



Town of Clayton
Planning Board Regular Meeting Minutes
Monday, March 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, Chair
Derrick Applewhite, Vice-Chair
Daniel Gleason
Mike Surasky
Anita Bland
Deborah Hooker
Mark Hall
Tom McKearney
Randell Durham

Staff Present:

Conrad Olmedo, Planning Director
Haley Downey, Assistant Planning Director
Robert Tate, Senior Planner
Heidi Holland, Town Clerk
Emily Cauley-Schulken, Town Attorney

Absent:

Jason Carter

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. With Board Member Carter absent tonight, Alternate Board Member Durham was able to vote on tonight's items.

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.

Board Member Hall nominated Chair Dupree to continue for the year as Chair, seconded by Board Member McKearney.

Approve Nomination for Chair Dupree to Continue to Serve as Chair

Result:	Passed 9-0
Mover:	Mark Hall

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

b. Accept nominations for Planning Board Vice Chair and entertain a motion to vote.

Board Member Surasky nominated Vice-Chair Applewhite to continue serving as Vice-Chair, seconded by Board Member Hooker.

Approve Nomination for Vice-Chair Applewhite to Continue to Serve as Vice-Chair

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

3. ADJUSTMENT OF THE AGENDA

a. No adjustments were made.

Adoption of Agenda as Presented

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

4. APPROVAL OF MINUTES

- a. February 23, 2026 Minutes

Adoption of Minutes

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

5. PUBLIC MEETINGS

- a. 2024-138-CZM Winston Pointe 3H Conditional Rezoning, Type 3

Presenter:

Robert Tate, Senior Planner

Board Member Bland recused herself from this item as she has a family member financially tied to this project.

Mr. Tate presented a request to rezone approximately 11.66 acres along Winston Road from Planned Development Residential (PDR) zoning to Conditional Residential Zoning (CZR). The subject property is currently vacant. He explained the proposal would allow up to 87 attached residential units, resulting in an approximate density of 7 to 7.5 units per acre. The request is inconsistent with the Future Land Use Map, which designated the area for low-density residential development at approximately three units per acre. Mr. Tate discussed nearby development patterns along Winston Road that support higher density residential uses and stated that the request is compatible with surrounding land uses. Staff reviewed the proposed conditions of approval, including limitations on the total number of units, access restrictions to Winston Road, and requested deviations from parking standards. Staff recommended approval of the request. Mr. Tate stated the Future Land Use Map would need to be amended if the rezoning is approved.

There were questions from the Board regarding the new vesting-related condition that would tie approvals to a site-specific plan, the proposed parking deviations and their consistency with prior phases of the development, anticipated traffic impacts related to the proposed density, and clarification regarding the request's inconsistency with the Future Land Use Map.

Toby Coleman, Attorney with Smith Anderson, was present on behalf of the applicant DR Horton. He stated with him tonight is Preston Royster with Thomas and Hutton Engineering, Traffic Engineer with McAdams Nate Bouquin, and Patty Harrell Hillburn with DR Horton.

He stated this application had previously been heard by Council in December 2025 and described it as an unusual case involving both a conditional rezoning and a master plan

amendment.

He explained that during the prior meeting, Council expressed concern that the proposal was being presented without a concept plan, which is typically required for a conditional rezoning. In response, the applicant returned with a detailed concept plan and additional supporting information. Although the request applies to an 11-acre portion of the larger development, staff required the team to analyze the proposal within the context of the entire master plan area.

Mr. Coleman stated that while the 11-acre site alone does not meet the Future Land Use Map density recommendations for low-density residential, the overall master plan area would average approximately 1.5 dwelling units per acre. He stated even when evaluating development south of Winston Drive only, the density would remain under three dwelling units per acre. He emphasized the site functions as a transition area within the larger development, with denser uses across Winston Drive, including a school, and a mobile home park to the east. When the master plan was originally adopted, land across Winston Drive had been intended for commercial use, which is why the Future Land Use Map designates the area as a neighborhood center.

Based on these surrounding uses and the transitional nature of the site, he stated the proposed townhomes were appropriate. He acknowledged Council's prior concerns about maintaining lower-density housing patterns but noted both the overall master plan and immediate context support this type of housing in this location.

He also addressed a prior question regarding a proposed condition related to vested rights and the Policy Choice Act. He explained the applicant was not seeking to create vested rights through the rezoning but wanted to avoid waiving any legal rights provided under North Carolina law. He stated the applicant remained willing to continue working with staff to resolve this issue.

Mr. Royster, with Thomas Hutton Engineers, presented additional details regarding the proposed development and provided an illustrative plan that offered more detail than the concept plan previously submitted. He clarified the additional plan had been submitted to NCDOT and was intended solely as an illustrative reference, with all elements remaining consistent with the concept plan included in the application. Staff confirmed the exhibit would not be considered part of the formal record but served as a visual aid.

Mr. Royster reviewed the project background, noting the consolidated master plan was based on the most recent approved plan and incorporated prior minor amendments at staff's request. Following Council direction at the previous meeting, the applicant returned with a formal concept plan, which staff reviewed and found to be consistent with both the master plan and UDO requirements, with the exception of two requested deviations.

