



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

**No Weapons Allowed Inside Council Chambers**

**1. CALL TO ORDER**

- a. Call to Order of the Planning Board Meeting  
**Presenter:**
- b. Roll Call of the Planning Board  
**Presenter:**

**2. PLANNING BOARD ELECTIONS**

Election of the Planning Board Chair and Vice Chair.

- a. Accept nominations for Planning Board Chair and entertain a motion to vote.  
**Presenter:**
- b. Accept nominations for Planning Board Vice Chair and entertain a motion to vote.  
**Presenter:**

**3. ADJUSTMENT OF THE AGENDA**

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

**4. APPROVAL OF MINUTES**

- a. February 23, 2026 Minutes  
**POTENTIAL ACTION:** Approval of Minutes

**5. PUBLIC MEETINGS**

- a. 2024-138-CZM Winston Pointe 3H Conditional Rezoning, Type 3  
**Presenter:**  
Robert Tate, Senior Planner  
Provide a Recommendation to Town Council.

**6. NEW BUSINESS**

**7. 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](mailto: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  
Monday, February 23, 2026 at 6:00 PM  
Council Chambers, Town Hall  
111 E. Second Street

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

**Present:**

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

**Staff Present:**

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

**Absent:**

Tom McKearney

**1. CALL TO ORDER**

- a. Call to Order of the Planning Board Meeting

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

- b. Roll Call of the Planning Board

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

**2. NEW BUSINESS**

- a. Swearing in of New Planning Board Members

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

**3. ADJUSTMENT OF THE AGENDA**

- a. No adjustments were made.

**Adopt the Agenda as Presented**

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

#### 4. APPROVAL OF MINUTES

- a. Approval of Minutes

##### Approval of Minutes

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

#### 5. PUBLIC MEETING

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

**Presenter:**

Robert Tate, Senior Planner

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Dupree closed the public comment portion of the meeting.

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

**Recommend Approval with Motion 1 in the Consistency Statement**

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

b. 2025-147-RZ Powhatan Self Storage Rezoning

**Presenter:**

Lori Bryant, Planner I

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

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

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

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

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

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

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

**Recommend Approval with Motion 1 in the Consistency Statement**

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

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

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

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

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

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

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

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

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

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

rezoning process would require Council approval.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Recommend Approval with Motion 2 in the Consistency Statement**

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

**6. ADJOURNMENT**

- a. Motion To Adjourn

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

**Motion To Adjourn**

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

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

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Jodie Dupree  
Chair

**ATTEST:**

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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](mailto:planning@townofclaytonnc.org)

*Planning Board Public Meeting: November 18, 2025*  
*Town Council Public Hearing: TBD*

### STAFF REPORT

**Project Number:** 2024-138-CZM  
**Project Name:** Winston Pointe Ph 3H Conditional Rezoning, Master Plan Amendment  
**Property Pin #:** 164800-69-6470  
**Location:** Located on the southerly portion of Winston Road, east of Red Jasper Way. The property is located in the Town’s ETJ.  
**Applicant:** D.R. Horton, Inc.  
**Property Owner:** Stephens Enterprises LLC  
**Public Noticing Dates:** This item has been re-noticed following the November 18, 2025, Planning Board Meeting:
 

- Property Sign Posted: by due date of March 13, 2026
- Surrounding Property Letters Mailed: by due date of March 13, 2026
- Website Updated: March 13, 2026

**Request:** The applicant is requesting a Conditional Rezoning of the subject parcel from Planned Development Residential (PD-R) to Conditional Zoning Residential (CZ-R). This Conditional Rezoning is a Type 3, meaning it is accompanied by a Concept Plan. This application is requested specifically to update Phase 3H of the Winston Pointe Master Plan to modify the permitted use of “Church” to “Single-Family Attached” (townhomes).

### PROJECT OVERVIEW

The Winston Pointe Master Plan was originally approved by Johnston County, prior to the development becoming a part of the Town of Clayton ETJ in the early 2000s. The original Master Plan has been modified several times over time, with the first Major Modification occurring in 2008 (PDD-MU-08-07). Since the modification in 2008, there have been several Administrative Amendments and Minor Modifications to the overall Master Plan. All past amendments have been noted on the cover sheet of the Master Plan included in this application.

The applicant is requesting to modify the permitted use of Phase 3H (originally 3G) from the use of “Church” to “Single-Family Attached” (townhomes). This request requires a Major Modification of the Master Plan via the Conditional Rezoning process, since Planned Developments are no longer in existence per the UDO adopted in 2024. Only Phase 3H is proposed for modification as a part of this application. All original conditions of approval and development standards for other phases within the

development will not be modified and will remain in effect for the entirety of Winston Pointe.

The applicant is proposing to develop 87 single-family attached dwelling units in Phase 3H. Access to these units will be provided via the existing street, Red Jasper Way. No direct access will be provided to Winston Road. The parcel is located in the Town's ETJ and will not have any utilities provided by Town of Clayton. The proposal in this application is only to modify the use-type and dimensional standards for Phase 3H. Final site design of this phase will be subject to review at Major Subdivision and Construction Drawing review in the future. The Major Subdivision will be reviewed in accordance with the UDO standards in effect at the time of submission.

The applicant submitted an updated Traffic Assessment letter that was reviewed by the Town's traffic consultant as well as NCDOT. This was submitted to determine the impact of the additional units on past traffic improvements required by NCDOT.

### **Conditions of Approval**

Conditions of Approval are proposed for Phase 3H in this application. As noted in the Conditions, these only apply to Phase 3H and original conditions of approval for the entirety of the Master Plan will remain in place. The proposed conditions specify the permitted principal and secondary uses of the Phase (conditions #5 and #6), as well as dimensional standards (condition #7).

Condition #8 is provided to address the concern related to the offset design of Red Jasper Way and Discipleship Drive. The developer will be required to coordinate with NCDOT on the required improvements to realign the roads to resolve unsafe traffic conditions caused by offset streets. Condition #9 is provided to specify that a required right-turn lane for the development will be provided, with final location subject to NCDOT review and approval. The right-turn lane will be required prior to the issuance of 75% of the building permits for the development to ensure completion prior to full build-out.

### **Updates since November 18, 2025 Planning Board Public Meeting:**

Since the Planning Board last heard this project at their November 18, 2025 public meeting, the applicant has revised the request to address comments provided by the Planning Board. The applicant has updated the Concept Plan to align with the requirements outlined in the UDO. Accompanying the updated Concept Plan are revised Conditions of Approval that remove certain conditions, modify existing conditions, and propose new conditions in response to comments provided during the Technical Review Committee process.

Revised Conditions of Approval proposed in this application include both property-owner signed Conditions of Approval (Attachment 7) and redline tracked changes for reference (Attachment 8). Town staff is currently in review of the proposed conditions with Town Legal, specifically to Condition #5 as proposed. Town staff anticipates to resolve this matter before the item goes before the Town Council and does not consider these changes to be of impact to its presentation before the Planning Board for a recommendation. While the Planning Board may propose new or changes to conditions, per UDO 3.3.D.1., only conditions agreed to by both the applicant and the Town Council shall be included in the approved conditional rezoning.

Updates to Conditions of Approval since the November 18, 2025 Planning Board meeting:

- Condition #3 includes a revision that references UDO Section 2.3.7.P, which allows minor

modifications to the proposed Concept Plan to be approved administratively by the Planning Director.

- Condition #4 has a deletion of the standard language and replacement with applicant-provided language.
- Condition #5 includes language that would establish a site-specific vesting plan for this project.
- Condition #8 reaffirms that the maximum number of units across the subject site shall be in accordance with the approved Master Plan (PD-MU-08-07) and shall not exceed 87 dwelling units.
- Condition #9 would prohibit any access points, driveways, or other entrances from Winston Road.
- Condition #10 would allow a deviation from UDO Section 6.9.4.H.2.a by permitting garages to count toward the required parking calculations, with one space in the garage and one in the driveway. Additionally, the required number of dedicated guest parking spaces would be reduced from 22 spaces to a minimum of 11 spaces.

**ADJACENT ZONING, LAND USES, AND FUTURE LAND USES**

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Planned Development Mixed Use (PD-MU)	School (Southside Christian Academy)	Low Density Residential with Neighborhood Center Overlay
South	Planned Development Mixed Use (PD-MU)	Single-Family Residential Detached (Winston Pointe 3D)	Low Density Residential
East	Residential Large Lot (RLL)	Mobile Home Park	Low Density Residential
West	Planned Development Mixed Use (PD-MU)	Single-Family Residential Detached (Winston Pointe Phase 3D)	Low Density Residential

**REVIEW CRITERIA**

Per UDO Section 2.3.6.J, “the advisability of approving a Conditional Rezoning application is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed Conditional Rezoning, the Town Council may weigh the relevance of and consider the following:

1. If the application is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts;
2. Whether the proposed Conditional Rezoning advances the public health, safety, or welfare;
3. Whether and the extent to which the proposed Conditional Rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town’s adopted policy guidance;
4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest;
5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this Ordinance; and
6. Any other factors the Town Council may determine to be relevant.

**CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP**

This property is designated as “Low Density Residential” in the Town’s Future Land Use Map. This

designation envisions a density of no more than 3 units/acre, with mostly single-family detached homes and less than 25% attached units. It is envisioned to remain predominantly suburban in character providing low-density single-family residential on smaller lots than those in Rural Residential designated areas. However, under Conditional Zoning districts a mix of housing types may occur to support conservation of open space so long as 3 units/acre is not exceeded.

The proposed development of 87 Single-Family Attached units is inconsistent with this designation, as it exceeds the 3 units/acre density recommended. The proposed Phase 3H of the development includes 7.4 units/acre. Although inconsistent with the designation, the request is reasonable in that this proposal is consistent with the current development pattern of the immediate vicinity and is located just south of a portion of Winston Pointe designated with a Neighborhood Center overlay which allows up to 10 units/acre. Additionally, it is consistent with the following goals of the Growth Plan:

1. Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.
2. Strategy LU 3.1.3: Within larger developments, encourages higher density housing types to be located in those areas with closest proximity to services, amenities, and infrastructure.

If approved, the Future Land Use Map designation of the property is recommended to be updated to High Density Residential, which envisions up to 10 units/acre and potential for single-family attached residential unit types.

### PLANNING BOARD CONSIDERATIONS

The Planning Board initially heard this item in a public meeting on November 18, 2025 at their regular meeting. The Planning Board requested that the applicant return to the Planning Board at a future public meeting to address comments provided regarding the Concept Plan. The applicant returned to the Technical Review Committee and has revised their request for Planning Board to make a recommendation of approval or denial to the Town Council at their March 23, 2026 public meeting.. The Planning Board may also make recommendations for changes to the proposed conditions to Town Council.

### TOWN COUNCIL CONSIDERATIONS

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

### STAFF RECOMMENDATION

The Technical Review committee has thoroughly reviewed the proposed rezoning and associated concept plan. *Planning staff is recommending Approval with Conditions.*

### ATTACHMENTS:

1. Application
2. Owners Consent
3. Staff Report Maps
4. Survey
5. Neighborhood Meeting Materials
6. Amended Master Plan
7. Proposed Signed Conditions of Approval
8. Redline Conditions of Approval
9. Justification Statement

10. Surrounding Property Owner Notice
11. Signed Public Notice Certification
12. Traffic Assessment Letter
13. Consistency Statements Sheet



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

**Conditional Zoning Type 3, Unlimited w/Associated Concept Plan Coversheet**

Name of Project: Winston Pointe - Phase 3H (formerly Ph. 3G) Date: 5/28/2025

Applicant Name: Jon Holtvedt / Patty Harrell-Hilburn - D.R. Horton, Inc.

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

Pre-Application Meeting on: 7/11/2024  
*Note: Pre-application meeting must be held no more than six months prior to the submittal date.*

Neighborhood Meeting on: 11/8/2024  
*Note: Neighborhood meeting required prior to submittal, but not more than 60 days prior.*

- Review Fee
- Completed Application
- Owner's Consent Form
- Adjacent Property Owner's List **Included in Neighborhood Meeting Report**
- Traffic Impact Analysis (if applicable)
- Neighborhood Meeting Materials
- Signed & sealed boundary survey
- Concept Plan, prepared by professional engineer, licensed architect, or licensed landscape architect, meeting the requirements of Section 3.3.1E of the UDO.

Reviewed by: \_\_\_\_\_



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

## Conditional Rezoning Type 3, Unlimited w/Associated Concept Plan Application

[www.ClaytonNC.org/Fees](http://www.ClaytonNC.org/Fees)

**Applicable Fees:** Conditional Rezoning, Unlimited with Associated Concept Plan Fee

### APPLICATION TYPE

New Type 3, Conditional Rezoning       Major Modification, modifying: Winston Pointe Phase 3G

### SITE INFORMATION

Name of Project: Winston Pointe - Phase 3H  
 Acreage of Property: 11.66      Current Zoning District: Planned Development Residential  
 County Tag #: 06F01024A      NC Pin #: 164800-69-6470  
 Address/Location: Winston Road  
 Existing Zoning District: Planned Development Residential      Proposed Zoning District: Planned Development Residential

### APPLICANT INFORMATION

Applicant: D.R. Horton, Inc.  
 Mailing Address: 7208 Falls of Neuse Rd, Suite 201, Raleigh, NC 27615  
 Phone Number: 919-728-9742      Fax: N/A  
 Contact Person: Jon Holtvedt / Patty Harrell-Hilburn  
 Email Address: JHoltvedt@drhorton.com / PEHarrellHilburn@drhorton.com

### PROPERTY OWNER INFORMATION

Name: Stephens Enterprises LLC  
 Mailing Address: 319 Chapanoke Rd, Suite 102, Raleigh, NC 27603  
 Phone Number: 919-779-8649      Fax: N/A  
 Email Address: matt@sfireholdings.com

### OFFICE USE ONLY

Date Received: \_\_\_\_\_      Amount Paid: \_\_\_\_\_      File Number: \_\_\_\_\_

## EXPLANATION OF PROJECT

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

The original master plan showed this parcel as Phase 3G and as a Church Site. This request is to update the master plan to revise this to Phase 3H (a previous amendment moved Phase 3G into the previous Phases 3C-3F area of the project site) and to construct townhomes on this parcel in lieu of a Church. The proposal does not propose a change to the underlying zoning. Only a change in the proposed use is requested.

## 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.

The proposal does not propose a change to the underlying zoning. Only a change in the proposed use is requested. The proposed use is consistent with the existing underlying zoning (Planned Development Residential) and adjacent uses (Residential).

