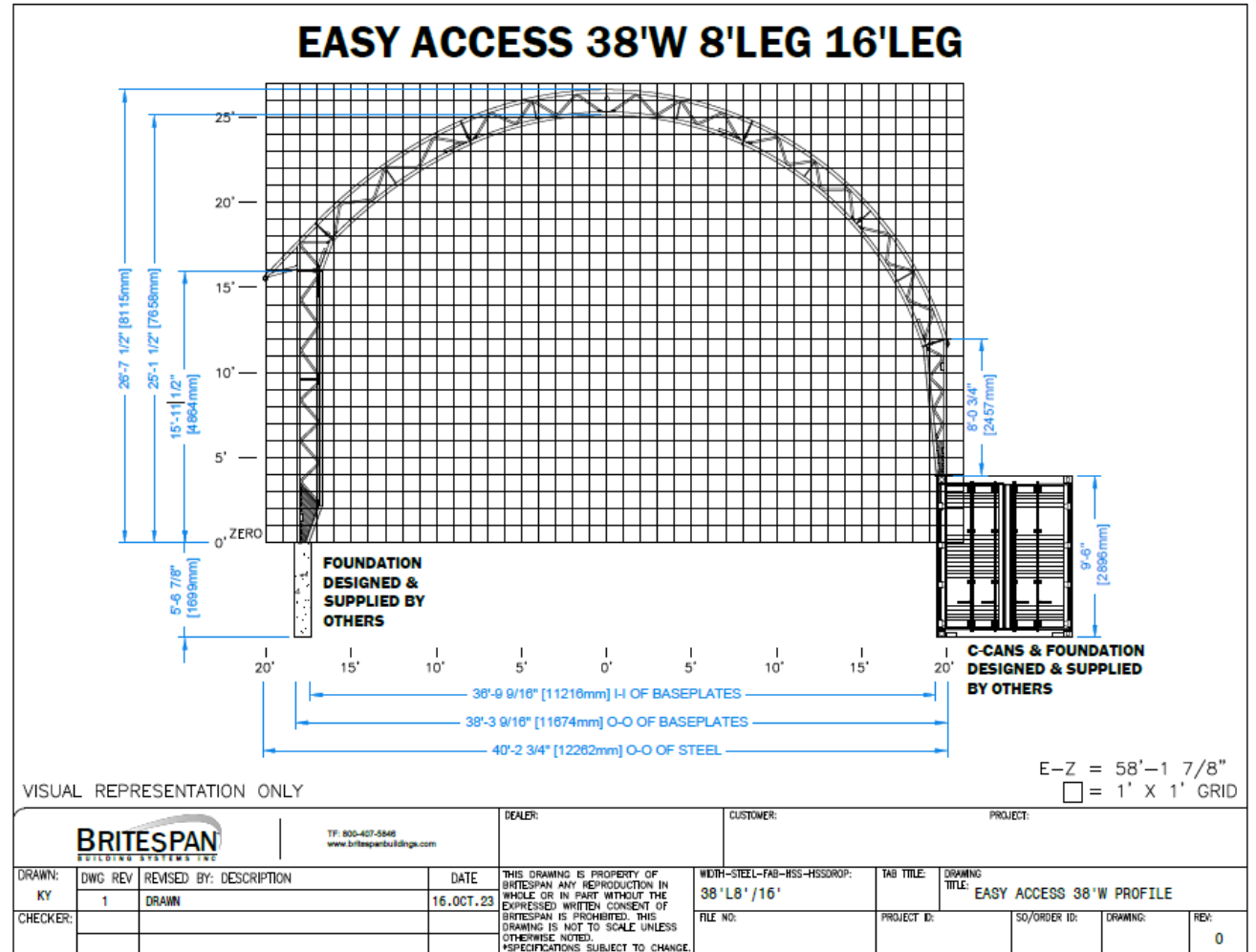
- ◆ Proposed increase from 90 to 120 days.
- ◆ In the PUB district
 - up to 1 year with two 1-year extensions.
- ◆ Residential Uses
 - 8 feet high, 8 feet wide, 20 feet long
 - No more than two on a lot
- ◆ Commercial Uses
 - 10 feet high, 8 feet wide, 40 feet long
 - No more than 4 on a lot



UDOTA 1-25 (Adopted 7.21.25)



- ◆ Membrane Structure
- ◆ Storage Containers compliant with NC Building Code, allowed to be part of a Membrane Structure.



Storage Containers | Considerations



Consideration 1	Consideration 2	Consideration 3
Continue to treat as Temporary Uses: max duration and standards apply.	Continue to treat as Temporary Uses: max duration and standards apply.	Remove regulation to align with no enforcement action.
	Seek to permit as Secondary Uses: permitted per NCBC and standards apply.	No permits or standards exist and allow property owner to use and place on property.
IMPACT		
With existing containers, may result in Notices of Violations and Legal Nonconforming research.		

Staff Analysis and Recommendation



- ◆ UDO did not bring these structures from the UDC as permanent structures.
- ◆ Board of Adjustment upheld issued Notice of Violation on shipping container.
- ◆ Recommend to continue supporting these structures as Temporary Uses.
- ◆ Recommend to support building additions and detached structures.



Questions?

Conrad Olmedo, Planning Director