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

The proposal provides additional homes in a market where there is a current shortage. So, the proposal will advance public health, safety, and welfare by providing needed homes.

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 proposal does not propose a change to the underlying zoning. Only a change in the proposed use is requested. The proposed use is consistent with the existing underlying zoning (Planned Development Residential) and adjacent uses (Residential).

4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest.

Since other Churches have been constructed in close proximity to this site, changing the use from a Church to residential does not adversely affect the public's ability to find a location to worship or attend Church.

5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this ordinance.

We feel the proposed Concept Plan is in compliance with the Town's Ordinances.

**CONCEPT PLAN REQUIREMENTS:**

*At minimum, the Concept Plan associated with a Type 3 Conditional Rezoning application shall include the following elements as required by the UDO. Please confirm inclusion of these items in your submittal.*

Provided		
Yes	No	
X		General location of development areas, identified by land use(s) and/or development density or intensity.
X		General configuration and relationship of the principal elements of the proposed development, including general building types.
X		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).
X		General location, amount, and type (whether designated for active, passive, or gathering area) of open space set-aside.
X		The location of environmentally sensitive lands, wildlife habitat, and resource protection lands;
X		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.
X		The general location of on-site potable water and wastewater facilities, and how they will connect to existing systems.
X		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.
X		The applicable dimensional standards, including consistency with the conditional zoning district dimensional requirements or any requested deviations.

**APPLICANT AFFIDAVIT**

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

Jon Holtvedt

Print Name



Signature of Applicant

5/29/25

Date



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

# OWNER'S CONSENT FORM

*Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.*

**Project Name:** Winston Pointe Phase 3H (formerly 3G) **Address or PIN #:** 164800-69-6470

**AGENT/APPLICANT INFORMATION:**

Preston Royster - Thomas and Hutton  
 (Name - type, print clearly)

2510 Meridian Parkway, Suite 100  
 (Address)  
Durham, NC 27713  
 (City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Master Plan Amendment - Change of Use

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.

**OWNER AUTHORIZATION:**

Matthew Stephens  
 (Name - type, print clearly)

391 Chapman Rd, Ste 102  
 (Address)

[Signature]  
 (Owner's Signature)

Raleigh, NC 27603  
 (City, State, Zip)

**STATE OF** North Carolina  
**COUNTY OF** Wake

Sworn and subscribed before me Brenda E. Jones, a Notary Public for the above State and County, this the 17th day of March, 2023.

Brenda E. Jones  
 Notary Public

**My Commission Expires:** 6/30/2025





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

# OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed. This form does not need to be notarized for trade permits however all other application types will require notarization.

**Project Name:** Winston Pointe Phase 3H (Formerly 3G)      **Address or PIN #:** 164800-69-6470

### AGENT/APPLICANT INFORMATION:

Jonathan Holtvedt  
(Name - type, print clearly)

7208 Falls of Neuse Rd, Suite 201  
(Address)  
Raleigh NC 27615  
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Master Plan Amendment - Change of Use

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:

Wm. Christopher Rieder  
(Name - type, print clearly)

4925 Greenville Ave., #1400  
(Address)

[Signature]  
(Owner's Signature)

Texas Texas 75206  
(City, State, Zip)

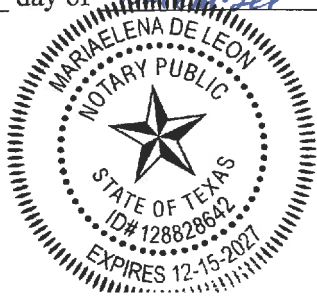
STATE OF Texas  
COUNTY OF Dallas

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

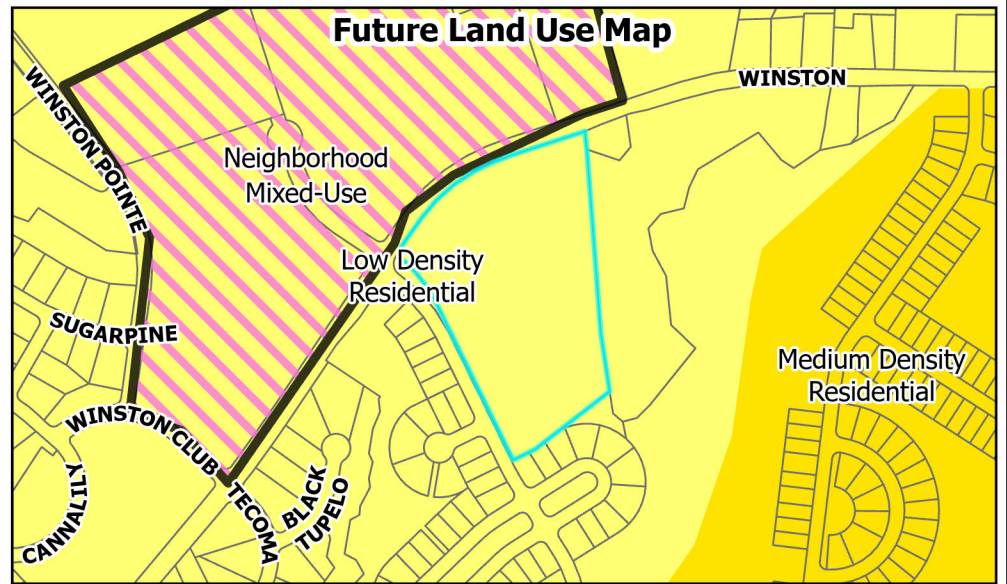
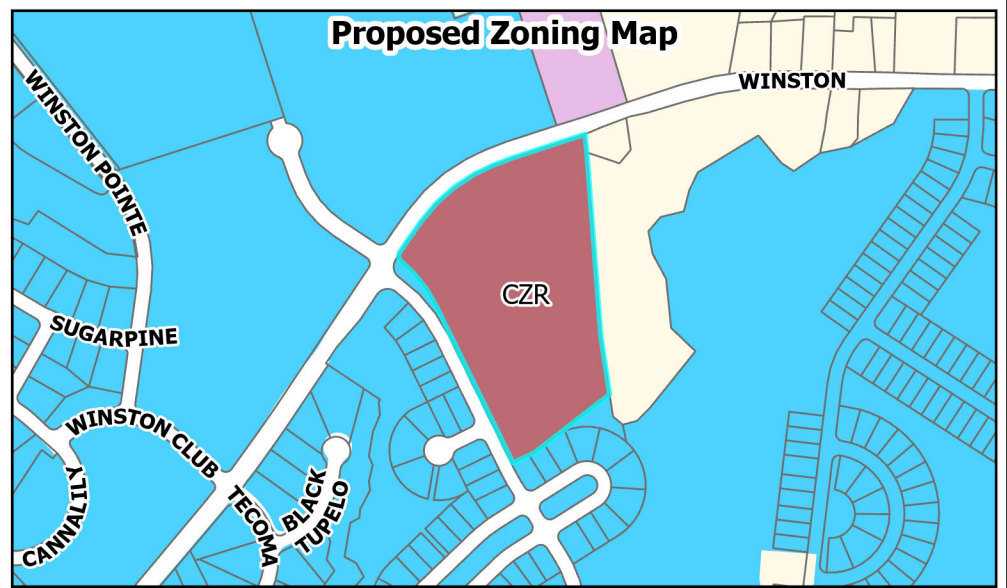
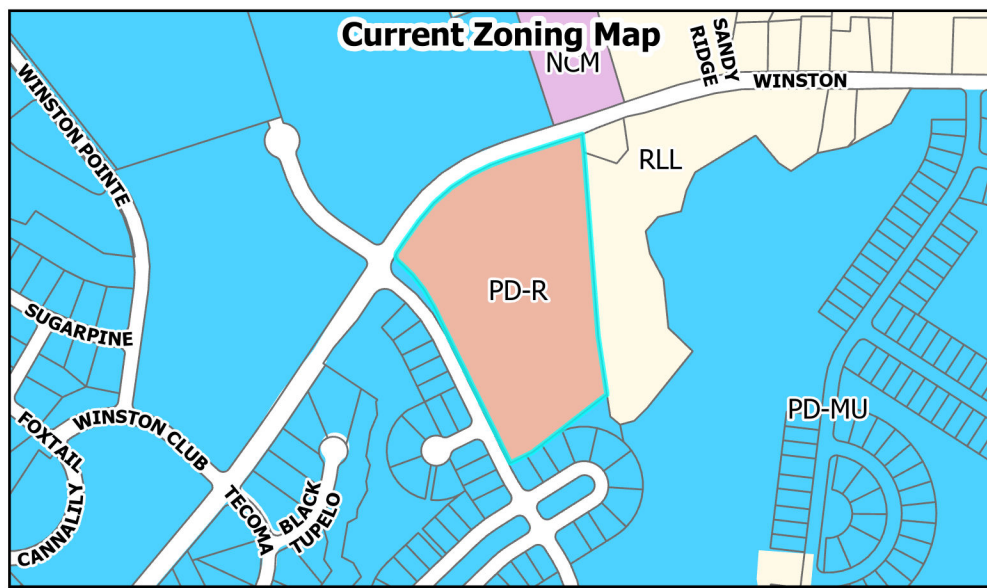
Sworn and subscribed before me Mariaelena DeLeon, a Notary Public for the above State and County, this the 10 day of December, 2025.

[Signature]  
Notary Public

SEAL



My Commission Expires: Dec 15 2027



**Request: Conditional Rezoning, Major Modification**

**Project Name: 5. Winston Pointe 3H**

**Project Number: 2025-138-CZM**

Applicant: DR Horton, Inc.

Property Owner: WINSTON POINTE LBC LLC

Johnston County Parcel ID: 05F01024A

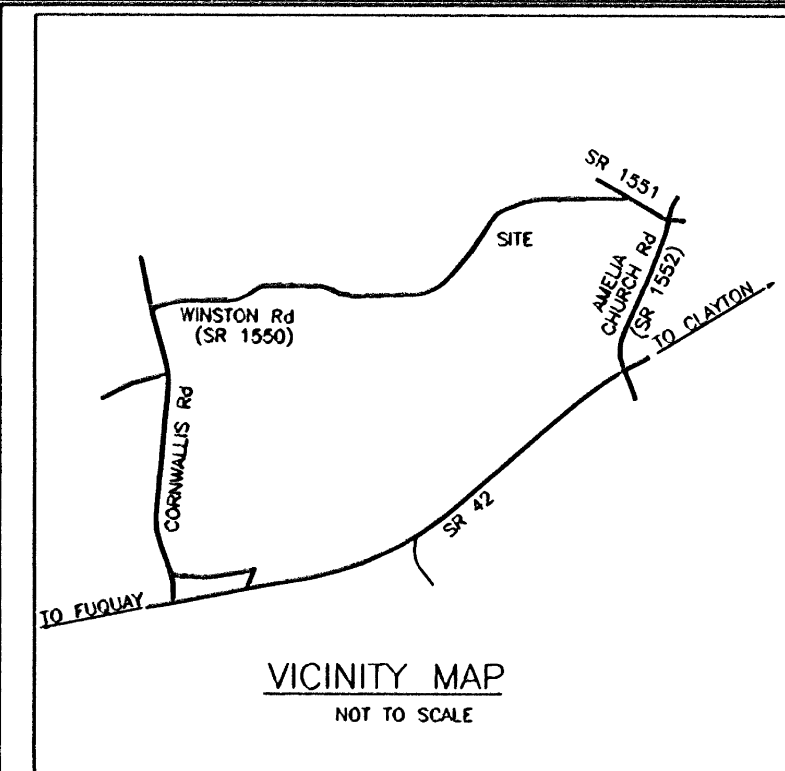
 Site Location



**Staff Report Map  
November 5, 2025**



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



- LEGEND**
- EIP = EXISTING IRON PIPE
  - ECM = EXISTING CONCRETE MONUMENT
  - IPS = IRON PIPE SET
  - PKS = P.K. NAIL SET
  - CP = CALCULATED POINT (NOT SET)
  - ⊕ = POWER POLE
  - WV = WATER VALVE
  - FH = FIRE HYDRANT
  - OHP = OVERHEAD POWER
  - ⊥ = CENTERLINE
  - R/W = RIGHT-OF-WAY
  - N/F = NOW OR FORMERLY

**REFERENCES**

1. DEED BOOK 2280, PAGE 18
2. UNRECORDED BOUNDARY SURVEY BY COOPER AND ASSOCIATES TITLED "PROPERTY OF R.W. WINSTON HEIRS"
3. JOHNSTON COUNTY TAX MAPS AND RECORDS.
4. DEEDS AND MAPS SHOWN WITH WITH ADJOINERS.

EXEMPT FROM SUBDIVISION REGULATION WITHIN THE JOHNSTON COUNTY PLANNING JURISDICTION

07/23/07  
DATE  
SUBDIVISION ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA  
JOHNSTON COUNTY

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

Kay B. Hatch by Rebecca L. Wilson, Deputy  
REVIEW OFFICER DATE 7-23-07

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

Filed for registration at 10:53:59 Am  
7-23, 2006 in the Register of Deeds Office

Recorded in Plat Book 70 Page 462

By: [Signature]  
REGISTRAR OF DEEDS

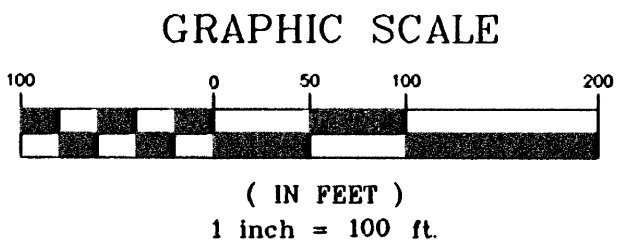
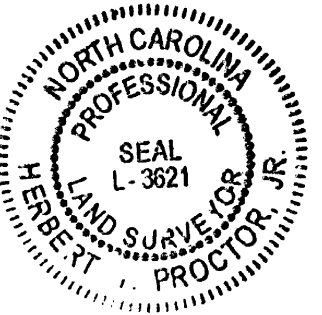
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:

- WETLANDS
- UNDERGROUND UTILITIES
- UNDERGROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

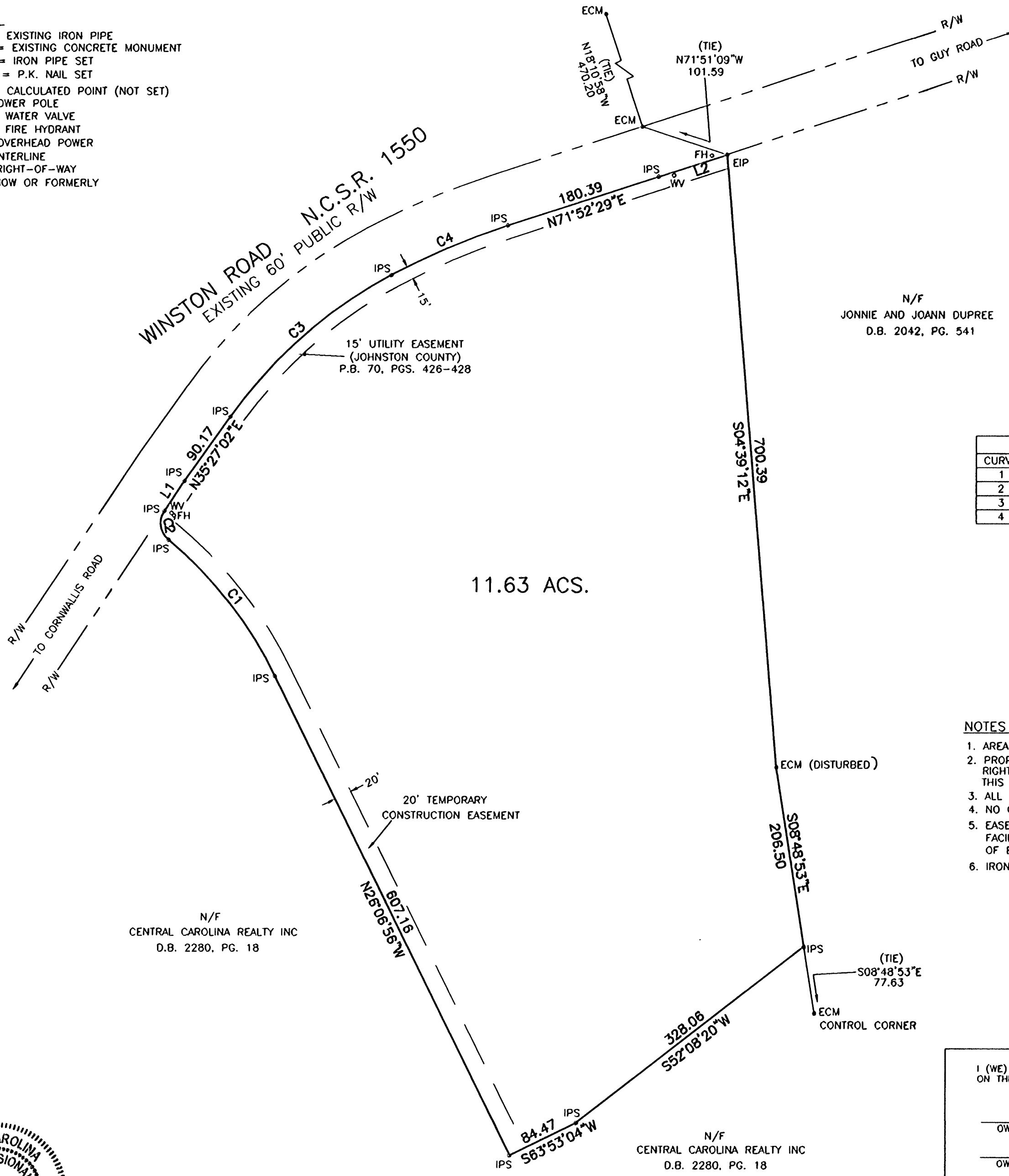
PROPERTY DOES NOT LIE IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA AS PER F.E.M.A COMMUNITY PANEL 3720164800 J (12-02-05)

I, Herbert H. Proctor Jr., certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1/10,000±; that the boundaries not surveyed are shown as broken lines plotted from information found in \_\_\_\_\_ and \_\_\_\_\_; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 23rd day of July, 2007.



OWNER  
CENTRAL CAROLINA REALTY INC.  
319 CHAPANOKE ROAD SUITE 102  
RALEIGH, N.C. 27603



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHORD
1	475.00	198.30	23°55'08"	N38°04'30"W	196.86
2	25.00	36.54	83°45'06"	N08°09'31"W	33.38
3	539.80	246.04	26°06'55"	N48°30'31"E	243.92
4	803.37	144.56	10°18'34"	N66°43'16"E	144.38

**LINE TABLE**

LINE	LENGTH	BEARING
L1	41.09	N33°43'02"E
L2	81.87	N72°09'23"E

**NOTES**

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
4. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
5. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER 10' AT REAR AND 5' ON EACH SIDE LINE OF EACH LOT.
6. IRON PIPES SET AT ALL NEW CORNERS, UNLESS OTHERWISE NOTED.

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER (S) OF THE PROPERTY SHOWN ON THIS PLAT AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

Alpie Stephens 7/23/07  
OWNER DATE

\_\_\_\_\_  
OWNER DATE

STEWART-PROCTOR, PLLC  
ENGINEERING and SURVEYING  
319 CHAPANOKE ROAD SUITE 106  
RALEIGH, NC 27603  
TEL. 919 779-1855 FAX 919 779-1661

DATE 07-20-07 SURVEYED BY  
SCALE 1"=100' DRAWN BY  
REVISIONS

SURVEY FOR  
CENTRAL CAROLINA REALTY INC.  
BEING THE SUBDIVISION OF THE PROPERTY  
RECORDED AT DEED BOOK 2280, PAGE 18

WHITE OAK TOWNSHIP NORTH CAROLINA  
JOHNSTON COUNTY OWNER  
ZONED: P.U.D. P.I.N.: 164800-57-5149



N/F  
JONNIE AND JOANN DUPREE  
D.B. 2042, PG. 541

11.63 ACS.

N/F  
CENTRAL CAROLINA REALTY INC  
D.B. 2280, PG. 18

N/F  
CENTRAL CAROLINA REALTY INC  
D.B. 2280, PG. 18

# NEIGHBORHOOD MEETING SUMMARY FORM

**FILL OUT THE FOLLOWING:**

Application:	Conditional Zoning Type 3, Unlimited w/ Associated Concept Plan		
Date of Mailing:	12.3.2024		
Date of Meeting:	12.17.2024	Time of Meeting:	6:00pm - 7:00pm
Location of Meeting:	Comfort Suites - Business Room - 761 Enterprise Drive, Clayton, NC 27520		
Printed Name:	Anne B. Oakley	Signature:	<i>Anne B. Oakley</i>

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

The room was opened at 5:30pm for any early arrivals and the room was vacated at 7:10pm

During the time we opened the space we had, a copy of the project application, a schedule of all upcoming public meetings for the application, a map at a scale that is appropriate to the project and shows neighboring properties and roads and a map of the proposed land use change and development proposal.

No one from the invitations sent to owners within 300ft radius of the property or the public in general attended the meeting so there was no discussion and no questions.

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

# NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Winston Pointe Ph3H (Formerly 3G)  
 Application: Conditional Zoning - Type 3  
 Location/Date: Dec. 17, 2024 - Comfort Suites

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



December 3, 2024

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:** Tuesday, December 17, 2024 **Meeting Time:** 6:00PM – 7:00PM

**Meeting Location:** Comfort Suites Clayton – Garner – Business Room  
761 Enterprise Drive, Clayton, NC 27520

**Type of Application:** Conditional Zoning Type 3, Unlimited w/ Associated Concept Plan Coversheet

**Project / Proposal Property Address:** Winston Road  
TAG#06F01024A · NC PIN# 164800-69-6470

**Description of project/ proposal:** This is a request to update the Master Plan to revise original Phase 3G to now be named 3H and to change the labeled use from Church to Residential Townhomes. Since the original approval of this Master Plan many churches have been added nearby so there is no longer a demand for this site to be a church site. This change in use designation is in harmony with the surrounding uses and existing residential zoning.

**Upcoming Public Meetings for this Project (estimated):**

Planning Board: January 27, 2025  
Town Council: February 3 or 17, 2025

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

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

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

If you have any questions prior to or after this meeting, you may contact us at (919) 971-2126 or email: [aboakley@drhorton.com](mailto:aboakley@drhorton.com) or [peharrellhilburn@drhorton.com](mailto:peharrellhilburn@drhorton.com). You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

Anne B. Oakley  
Forward Planner  
D.R. Horton, Inc.

Cc: Town of Clayton Planning Department

**D.R. HORTON**

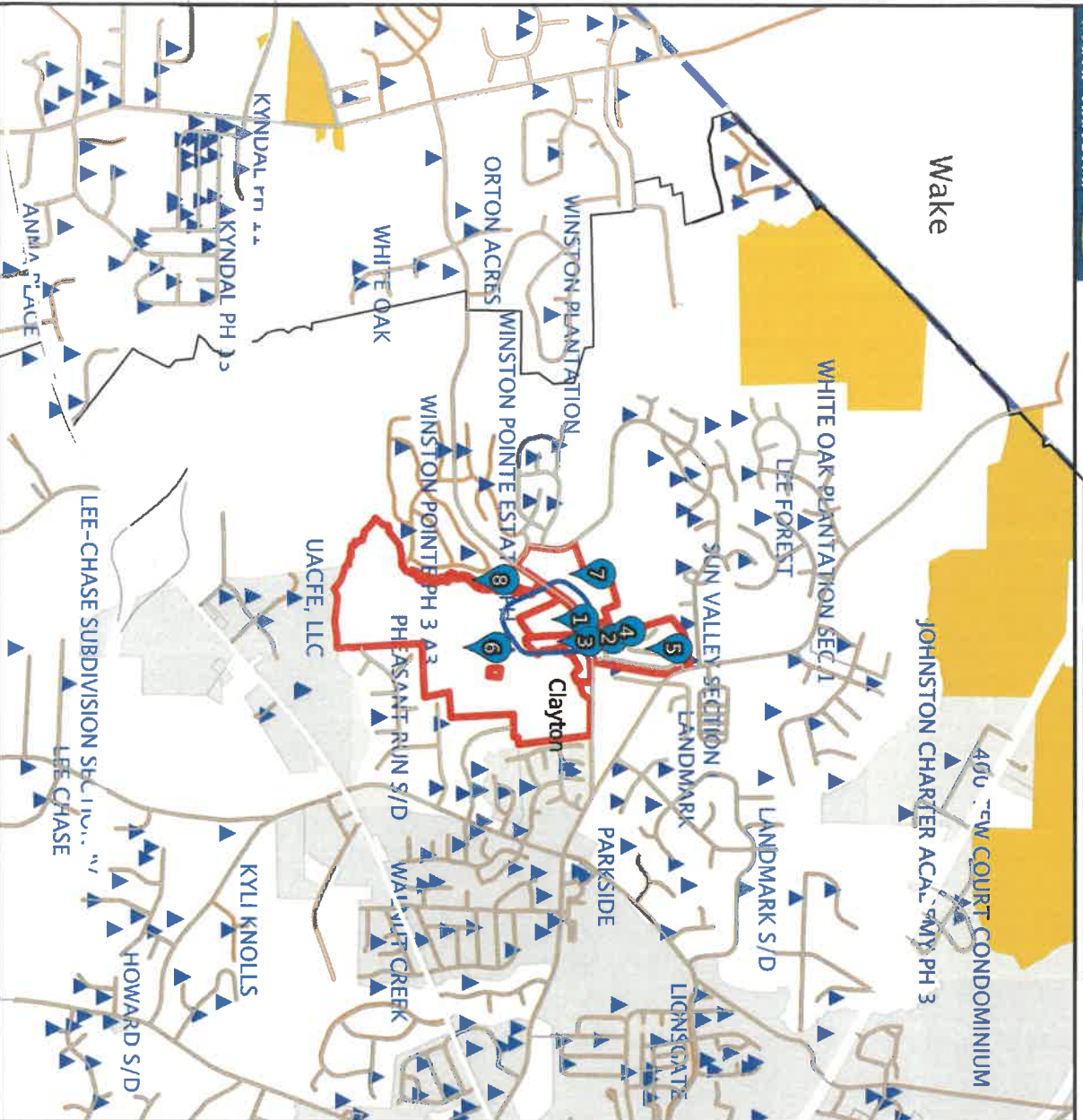
7208 Falls of Neuse Rd, Suite 201, Raleigh, North Carolina 27615

D.R. Horton is an Equal Opportunity Housing Builder.

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

**Result**

id: 05F01024A  
 Tag: 05F01024A  
 NCPin: 164800-69-6470  
 Mapsheet No: 1648  
 Owner Name 1: STEPHENS ENTERPRISES LLC  
 Owner Name 2:  
 Mail Address 1: 319 CHAPANOKE RD STE 102  
 Mail Address 2:  
 Mail Address 3: RALEIGH, NC 27603-3433  
 Site Address 1:  
 Site Address 2:  
 Book: 04269  
 Page: 0035  
 Market Value: 173140  
 Assessed Acreage: 11.630  
 Calc. Acreage: 11.360  
 Sales Price: 215000  
 Sale Date: 2013-03-28



Scale: 1:36817 - 1 in. = 3068.11 feet

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



**Result**

**id:** 05G02031U  
**Tag:** 05G02031U  
**Owner Name 1:** DUPREE, JO ANN C.  
**Owner Name 2:**  
**Mail Address 1:** 205 HARVEST CT  
**Mail Address 2:**  
**Mail Address 3:** CLAYTON, NC 27520-7932  
**Book:** 02042  
**Page:** 0541

**Result**

**id:** 05G02017  
**Tag:** 05G02017  
**Owner Name 1:** DUPREE, JO ANN C.  
**Owner Name 2:**  
**Mail Address 1:** 205 HARVEST CT  
**Mail Address 2:**  
**Mail Address 3:** CLAYTON, NC 27520-7932  
**Book:** 02042  
**Page:** 0541

**Result**

**id:** 05G02009D  
**Tag:** 05G02009D  
**Owner Name 1:** AAA REAL ESTATE INVESTMENTS LLC  
**Owner Name 2:**  
**Mail Address 1:** 102 HARVEST DR  
**Mail Address 2:**  
**Mail Address 3:** JACKSONVILLE, NC 28540-3848  
**Book:** 06745  
**Page:** 0250

**Result**

**id:** 05G022000  
**Tag:** 05G022000  
**Owner Name 1:** D & S PROPERTIES LLC  
**Owner Name 2:**  
**Mail Address 1:**  
**Mail Address 2:** PO BOX 1238  
**Mail Address 3:** GARNER, NC 27529-1238  
**Book:** 03593  
**Page:** 0822

**Result**

**id:** 05F01007G  
**Tag:** 05F01007G  
**Owner Name 1:** FORESTAR (USA) REAL ESTATE GROUP, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2221 E LAMAR BLVD STE 790  
**Mail Address 2:**  
**Mail Address 3:** ARLINGTON, TX 76006-7458  
**Book:** 06276  
**Page:** 0925

**Result**

**id:** 05F01030A  
**Tag:** 05F01030A  
**Owner Name 1:** SOUTHSIDE CHRISTIAN SCHOOL, INC.  
**Owner Name 2:**  
**Mail Address 1:** 1696 AMELIA CHURCH RD  
**Mail Address 2:**  
**Mail Address 3:** CLAYTON, NC 27520-6762  
**Book:** 05189  
**Page:** 0957

**Result**

**id:** 05F01050M  
**Tag:** 05F01050M  
**Owner Name 1:** STONE STREET BUILDERS, LLC  
**Owner Name 2:**  
**Mail Address 1:** 319 CHAPANOKE RD STE 102  
**Mail Address 2:**  
**Mail Address 3:** RALEIGH, NC 27603-3433  
**Book:** 05306  
**Page:** 0404

STEPHENS ENTERPRISES LLC  
319 CHAPANOKE RD STE 102  
RALEIGH, NC 27603-3433

DUPREE, JO ANN C.  
205 HARVEST CT  
CLAYTON, NC 27520-7932

DUPREE, JO ANN C.  
205 HARVEST CT  
CLAYTON, NC 27520-7932

AAA REAL ESTATE INVESTMENTS LLC  
102 HARVEST DR  
JACKSONVILLE, NC 28540-3848

D & S PROPERTIES LLC  
PO BOX 1238  
GARNER, NC 27529-1238

FORESTAR (USA) REAL ESTATE GROUP, INC.  
2221 E LAMAR BLVD STE 790  
ARLINGTON, TX 76006-7458

SOUTHSIDE CHRISTIAN SCHOOL, INC.  
1696 AMELIA CHURCH RD  
CLAYTON, NC 27520-6762

STONE STREET BUILDERS, LLC  
319 CHAPANOKE RD STE 102  
RALEIGH, NC 27603-3433

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

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

**ALL Addresses above are within 300ft Buffer of the following location:  
Winston Road  
TAG #06F01024A  
NC PIN # 164800-69-6470**

**D·R·HORTON**  
*America's Builders*

**DHI**  
LISTED  
NYSE

2000 Aerial Center Parkway  
Suite 110A  
Morrisville, NC 27560

Stone Street Builders, LLC  
319 Chaparral Rd Ste 102  
Raleigh, NC 27603-3433



B08555.17



**\$0.69 0**  
US POSTAGE  
FIRST-CLASS  
06250011562565  
FROM 27560

**D·R·HORTON**  
*America's Builder*

**DHI**  
Listed  
NYSE

2000 Aerial Center Parkway  
Suite 110A  
Morrisville, NC 27560

**D·R·HORTON**  
*America's Builder*

**DHI**  
Listed  
NYSE

2000 Aerial Center Parkway  
Suite 110A  
Morrisville, NC 27560

Forestar (USA) Real Estate Group, Inc.  
2221 E Lamar Blvd Ste 790  
Arlington, TX 76006-7458

Southside Christian School, Inc.  
1090 Amelia Church Rd  
Clayton, NC 27520-6762

B98555 23



**\$0.69 U**  
US POSTAGE  
FIRST-CLASS  
06250011562565  
FROM 27560

B98555 22



**\$0.69 0**  
US POSTAGE  
FIRST-CLASS  
06250011562565  
FROM 27560

**D·R·HORTON**  
DHI  
DIVERSIFIED  
NYSE

*America's Builder*

2000 Aerial Center Parkway  
Suite 110A  
Morrisville, NC 27560

**D·R·HORTON**  
DHI  
DIVERSIFIED  
NYSE

*America's Builder*

2000 Aerial Center Parkway  
Suite 110A  
Morrisville, NC 27560

AAA Real Estate Investments, LLC  
102 Harvest Drive  
Jacksonville, NC 28540-3848

**\$0.690**  
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06250011562565  
FROM 27560



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US POSTAGE  
FIRST-CLASS  
06250011562565  
FROM 27560



DPS Properties, LLC  
P.O. BOX 1238  
Garner, NC 27529-1238

**D·R·HORTON**  
*America's Builder*

DHI  
PUBLIC  
NYSE

2000 Aerial Center Parkway  
Suite 110A  
Morrisville, NC 27560

Dupree, JoAnn L.  
205 Harvest Court  
Clayton, NC 27520-7932

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US POSTAGE  
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FROM 27560



Hollands

**D·R·HORTON**  
*America's Builder*

DHI  
PUBLIC  
NYSE

2000 Aerial Center Parkway  
Suite 110A  
Morrisville, NC 27560

Dupree, JoAnn L.  
205 Harvest Court  
Clayton, NC 27520-7932

F98556.01

US POSTAGE  
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06250011562565  
FROM 27560



Hollands

**D·R·HORTON** DHI  
DISTRIBUTION  
NYSE  
*America's Builder*

2000 Aerial Center Parkway  
Suite 110A  
Morrisville, NC 27560

**D·R·HORTON** DHI  
DISTRIBUTION  
NYSE  
*America's Builder*

2000 Aerial Center Parkway  
Suite 110A  
Morrisville, NC 27560

Town of Clayton  
Planning Services  
P.O. Box 879  
Clayton, NC 27528  
Attn: Haley Hogg, AICP

Stephens Enterprises, LLC  
319 Chaparral Rd Ste 102  
Raleigh, NC 27603-3433

B98556.04  
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06250011562565  
FROM 27560  
**\$0.69 0**



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US POSTAGE  
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06250011562565  
FROM 27560  
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# "EXHIBIT A"

## NOVEMBER 24, 2025

# MAJOR MASTER PLAN AMENDMENT

### OF

# WINSTON POINTE

## 2024-138-CZM

# AMENDING PDD-MU-08-07

(AND SUBSEQUENT AMENDMENTS AS OUTLINED ON THIS SHEET)

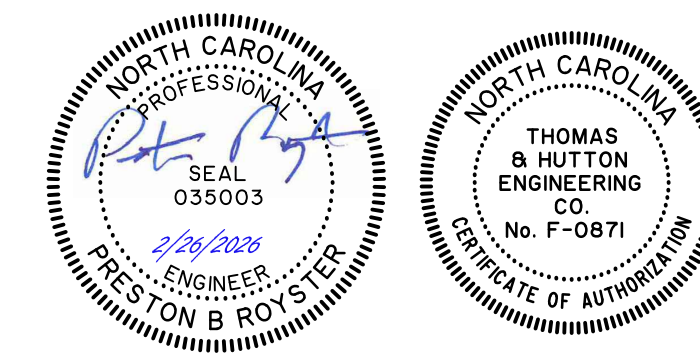
PREPARED FOR:  
**D.R. HORTON, INC.**  
 7208 FALLS OF NEUSE ROAD  
 SUITE 201  
 RALEIGH, NC 27615

TM# 4554

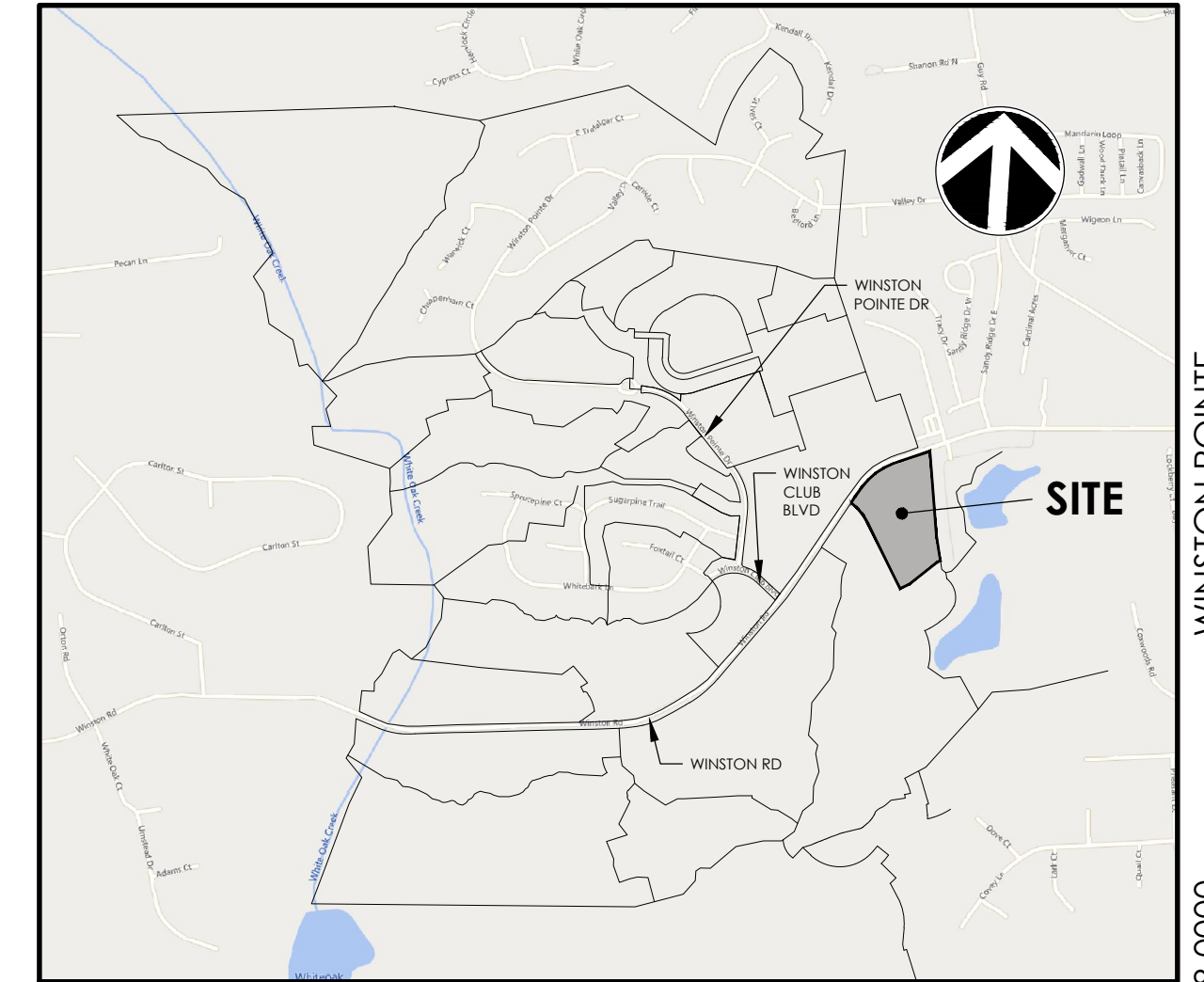
NOVEMBER 20, 2025

J-32218.0000

PREPARED BY:



**PREVIOUS APPROVALS AND AMENDMENTS:**  
 PDD-MU-08-07  
 PSD-2014-59  
 2016-17-AA  
 2017-95-AA  
 2019-202-AA  
 2020-52-AA  
 2021-109-AA  
 2022-162-AA  
 2023-38-AA  
 2024-40-AA  
 2024-93-AA  
 2025-09-MM



VICINITY MAP  
 SCALE: 1" = 1500'

WINSTON POINTE  
 PHASE 3H  
 J-32218.0000  
 11/20/25

Sheet Number	Sheet Title
C0	COVER SHEET
CS1.0	OVERALL CONCEPT PLAN PHASE 3H
C1.0	SITE CONCEPT PLAN

REV. NO.	REVISION	BY	DATE

TOWN OF CLAYTON	DATE
TOWN OF CLAYTON	02/26
TOWN OF CLAYTON	01/26
TOWN OF CLAYTON	12/25
TOWN OF CLAYTON	11/25
TOWN OF CLAYTON	07/25
TOWN OF CLAYTON	05/25
TOWN OF CLAYTON	04/25
TOWN OF CLAYTON	01/25
SUBMITTED TO	DATE

PROJECT NAME:	WINSTON POINTE PHASE 3H
LOCATION:	WINSTON ROAD
COUNTY:	JOHNSTON
JURISDICTION:	CLAYTON EJT
PARENT PIN:	164800-69-6470
DB/PG:	DB 06924/PG 0417
ZONING:	CZR
PROJECT ACREAGE:	11.66 AC - 507,850 SF
LAND CLASS:	RESIDENTIAL
EXISTING USE:	VACANT / WOODED
PROPOSED USE:	SINGLE-FAMILY ATTACHED DWELLING
PROPOSED DENSITY:	7.46 UNITS/ACRE
WATER PROVIDER:	CAROLINA WATER SERVICE, INC OF
SEWER PROVIDER:	CAROLINA WATER SERVICE, INC OF NC (COLLECTION SYSTEM) AND JOHNSTON COUNTY (WWTP)
ELECTRIC PROVIDER:	DUKE ENERGY

**LOT ACREAGE:**  
 TOTAL NUMBER OF PROPOSED RESIDENTIAL LOTS : 87

NUMBER OF LOTS:	87
MAXIMUM BUILDING HEIGHT:	35'
MINIMUM LOT SIZE:	2,200 SF
MINIMUM LOT WIDTH:	20'
MINIMUM LOT DEPTH:	110'
MINIMUM FRONT:	20'
MINIMUM SIDE:	5'
MINIMUM REAR:	20'
MINIMUM CORNER:	5'

Units	Requirement **	Spaces Required	Spaces Proposed	Deviation ***
87	2 spaces per unit + 0.25 visitor spaces per unit	196	185	Yes

\*\* Per the Town of Clayton's UDO, parking spaces in a single-car garage do not count towards required parking spaces  
 \*\*\* Per the proposed Commitments, the single-car garages are proposed to count towards the required parking count and 11 visitor spaces are proposed

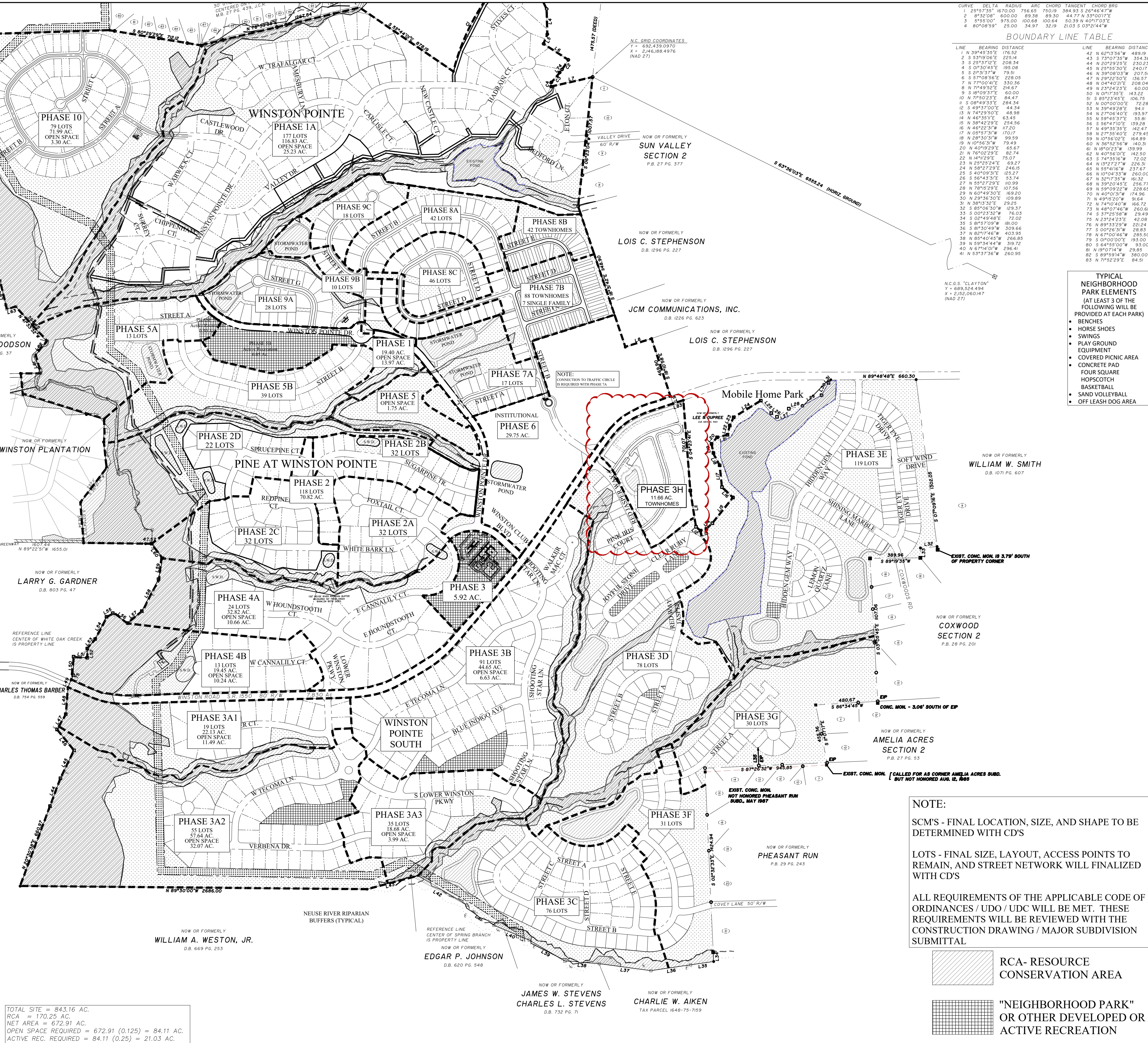


**THOMAS & HUTTON**  
 111 W. Main Street  
 Durham, NC 27701  
 p.919.682.0368  
 www.thomasandhutton.com

- PHASES 2A, 2B, 2C, & 2D**  
LOT SETBACKS (REGULAR)  
25' FRONT AND REAR  
5' SIDE  
15' CORNER SIDE
- PHASES 3A, 3B, 3C, 3D, 3E, 3F, & 3G**  
LOT SETBACKS (REGULAR)  
25' FRONT AND REAR  
5' SIDE  
15' CORNER SIDE
- PHASE 3H**  
LOT SETBACKS (SINGLE-FAMILY ATTACHED DWELLING)  
20' FRONT  
20' REAR  
10' BUILDING SEPARATION  
15' CORNER SIDE
- PHASES 4A & 4B**  
LOT SETBACKS (REGULAR)  
25' FRONT AND REAR  
5' SIDE  
15' CORNER SIDE
- PHASES 5A & 5B**  
LOT SETBACKS (REGULAR)  
25' FRONT  
20' REAR  
5' SIDE  
15' CORNER SIDE
- PHASES 7A & 7B**  
LOT SETBACKS (REGULAR)  
20' FRONT AND REAR  
5' SIDE  
15' CORNER SIDE
- PHASES 8A, 8B & 8C**  
LOT SETBACKS (REGULAR)  
20' FRONT AND REAR  
5' SIDE  
15' CORNER SIDE
- PHASES 9A, 9B & 9C**  
LOT SETBACKS (REGULAR)  
20' FRONT AND REAR  
5' SIDE  
15' CORNER SIDE
- PHASES 10**  
LOT SETBACKS (REGULAR)  
25' FRONT  
20' REAR  
5' SIDE  
15' CORNER SIDE

PHASE	AREA OF PHASE (AC.)	# OF LOTS	OPEN SPACE (AC.)	RCA (AC.)	ACTIVE RECREATIONAL AREA (AC.)	STATUS OF PHASE
PHASE 1	19.40	0	13.97	0	8.97	** BUILT/RECORDED
PHASE 1A	116.83	177	7.81	17.62	0	BUILT/PORTION RECORDED
PHASE 2A	13.69	32	1.6	0.85	0	BUILT/RECORDED
PHASE 2B	15.17	32	3.05	0.23	0	BUILT/RECORDED
PHASE 2C	17.35	32	5.75	3.44	0	BUILT/RECORDED
PHASE 2D	24.61	22	16.81	14.21	0	BUILT/RECORDED
PHASE 3	5.92	0	0	0	5.92	BUILT/RECORDED
PHASE 3A1	22.13	19	11.49	0	0	BUILT/RECORDED
PHASE 3A2	57.64	55	16.79	15.28	2.51	BUILT/RECORDED
PHASE 3A3	18.68	35	1.85	2.14	0	BUILT/RECORDED
PHASE 3B	44.65	91	3.46	3.17	2.4	BUILT/RECORDED
PHASE 3C	76	76	0	0	0	UNDER CONSTRUCTION
PHASE 3D	78	78	0	0	1.27	UNDER CONSTRUCTION
PHASE 3E	119	119	0	0	0.27	UNDER CONSTRUCTION
PHASE 3F	31	31	0	0	0	UNDER CONSTRUCTION
PHASE 3G	30	30	0	0	0	UNDER CONSTRUCTION
PHASE 3H	11.66	87	0	0	0	
PHASE 4A	32.82	24	3.82	6.84	0	BUILT/RECORDED
PHASE 4B	19.45	13	3.87	6.37	0	BUILT/RECORDED
PHASE 5	0.00	0	1.75	0	0	
PHASE 5A	26.77	39	SEE TOTAL BELOW	0.83	0.5	
PHASE 5B	18.53	13	SEE TOTAL BELOW	0	6.05	
PHASE 6	29.75	0	25.64	0	0	UNDER CONSTRUCTION
PHASE 7A	11.41	17	0	1.32	0	PLAN REVIEW
PHASE 7B	12.56	95	0	0	0	PLAN REVIEW
PHASE 8A	11.27	42	0	0	0	PLAN REVIEW
PHASE 8B	11.67	42	0	0	0	PLAN REVIEW
PHASE 8C	8.36	46	0	0	0	PLAN REVIEW
PHASE 9A	11.62	28	0	0.5	0	PLAN REVIEW
PHASE 9B	5.34	10	0	0.85	0	PLAN REVIEW
PHASE 9C	6.15	18	0	0	0	PLAN REVIEW
PHASE 10	71.99	79	3.3	16.7	0	
TOTAL	843.16	1,382	235.87	156.11	27.89	
MOST RECENTLY APPROVED 2025-09-AM		1,295				
ORIGINAL APPROVED		1,244				

TOTAL SITE = 843.16 AC.  
RCA = 170.25 AC.  
NET AREA = 672.91 AC.  
OPEN SPACE REQUIRED = 672.91 (0.125) = 84.11 AC.  
ACTIVE REC. REQUIRED = 84.11 (0.25) = 21.03 AC.



**TYPICAL NEIGHBORHOOD PARK ELEMENTS**  
(AT LEAST 3 OF THE FOLLOWING WILL BE PROVIDED AT EACH PARK)

- BENCHES
- HORSE SHOES
- SWINGS
- PLAY GROUND EQUIPMENT
- COVERED PICNIC AREA
- CONCRETE PAD
- FOUR SQUARE
- HOPSCOTCH
- BASKETBALL
- SAND VOLLEYBALL
- OFF LEASH DOG AREA

NO.	REVISIONS	BY	DATE

**THOMAS & HUTTON**  
2510 Meridian Parkway • Suite 100  
Durham, NC 27713 • 919.682.0368  
www.thomasandhutton.com

**OVERALL CONCEPT PLAN PHASE 3H**

PHASE 3H  
WINSTON POINTE

**PROJECT LOCATION:**  
Winston Road  
Clayton, NC 27520

**CLIENT/OWNER:**  
D.R. Horton, Inc.  
7208 Falls of Neuse Road  
Suite 201  
Raleigh, NC 27615

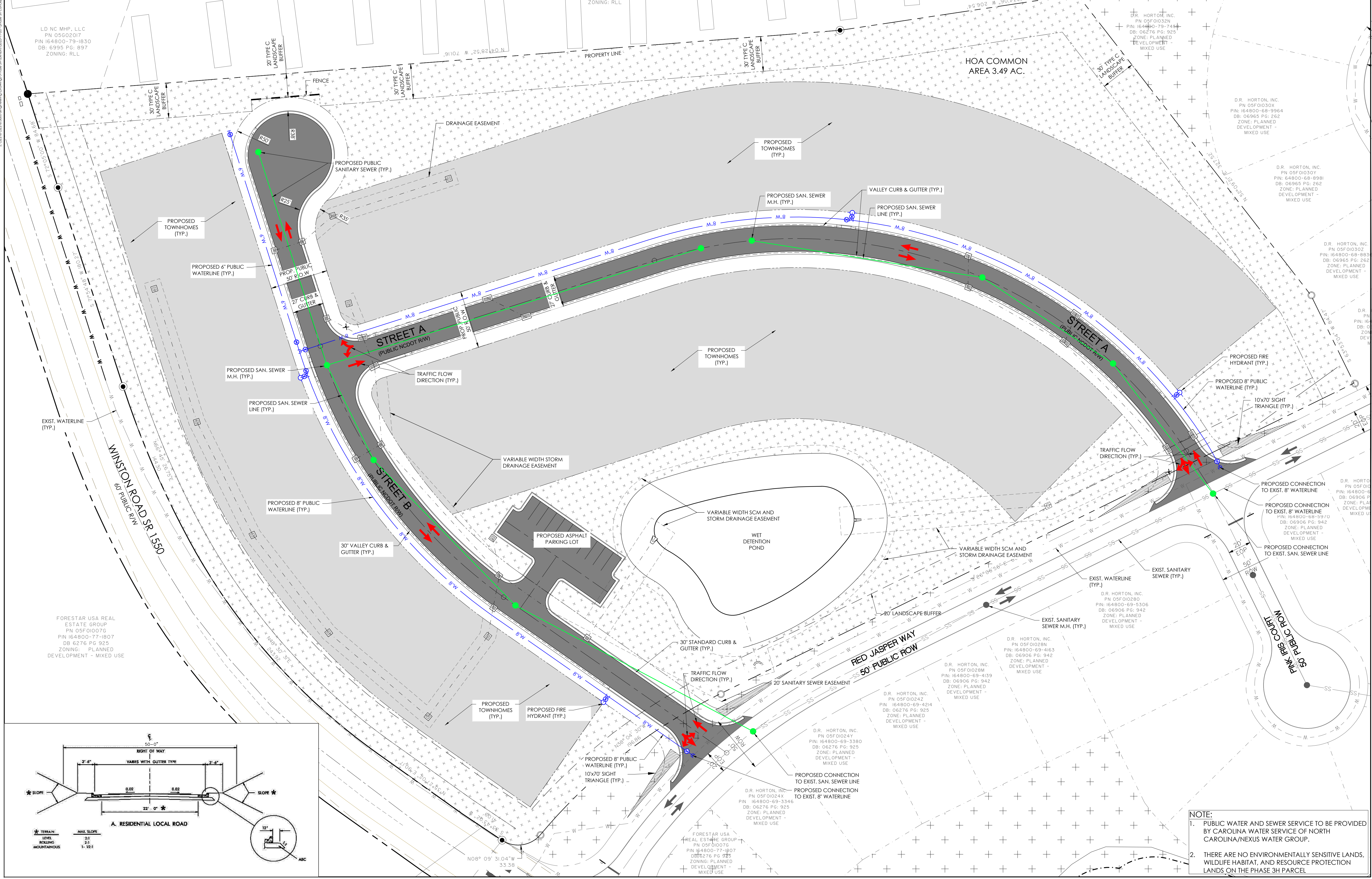
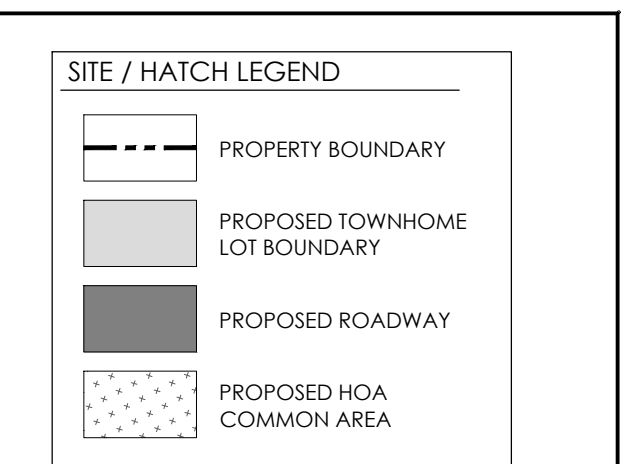
**GRAPHIC SCALE:**  
1 INCH = 400 FEET

DATUM: HORIZ: NAD83 VERT: NAVD88

JOB NO: 32218.0000  
DATE: 11/20/25  
DRAWN: MAT  
DESIGNED: PBR  
REVIEWED: PBR  
APPROVED: PBR  
SCALE: 1" = 400'

**CS1.0**

LINE TABLE			CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
L1	N 57°08'18" E	43.33'	C1	400.00'	522.63'	486.24'	N 19°42'28" E	74°51'39"
L2	N 17°43'21" W	295.93'	C2	424.00'	272.31'	267.65'	N 53°52'44" E	36°47'50"
L3	N 55°06'19" W	25.00'						
L4	N 34°53'41" E	115.53'						
L5	N 72°16'39" E	164.24'						
L6	S 17°43'21" E	25.00'						



NO.	REVISIONS	BY	DATE

**THOMAS & HUTTON**

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Durham, NC 27713 • 919.682.0368  
www.thomasandhutton.com

**SITE CONCEPT PLAN**

**PHASE 3H WINSTON POINTE**

**PROJECT LOCATION:**  
Winston Road  
Clayton, NC 27520

**CLIENT/OWNER:**  
D.R. Horton, Inc.  
7208 Falls of Neuse Road  
Suite 201  
Raleigh, NC 27615

**NOTE:**

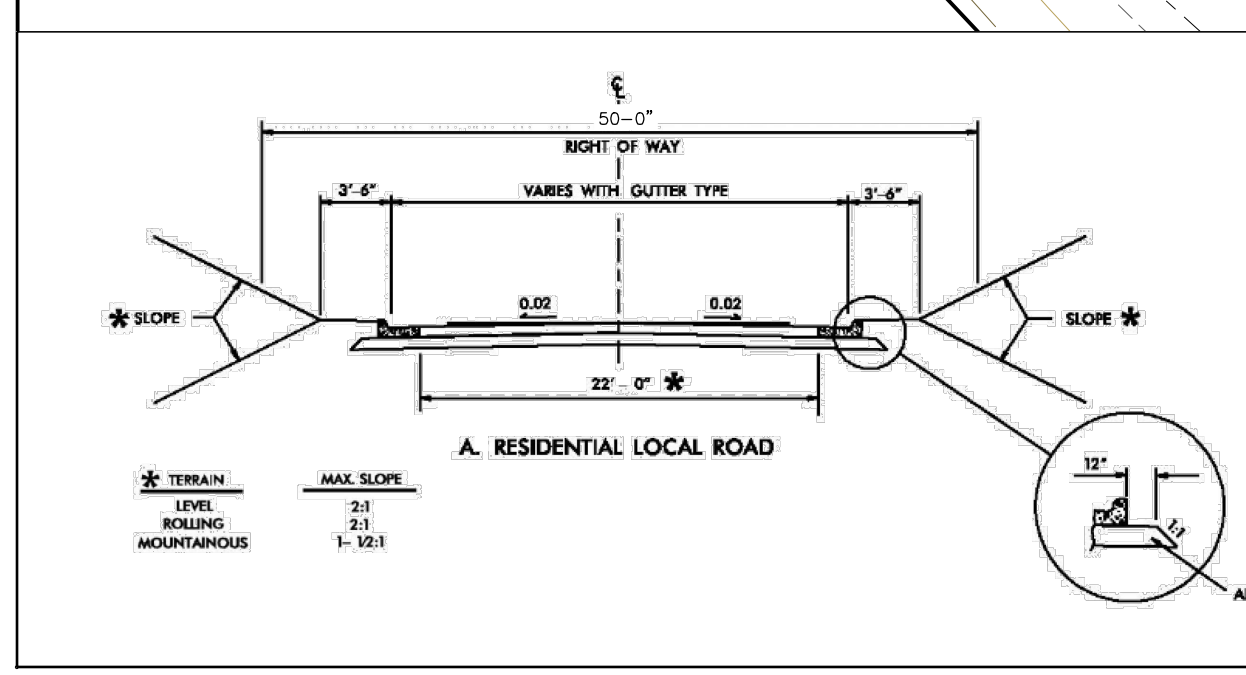
- PUBLIC WATER AND SEWER SERVICE TO BE PROVIDED BY CAROLINA WATER SERVICE OF NORTH CAROLINA/NEXUS WATER GROUP.
- THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS, WILDLIFE HABITAT, AND RESOURCE PROTECTION LANDS ON THE PHASE 3H PARCEL.

**GRAPHIC SCALE:**  
1" = 40 FEET

**DATUM:** HORIZ: NAD83 VERT: NAVD88

**JOB NO:** 32218.0000  
**DATE:** 11/20/25  
**DRAWN:** MAT  
**DESIGNED:** PBR  
**REVIEWED:** PBR  
**APPROVED:** PBR  
**SCALE:** 1" = 40'

**C1.0**



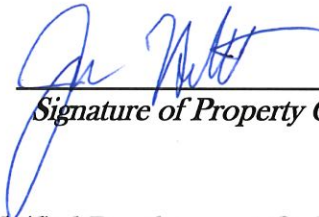
### **Conditions of Approval (2024-138-CZM – Winston Pointe Phase 3H)**

1. Following Town Council approval, an electronic copy of the Concept Plan including the Conditions of Approval shall be submitted to the Planning Department for final Approval.
2. The Project shall meet all applicable adopted Town of Clayton Unified Development Ordinance (UDO) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved Concept Plan and Conditions of Approval.
3. The Project shall be constructed in substantial conformance with the Concept Plan as approved by the Clayton Town Council. Minor modifications to the Concept Plan may be approved by the Planning Director pursuant to UDO Section 2.3.7.P, as amended.
4. Site features shown on the Concept Plan and listed in the Conditions of Approval run with the land. The Concept Plan for this project shall allow for any changes in Town zoning regulations that create nonconforming site features as that term is defined in UDO Section 5.4.1.B, except for those site features and conditions aforementioned.
5. The Project and associated development applications shall adhere to Town adopted policies and ordinances that are applicable at the time of their submittal and acceptance for review. This zoning condition does not constitute a waiver of rights under the Permit Choice Act (GS 143-755 and 160D-108) to choose which policies and ordinances apply in the event of an amendment to Town policies and ordinance after the submission of but before the approval of a development application. This zoning condition does not constitute written consent by the property owner to apply policies and ordinances to development applications that are inapplicable due to common law or statutory vested rights (GS 160D-108).
6. To the extent of any conflict between the Concept Plan and these Conditions of Approval, these Conditions shall control.
7. In the event the development contemplated in a Conditional Rezoning application is not substantially commenced within three (3) years from the date of the approval, the Town Council may initiate a rezoning application to return the land to its prior or to some other appropriate zoning district designation.
8. The maximum number of units shall be in accordance with the approved Master Plan (PD-MU-08-07), to not exceed 87 dwelling units.
9. The Development shall not create any access points, driveways or other entrances to Winston Road.
10. For this project, we propose a deviation from UDO Sub-Section 6.9.4.H.2(a) to allow the garage to count toward the required parking calculation. Under this deviation, each unit shall provide a minimum of two on-site parking spaces, one in a garage and one in a driveway. This is in alignment with how previous phases of the master planned Winston Pointe project has been handled. In addition, we propose a reduction in the required visitor parking spaces. Per UDO Table 6.9.4, 0.25 guest spaces per dwelling unit are required. This equates to 22 spaces. Under this deviation, we propose to install 11 visitor spaces. This is in alignment with the parking provided for previous phases of the master planned Winston Pointe project.

**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.*

Jon Holtvedt  
*Print Name*

  
*Signature of Property Owner*

2/27/26  
*Date*

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

### Conditions of Approval (2024-138-CZM – Winston Pointe Phase 3H)

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3. The Project shall be constructed in substantial conformance with the Concept Plan as approved by the Clayton Town Council. Minor modifications to the Concept Plan may be approved by the Planning Director pursuant to UDO Section 2.3.7.P, as amended.
- ~~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.~~
4. Site features shown on the Concept Plan and listed in the Conditions of Approval run with the land. The Concept Plan for this project shall allow for any changes in Town zoning regulations that create nonconforming site features as that term is defined in UDO Section 5.4.1.B, except for those site features and conditions aforementioned.
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- ~~5.~~
6. To the extent of any conflict between the Concept Plan and these Conditions of Approval, these Conditions shall control.
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#### **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.*

---

*Print Name*

---

*Signature of Property Owner*

---

*Date*

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

<b>Summary report:</b>	
<b>Litera Compare for Word 11.7.0.54 Document comparison done on 2/27/2026 4:13:58 PM</b>	
<b>Style name:</b> Default Style	
<b>Intelligent Table Comparison:</b> Active	
<b>Original filename:</b> Winston Pointe 3H Draft Conditions of Approval_7thsubmittal_PlanningComments - PBR - DRH Comments (002).docx	
<b>Modified filename:</b> Winston Pointe 3H Draft Conditions of Approval_7thsubmittal_PlanningComments(14302066.1).docx	
<b>Changes:</b>	
<u>Add</u>	6
<del>Delete</del>	6
<del>Move From</del>	0
<u>Move To</u>	0
<u>Table Insert</u>	0
<del>Table Delete</del>	0
<u>Table moves to</u>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>12</b>

# Statement of Justification

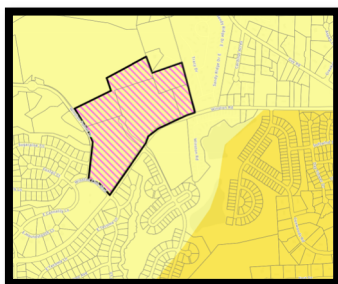
## Zoning – Use Change - Winston Pointe Phase - 3H

### 1) Case-Specific Facts:

- a. The designation of the use "church" in the Master Plan was established over 25 years ago. The Winston Pointe Master Plan was initially approved by Johnston County in the 1990s before becoming part of the Town of Clayton's ETJ in the early 2000s.
- b. Since the approval of this Master Plan, more than seven churches have been established within three miles of this site, with an additional nine churches within five miles. A Christian school operates directly across the street.
- c. A report released in February 2025 by the NC Chamber of Commerce indicates that "North Carolina faces a significant housing inventory gap across all income levels and geographic areas in the state. Overall Deficit: North Carolina faces a five-year housing inventory gap of 764,478 units (322,360 rental units and 442,118 for-sale units)."
- d. Given the abundance of "church" designations nearby, the optimal use of this property within the Winston Pointe Residential Master Plan is residential. The proposed townhomes aim to support the school/institutional use across the street and offer much-needed diversity in housing costs.

### 2) Plan Consistency:

- a. This site, identified as PIN: 164800-69-6470, encompasses a total area of 11.66 acres and is located across the street from a neighborhood mixed-use area as indicated on the land use plan. The parcel is designated as Low Density Residential and is near medium density residential designations. A mobile home park is adjacent on the right, while single-family homes are situated to the left and south in Winston Pointe. The current zoning of this parcel is PD-R (Planned Development – Residential), which permits townhome use. Townhomes are already approved in the future Phase 8 of the Master Plan. This request aligns with other approved uses in the Master Plan and surrounding existing uses.



### 3) Reasonableness Rationale:

- a. This change in use represents the highest and best use for this area, contributing to the completion of the Master Plan for the already developing residential community of Winston Pointe. This amendment to the designated use facilitates a "missing middle" housing type, offering price points more accessible than traditional single-family detached homes, meeting the UDO's goal of providing varied residential options.
- b. The transition ensures the final phases of Winston Pointe are economically viable and integrated with the surrounding developmental fabric.

### 4) Character of the Area:

- a. The proposed townhomes maintain a scale and massing compatible with the surrounding residential mix.
- b. Increased residential density provides a local student and patronage base for the neighboring school and future mixed-use developments.

### 5) Public Benefits:

- o Town of Clayton Tax Rate: \$0.49 per \$100 of valuation.
  - o Johnston County Tax Rate: \$0.52 per \$100 of valuation.
  - o Total Combined Rate: \$1.01 per \$100 of assessed value.
- a. This 87-unit townhome community is projected to generate an average of \$307,545 in annual tax revenue based on the current property tax rates; significantly outperforming the tax-exempt status of the previously designated church use.
- b. Providing diverse homeownership opportunities strengthens the local labor force and tax base.

### 6) Infrastructure:

- a. This community will provide significant infrastructure, including water, sewer, roadway, and electrical access to meet the needs of the residents. All infrastructure - including water, sewer, and electrical—will be designed to Town of Clayton Engineering Standards and Article 8 (General Development Standards).

### 7) Conditions of Approval Justification:

1. Administrative Submission: This requirement ensures that the Planning Department has an accurate and final record of the approved project, facilitating transparent record-keeping and long-term enforcement of the Concept Plan.
2. Standard Compliance: Adhering to the UDO, Engineering, Stormwater, and Fire Codes guarantees that the development meets the baseline safety and environmental standards established by the Town and State.
3. Substantial Conformance: This condition provides the Town Council and the public with the assurance that the project built will mirror the project promised during the public hearing process, maintaining the integrity of the Conditional Rezoning.
4. Regulatory Adaptability: Allowing for changes in Development Regulations ensures the project remains legally compliant and compatible with the Town's evolving long-term growth strategies and zoning map updates.

# Statement of Justification

## Zoning – Use Change - Winston Pointe Phase - 3H

5. Policy Consistency: Requiring adherence to policies in effect at the time of submittal provides a clear, predictable framework for the developer while ensuring the project meets the Town's most current standards for quality and infrastructure.
6. Conflict Resolution: Specifying that Conditions of Approval control over the Concept Plan eliminates ambiguity during the permitting process, ensuring that the Town's specific negotiated requirements are prioritized.
7. Development Timelines: The three-year commencement clause prevents "entitlement speculative holding," ensuring that land is put to productive use or returned to its prior zoning to prevent stagnant development patterns.
8. Density Control: Limiting the maximum density ensures the project remains compatible with the surrounding neighborhood character and that existing infrastructure and traffic capacities are not overwhelmed.
9. Access Management: Prohibiting access to Winston Road enhances public safety and traffic flow by minimizing conflict points on a major thoroughfare and directing traffic to internal, neighborhood-appropriate routes.
10. Parking Flexibility: Utilizing garage spaces and reducing visitor parking justifies a more efficient use of land that maintains consistency with previous phases, promoting a cohesive aesthetic and functional design across the master-planned community.

### 8) Deviations from the Unified Development Ordinance:

#### **Justification: Garage Inclusion in Parking Calculations**

**Reference:** UDO Sub-Section 6.9.4.H.2(a)

- a. **Promotes Efficient Land Use:** Counting the garage as a dedicated parking space allows for a more compact and efficient site design. This reduces the amount of unnecessary impervious surface (excess asphalt), which aids in better stormwater management and preserves more contiguous open green space.
- b. **Consistency with Modern Residential Design:** Most modern single-family attached products are designed with integrated garages specifically for vehicle storage. By ensuring each unit has one garage space and one driveway space, the project still guarantees **two off-street spaces per unit**, which meets the standard parking demand for this housing type without creating an oversupply of pavement.
- c. **Aesthetic Integrity:** Relying on garage and driveway parking reduces the need for large, unsightly communal parking lots, maintaining a more residential "neighborhood feel" rather than a commercial appearance.

#### **Justification: Reduction of Guest Parking Requirement**

**Reference:** UDO Sub-Section 6.9.4.J

- d. **Optimized Space Utilization:** The standard requirement of 0.25 spaces per unit often results in underutilized parking "dead zones" that remain empty the majority of the time. By reducing this to 50% of the required number of spaces (from 22 required spaces to 11 provided spaces), the development can repurpose that land for enhanced landscaping, pocket parks, or improved pedestrian infrastructure, providing a higher quality of life for residents.
- e. **Ample On-Street/Driveway Capacity:** (Use this if applicable): Given that each unit provides a full-depth driveway, there is often inherent "overflow" capacity within the site design that can accommodate occasional guests without the need for dedicated, marked guest stalls.
- f. **Reduced Environmental Impact:** Lowering the guest parking ratio directly reduces the **heat island effect** and decreases the volume of stormwater runoff generated by the site, aligning with the Town's goals for sustainable development.
- g. **Market Data Alignment:** Current national trends in single-family attached housing show that guest parking demand is often lower than traditional 1:4 ratios, especially in developments where residents utilize their driveways for secondary vehicles or short-term visitors.

### 9) Conclusion:

- a. The proposed rezoning of this parcel represents a strategic and necessary evolution of the local landscape. For over two decades, this site has carried a historical "church" designation under a master plan that is now 25 years old. In the current economic and demographic climate, that original designation has become obsolete. By transitioning the land use from an institutional vacancy to a modern residential/townhome community, the request seeks to optimize underutilized land and directly address the critical, rising demand for essential housing within the region.
- b. This shift is not merely a change in density, but a proactive alignment with the Town's long-term vision for sensible infill development and fiscal responsibility. The introduction of townhomes fosters a diverse housing inventory, creating accessible homeownership opportunities that are currently lacking. Furthermore, the proposed residential use is inherently compatible with the surrounding neighborhood fabric. It maintains the aesthetic and functional integrity of the Winston Pointe Master Plan, ensuring that the development remains consistent with existing housing types while breathing new life into an outdated land-use framework. This transition ensures the site contributes meaningfully to the community's growth and long-term vitality.



**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:** Winston Pointe 3H Conditional Rezoning, 2024-138-CZM  
**Town Board:** Planning Board  
**Date of Meeting:** March 23, 2026

Public Notice Checklist			
Type	Action	Staff	Date Complete
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	<i>[Signature]</i>	3/11/26
2. Property Posted	Sign Posted on Property	<i>[Signature]</i>	3/11/2026
3. Website Updated	Project Information added to the Website	<i>Conrad Olmedo</i>	13 Mar 2026
4. Newspaper Publish	Newspaper Ad published	N/A	N/A

Certified by:

*[Signature]*  
 \_\_\_\_\_  
 Haley Downey, AICP, CZO  
 Assistant Planning Director

3/13/26  
 \_\_\_\_\_  
 Date

*[Signature]*  
 \_\_\_\_\_  
 Conrad Olmedo, AICP, CZO  
 Planning Director

3.13.26  
 \_\_\_\_\_  
 Date



**PUBLIC NOTICE**

March 13, 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 March 23, 2026 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

<b>Project:</b>	2024-138-CZM, Winston Pointe Ph 3H Conditional Rezoning, Master Plan Amendment
<b>Location:</b>	Located on the southerly portion of Winston Road, east of Red Jasper Way. The property is located in the Town’s ETJ.
<b>PIN #(s):</b>	164800-69-6470
<b>Applicant:</b>	D.R. Horton, Inc.
<b>Request:</b>	Conditional Rezoning of the subject parcel from Planned Development Residential (PD-R) to Conditional Zoning Residential (CZ-R). This Type 3 Conditional Rezoning is accompanied by a Concept Plan. The request would modify Phase 3H of the Winston Pointe Master Plan, by changing the allowed use of Church to Single-Family Attached (townhomes).

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](mailto: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](http://www.TownofClaytonNC.org)



**AVISO PÚBLICO**

13 de marzo 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 23 de marzo de 2026 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

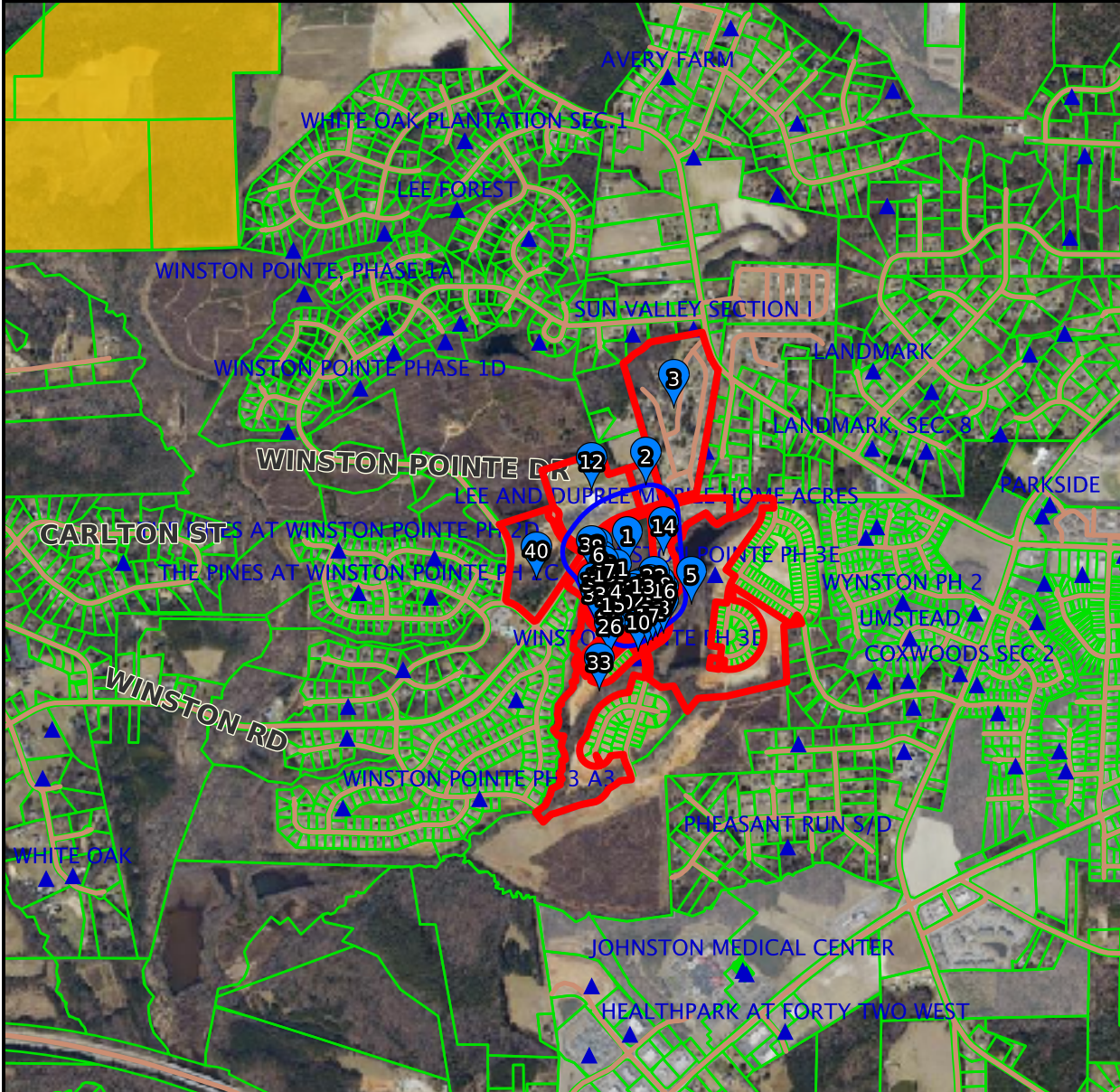
<b>Proyecto:</b>	2024-138-CZM, Winston Pointe Fase 3H - Rezonificación Condicional, Enmienda al Plan Maestro
<b>Ubicación:</b>	Ubicado en la parte sur de Winston Road, al este de Red Jasper Way. La propiedad se encuentra dentro del ETJ (jurisdicción extraterritorial) del municipio.
<b>PIN #(s):</b>	164800-69-6470
<b>Solicitante:</b>	D.R. Horton, Inc.
<b>Pedido:</b>	El solicitante pide una Rezonificación Condicional de la parcela en cuestión, pasando de Desarrollo Residencial Planificado (PD-R) a Zonificación Condicional Residencial (CZ-R). Esta Rezonificación Condicional es de Tipo 3, lo que significa que está acompañada por un Plan Conceptual. La solicitud se presenta específicamente para actualizar la Fase 3H del Plan Maestro de Winston Pointe, a fin de modificar el uso permitido de "Iglesia" a "Viviendas unifamiliares adosadas" (townhomes).

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](mailto:rtate@townofclaytonnc.org).

Atentamente,

Robert Tate, AICP | Senior Planner

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



**Result 1**

**id:** 05F01024A  
**Tag:** 05F01024A  
**NCPin:** 164800-69-6470  
**Mapsheet No:** 1648  
**Owner Name 1:** WINSTON POINTE LBC LLC  
**Owner Name 2:**  
**Mail Address 1:** 4925 GREENVILLE AVE STE 1400  
**Mail Address 2:**  
**Mail Address 3:** DALLAS, TX 75206-4085  
**Site Address 1:**  
**Site Address 2:**  
**Book:** 06924  
**Page:** 0417  
**Market Value:** 289870  
**Assessed Acreage:** 11.660  
**Calc. Acreage:** 11.660  
**Sales Price:** 500000  
**Sale Date:** 2025-07-24



Scale: 1:22509 - 1 in. = 1875.74 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:** 05G02009D  
**Tag:** 05G02009D  
**Owner Name 1:** AAA REAL ESTATE INVESTMENTS LLC  
**Owner Name 2:**  
**Mail Address 1:** 102 HARVEST DR  
**Mail Address 2:**  
**Mail Address 3:** JACKSONVILLE, NC 28540-3848  
**Book:** 06745  
**Page:** 0250

**Result 3**

**id:** 05G022000  
**Tag:** 05G022000  
**Owner Name 1:** D & S PROPERTIES LLC  
**Owner Name 2:**  
**Mail Address 1:**  
**Mail Address 2:** PO BOX 1238  
**Mail Address 3:** GARNER, NC 27529-1238  
**Book:** 03593  
**Page:** 0822

**Result 4**

**id:** 05F01028V  
**Tag:** 05F01028V  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 5**

**id:** 05E99022D  
**Tag:** 05E99022D  
**Owner Name 1:** FORESTAR (USA) REAL ESTATE GROUP, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2221 E LAMAR BLVD STE 790  
**Mail Address 2:**  
**Mail Address 3:** ARLINGTON, TX 76006-7458  
**Book:** 06276  
**Page:** 0940

**Result 6**

**id:** 05F01024Z  
**Tag:** 05F01024Z  
**Owner Name 1:** FORESTAR (USA) REAL ESTATE GROUP, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2221 E LAMAR BLVD STE 790  
**Mail Address 2:**  
**Mail Address 3:** ARLINGTON, TX 76006-7458  
**Book:** 06276  
**Page:** 0925

**Result 7**

**id:** 05F01028O  
**Tag:** 05F01028O  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 8**

**id:** 05F01024Y  
**Tag:** 05F01024Y  
**Owner Name 1:** FORESTAR (USA) REAL ESTATE GROUP, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2221 E LAMAR BLVD STE 790  
**Mail Address 2:**  
**Mail Address 3:** ARLINGTON, TX 76006-7458  
**Book:** 06276  
**Page:** 0925

**Result 9**

**id:** 05F01028M  
**Tag:** 05F01028M  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 10**

**id:** 05F01030Q  
**Tag:** 05F01030Q  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06965  
**Page:** 0262

**Result 11**

**id:** 05F01032L  
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**Owner Name 1:** FORESTAR (USA) REAL ESTATE GROUP, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2221 E LAMAR BLVD STE 790  
**Mail Address 2:**  
**Mail Address 3:** ARLINGTON, TX 76006-7458  
**Book:** 06276  
**Page:** 0925

**Result 12**

**id:** 05F01030F  
**Tag:** 05F01030F  
**Owner Name 1:** SOUTHSIDE CHRISTIAN SCHOOL, INC.  
**Owner Name 2:**  
**Mail Address 1:** 120 DISCIPLESHIP DR  
**Mail Address 2:**  
**Mail Address 3:** CLAYTON, NC 27520-9126  
**Book:** 05189  
**Page:** 0957

**Result 13**

**id:** 05F01030Y  
**Tag:** 05F01030Y  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06965  
**Page:** 0262

**Result 14**

**id:** 05G02017  
**Tag:** 05G02017  
**Owner Name 1:** LD NC MHP, LLC  
**Owner Name 2:**  
**Mail Address 1:** 300 JAMES ROBERTSON PKWY FL 6  
**Mail Address 2:**  
**Mail Address 3:** NASHVILLE, TN 37201-1107  
**Book:** 06995  
**Page:** 0897

**Result 15**

**id:** 05F01028Y  
**Tag:** 05F01028Y  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 16**

**id:** 05F01030V  
**Tag:** 05F01030V  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
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**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06965  
**Page:** 0262

**Result 17**

**id:** 05F01030R  
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**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06965  
**Page:** 0262

**Result 18**

**id:** 05F01030W  
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**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06965  
**Page:** 0262

**Result 19**

**id:** 05F01028P  
**Tag:** 05F01028P  
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**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 20**

**id:** 05F01028X  
**Tag:** 05F01028X  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 21**

**id:** 05F01030S  
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**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
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**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06965  
**Page:** 0262

**Result 22**

**id:** 05F01032N  
**Tag:** 05F01032N  
**Owner Name 1:** FORESTAR (USA) REAL ESTATE GROUP, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2221 E LAMAR BLVD STE 790  
**Mail Address 2:**  
**Mail Address 3:** ARLINGTON, TX 76006-7458  
**Book:** 06276  
**Page:** 0925

**Result 23**

**id:** 05F01028N  
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**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 24**

**id:** 05F01030X  
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**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06965  
**Page:** 0262

**Result 25**

**id:** 05F01032O  
**Tag:** 05F01032O  
**Owner Name 1:** FORESTAR (USA) REAL ESTATE GROUP, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2221 E LAMAR BLVD STE 790  
**Mail Address 2:**  
**Mail Address 3:** ARLINGTON, TX 76006-7458  
**Book:** 06276  
**Page:** 0925

**Result 26**

**id:** 05F01032P  
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**Owner Name 2:**  
**Mail Address 1:** 2221 E LAMAR BLVD STE 790  
**Mail Address 2:**  
**Mail Address 3:** ARLINGTON, TX 76006-7458  
**Book:** 06276  
**Page:** 0925

**Result 27**

**id:** 05F01028Z  
**Tag:** 05F01028Z  
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**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 28**

**id:** 05F01030T  
**Tag:** 05F01030T  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06965  
**Page:** 0262

**Result 29**

**id:** 05F01030Z  
**Tag:** 05F01030Z  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06965  
**Page:** 0262

**Result 30**

**id:** 05F01028T  
**Tag:** 05F01028T  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
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**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 31**

**id:** 05F01031A  
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**Owner Name 1:** D.R. HORTON, INC.  
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**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
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**Book:** 06965  
**Page:** 0262

**Result 32**

**id:** 05F01024X  
**Tag:** 05F01024X  
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**Mail Address 1:** 2221 E LAMAR BLVD STE 790  
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**Mail Address 3:** ARLINGTON, TX 76006-7458  
**Book:** 06276  
**Page:** 0925

**Result 33**

**id:** 05F01032M  
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**Mail Address 1:** 2221 E LAMAR BLVD STE 790  
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**Mail Address 3:** ARLINGTON, TX 76006-7458  
**Book:** 06276  
**Page:** 0925

**Result 34**

**id:** 05F01028Q  
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**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 35**

**id:** 05F01028U  
**Tag:** 05F01028U  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
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**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 36**

**id:** 05F01028W  
**Tag:** 05F01028W  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 37**

**id:** 05F01030U  
**Tag:** 05F01030U  
**Owner Name 1:** D.R. HORTON, INC.  
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**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06965  
**Page:** 0262

**Result 38**

**id:** 05F01028R  
**Tag:** 05F01028R  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 39**

**id:** 05F01028S  
**Tag:** 05F01028S  
**Owner Name 1:** D.R. HORTON, INC.  
**Owner Name 2:**  
**Mail Address 1:** 2635 MERIDIAN PKWY STE 201  
**Mail Address 2:**  
**Mail Address 3:** DURHAM, NC 27713-4201  
**Book:** 06906  
**Page:** 0942

**Result 40**

**id:** 05F01030A  
**Tag:** 05F01030A  
**Owner Name 1:** SOUTHSIDE CHRISTIAN  
SCHOOL, INC.  
**Owner Name 2:**  
**Mail Address 1:** 120 DISCIPLESHP DR  
**Mail Address 2:**  
**Mail Address 3:** CLAYTON, NC 27520-9126  
**Book:** 05189  
**Page:** 0957



621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
919.361.5000

DRH24001

June 2, 2025

Patty Harrell-Hilburn  
D.R. Horton, Inc.  
7208 Falls of Neuse Road, Suite 201  
Raleigh, NC 27615  
984.383.8629

**RE: Winston Pointe – Clayton, North Carolina – Trip Generation Letter**

Dear Ms. Harrell-Hilburn,

## Trip Generation Letter

This letter presents a summary of the trip generation potential for the Winston Pointe development located along both sides of Winston Road between Sandy Ridge Drive East and Carlton Street in Clayton, North Carolina. The purpose of this letter is to review the anticipated trip generation potential of the full Winston Pointe site with the currently constructed and proposed future phases and compare it with the previously completed Traffic Impact Analysis (TIA) from 2001. This letter is being prepared as part of the approvals for Phase 3H of the subject site but includes review of all constructed and known future phases. The subject development is partially constructed and is expected to consist of a maximum of 1,167 single family homes, 217 townhomes, and a 600-student private school. Phase 3H is expected to consist of 87 townhomes.

Winston Road (SR 1550) in the vicinity of the subject development is a two-lane roadway with a center two-way-left-turn-lane (TWLTL). Winston Road has a speed limit of 45 mph and a capacity of 13,800 vehicles per day (vpd) per the methodology contained within the *Level of Service D Standards for Systems Level Planning* published by the North Carolina Department of Transportation (NCDOT). Based on the Annual Average Daily Traffic (AADT) data published by NCDOT, Winston Road most recently has a recorded AADT of 4,000 vpd in 2023, indicating that this roadway is presently operating under-capacity.

Site access will be served via two (2) existing (already constructed) aligned full movement driveways on the northern and southern side of Winston Road [Lower Winston Parkway], two (2) existing (already constructed) aligned full movement driveways on the northern and southern side of Winston Road [Winston Point Club Boulevard / Shooting Star Lane], two (2) proposed aligned full movement driveways on the northern and southern side of Winston Road [School Driveway / Red Jasper Way], and one (1) proposed full movement driveway on the southern side of Winston Road [Hidden Gem Way].

### Trip Generation Comparison

Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition, and the suggested method of trip calculations provided in NCDOT's *Rate vs. Equation spreadsheet*, trips for the subject development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. Refer to Table 1 on the following page for the trip generation for the proposed land uses.

**TABLE 1: TRIP GENERATION COMPARISON**

Development Phase	Land Use (ITE Code)*	Density	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Winston Pointe Development (based on the original TIA completed in 2001)	1,100 single family homes, 50 patio homes, 300 townhomes, 150,000 sq. ft. shopping center, 30 acre school, and 11 acre church		21,391	795	1,121	1,916	1,100	831	1,931
<b>Total Trips</b>			<b>21,391</b>	<b>795</b>	<b>1,121</b>	<b>1,916</b>	<b>1,100</b>	<b>831</b>	<b>1,931</b>
Phase 1A	Single Family Homes (210)	177 units	1,706	31	94	125	107	63	170
Phase 2	Single Family Homes (210)	118 units	1,175	22	65	87	73	43	116
Phase 3A1	Single Family Homes (210)	19 units	219	4	12	16	13	8	21
Phase 3A2	Single Family Homes (210)	55 units	582	11	32	43	36	21	57
Phase 3A3	Single Family Homes (210)	35 units	384	7	22	29	23	14	37
Phase 3B	Single Family Homes (210)	91 units	925	17	51	68	57	34	91
Phase 3C	Single Family Homes (210)	76 units	784	15	43	58	48	29	77
Phase 3D	Single Family Homes (210)	78 units	803	15	44	59	50	29	79
Phase 3E	Single Family Homes (210)	119 units	1,184	22	65	87	74	43	117
Phase 3F	Single Family Homes (210)	31 units	344	6	20	26	21	12	33
Phase 3G	Single Family Homes (210)	30 units	333	6	19	25	20	12	32
Phase 3H	Townhomes (215)	87 units	612	10	30	40	28	20	48
Phase 4A	Single Family Homes (210)	24 units	271	5	15	20	16	10	26
Phase 4B	Single Family Homes (210)	13 units	154	3	9	12	9	6	15
Phase 5A	Single Family Homes (210)	15 units	176	3	10	13	11	6	17
Phase 5B	Single Family Homes (210)	39 units	424	8	24	32	26	15	41
Phase 7A	Single Family Homes (210)	17 units	198	4	11	15	12	7	19
Phase 7B	Single Family Homes (210)	7 units	87	2	5	7	5	3	8
	Townhomes (215)	88 units	620	10	30	40	29	20	49
Phase 8A	Single Family Homes (210)	42 units	454	8	26	34	28	16	44
Phase 8B	Townhomes (215)	42 units	270	4	12	16	13	8	21
Phase 8C	Single Family Homes (210)	46 units	494	9	28	37	30	18	48
Phase 9A	Single Family Homes (210)	28 units	313	6	17	23	19	11	30
Phase 9B	Single Family Homes (210)	10 units	121	2	7	9	7	4	11
Phase 9C	Single Family Homes (210)	18 units	208	4	12	16	12	8	20
Phase 10	Single Family Homes (210)	79 units	812	15	45	60	50	30	80
School	Private School (MSTA)**	600 students	1,022	344	260	604	166	252	418
<b>Total Trips</b>			<b>14,675</b>	<b>593</b>	<b>1,008</b>	<b>1,601</b>	<b>983</b>	<b>742</b>	<b>1,725</b>
<b>Difference</b>			<b>-6,716</b>	<b>-202</b>	<b>-113</b>	<b>-315</b>	<b>-117</b>	<b>-89</b>	<b>-206</b>

\*Adjacent / Equation was used as the calculation methodology for all residential land uses.

\*\*The NCDOT Municipal School Transportation Assistance (MSTA) School Calculator was used to calculate the trip generation for the private school. It was assumed that the school would have 600 students (546 students in grade 1-10 and 54 in grade 11-12) and 76 staff. It should be noted that the school PM peak hour trips (2:00 PM- 4:00 PM) are expected to occur prior to the weekday PM peak hour trips (4:00 PM – 6:00 PM) but were included under the weekday PM peak hour category to be conservative.

The subject development is expected to generate 14,675 daily trips consisting of 1,601 trips (593 entering and 1,008 exiting) during the weekday AM peak hour and 1,725 trips (983 entering and 742 exiting) during the weekday PM peak hour. The subject development is expected to generate less daily, weekday AM peak hour, and weekday PM peak hour trips than was studied in the original TIA from 2001 and as such, the recommended improvements from the original TIA are still valid to mitigate the transportation impacts of the subject development.

**Required Transportation Improvements**

Per the TIA approval dated March 23, 2005 and correspondence with the NCDOT district office in 2021 / 2022, 2024, and 2025, the following are the improvements required by the subject development as well as statuses of these improvements:

- | Provide a fee-in-lieu to NCDOT by way of a developers agreement for the design and construction of a traffic signal at the intersection of Winston Road and Guy Road – this developers agreement has been completed.
- | Construct a northbound right-turn lane on Cornwallis Road at Winston Road with 100 feet of storage and appropriate deceleration and taper – this turn lane is constructed and currently undergoing inspection / acceptance by NCDOT.
- | Construct a westbound right-turn lane on Winston Road at Cornwallis Road with 100 feet of storage and appropriate deceleration and taper – this turn lane is constructed and currently undergoing inspection / acceptance by NCDOT.
- | Construct an eastbound right-turn lane on Winston Road at School Driveway / Red Jasper Way (Site Drive 3).
  - To be constructed subject to NCDOT approval.
- | Construct a westbound right-turn lane on Winston Road at School Driveway / Red Jasper Way (Site Drive 3).
  - To be constructed subject to NCDOT approval.
- | Construct a two-way-left-turn lane along Winston Road from Hidden Gem Way to School Driveway / Red Jasper Way.
  - To be constructed subject to NCDOT approval.

**Summary**

This letter presents a summary of the trip generation estimates for the partially constructed Winston Pointe development via the ITE Trip Generation Manual, 11<sup>th</sup> Edition. The subject development is located along both sides of Winston Road and between Sandy Ridge Drive East and Carlton Street in Clayton, North Carolina. The purpose of this letter is to review the anticipated trip generation potential of the full Winston Pointe site with the currently constructed and proposed future phases and compare it to the trip generation from the original TIA submitted in 2001. This letter is being prepared as part of the approvals for Phase 3H of the subject site but includes review of all constructed and known future phases. The subject development is expected to consist of a maximum of 1,167 single family homes, 217 townhomes, and a 600-student private school. Phase 3H is expected to consist of 87 townhomes.

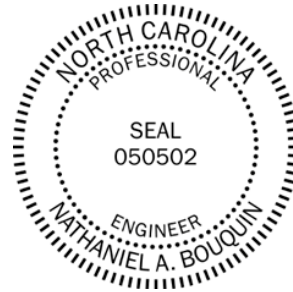
Based on review of the trip generation estimations, the subject development is expected to generate a maximum of 14,675 daily trips consisting of 1,601 trips during the weekday AM peak hour and 1,725 trips during the weekday PM peak hour. This falls below the trip generation estimations from the previously completed TIA from 2001, and as such the recommended improvements from the original TIA are still valid to mitigate the transportation impacts of the subject development.

If you should have any questions or comments relative to this study, please feel free to contact me at 919.961.4065.

Sincerely,  
**McAdams**

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## Winston Pointe 3H Major Modification Conditional Rezoning | 2024-138-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: Recommend Approval – Consistent with the 2045 Comprehensive Growth Plan**

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

- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.
- Strategy LU 3.1.3: Within larger developments, encourages higher density housing types to be located in those areas with closest proximity to services, amenities, and infrastructure.

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

- The request is compatible with surrounding land uses.

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

I make a motion to recommend approval of this Conditional Rezoning and Conditions of Approval based on inconsistency with the adopted 2045 Comprehensive Growth Plan, in that:

- The subject site is designated on the Future Land Use Map as Low Density Residential, which envisions a maximum density of 3 units/acre.
- Phase 3H proposes 7.4 units/acre.

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

- The request is compatible with surrounding land uses.
- The request is consistent with:
  - Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.
  - Strategy LU 3.1.3: Within larger developments, encourages higher density housing types to be located in those areas with closest proximity to services, amenities, and infrastructure.

If approved, the Future Land Use Map designation of the property will be updated to High Density Residential, which envisions up to 10 units/acre and potential for single-family attached residential unit types.

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

I make a motion to recommend denial of this Conditional Rezoning and Conditions of Approval based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.
- Strategy LU 3.1.3: Within larger developments, encourages higher density housing types to be located in those areas with closest proximity to services, amenities, and infrastructure.

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

- The request is not compatible with surrounding land uses.

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

I make a motion to recommend denial of this Conditional Rezoning and Conditions of Approval based on inconsistency with the adopted 2045 Comprehensive Growth Plan, in that:

- The subject site is designated on the Future Land Use Map as Low Density Residential, which envisions a maximum density of 3 units/acre.
- Phase 3H proposes 7.4 units/acre.

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

- The request is not compatible with surrounding land uses.