He explained the proposed townhomes are intended as a transitional use between nearby neighborhood mixed-use areas, a mobile home park, and adjacent single-family residential neighborhoods. He stated while the site was originally designated for a church in earlier versions of the master plan, the abundance of churches in the area and statewide housing shortages supported conversion to residential use. The overall project density remains well below the low-density residential thresholds established in the Future Land Use Plan and the open space and active recreation requirements for the total master plan area exceed those originally required.

Traffic impacts were summarized, with Mr. Royster noting the original traffic impact analysis assumed significantly more residential units, commercial space, and institutional uses. With the revised plan eliminating commercial uses and reducing residential intensity, daily vehicle trips were projected to decrease by approximately 6,700 compared to the original analysis.

The two requested deviations were explained. The first would allow single-car garages to count as one required parking space, with an additional space provided in the driveway, which the applicant stated would reduce impervious surface area, support stormwater management, align with practices in other municipalities, and remain consistent with earlier phases of the development. The second deviation requested a reduction in guest parking spaces from the amount otherwise required, citing reduced usage demand and environmental benefits associated with minimizing excess pavement.

Board questions focused on pedestrian accommodations, guest parking locations, drainage design, buffering, roadway cross-sections, and long-term maintenance responsibilities. Mr. Royster explained sidewalks were not currently shown due to the roads being under NCDOT jurisdiction and to maintain consistency with earlier phases, though he acknowledged the design remained preliminary. Board members expressed concerns regarding walkability, access to active recreation, and long-term usability for residents, encouraging the applicant to consider sidewalks and on-site recreation amenities as the project advances.

Additional discussion clarified stormwater drainage, buffer reductions allowed by fencing, and the distinction between Town and NCDOT roadway standards. Board members emphasized the need for clarity in conditions to ensure Town standards apply outside the public right-of-way while acknowledging that NCDOT standards govern road design within it. Mr. Royster indicated willingness to continue discussions with staff and NCDOT as part of the ongoing review and refinement of the project.

During discussion of traffic impacts, Board Member Surasky asked whether the peak-hour trip numbers cited in the original traffic impact analysis were gross trips or included internal capture. Nate Bouquin,

Traffic Engineering Lead Nate Bouquin with McAdams, explained the figures referenced were gross trips and the analysis primarily accounted for pass-by trips rather than internal capture.

Board Member Surasky stated, while supportive of the proposed townhome use, there were broader concerns related to the overall master plan and transportation goals that could not be addressed through the current request. He stated the Town's recently adopted transportation plan emphasized village concepts and creating neighborhoods where residents can live, work, and play without needing to drive for most daily needs. He expressed concern that the proposed townhome development, without nearby shopping, employment, or active recreation, would require residents to drive for nearly all activities.

Board Member Surasky stated the original traffic analysis included a planned shopping center, which likely accounted for a significant portion of the projected trips. He stated with the commercial component removed, residents would now need to travel outside the neighborhood to access retail and services, which he felt conflicted with the intent of the transportation plan.

The Board discussed traffic safety and the alignment of Red Jasper Way in proximity to the nearby school, pedestrian safety considerations including sidewalks and DOT roadway constraints, the location and maintenance responsibilities of the proposed stormwater pond, the availability of active recreation and overall walkability, and the distribution and usability of guest parking. Several Board members expressed concerns regarding the lack of sidewalks, the absence of on-site active recreation facilities, and pedestrian safety given surrounding roadway conditions. Mr. Coleman indicated a willingness to explore incorporating on-site active recreation and to further evaluate sidewalk options, subject to design feasibility and coordination with the North Carolina Department of Transportation.

Chair Dupree stated this is a public meeting and asked if anyone from the public wished to speak. With no one wishing to speak, this was turned over to the Board.

The Board discussed potential additional conditions, including providing on-site active recreation within the development and installing sidewalks on at least one side of the street where feasible.

Vice-Chair Applewhite made a motion to approve the project with Motion #2 in the consistency statement, with conditions to recommend an active recreation space on the property and sidewalks on one side with feasibility of the plan, seconded by Board Member Hall.

Approve with Motion #2 in the Consistency Statement and Two Conditions Listed in Minutes

Result:	Passed 8-0
Mover:	Derrick Applewhite
Seconder:	Mark Hall
Yes:	Daniel Gleason, Mike Surasky, Deborah Hooker, Derrick Applewhite, Mark Hall, Jodie Dupree, Tom McKearney, Randell Durham
No:	None
Absent:	Jason Carter
Recuse:	Anita Bland

6. NEW BUSINESS

Mr. Olmedo reminded Board members of upcoming UNC School of Government training opportunities and encouraged participation.

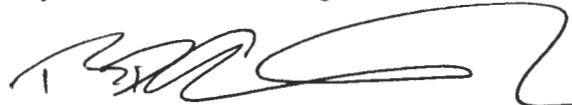
7. ADJOURNMENT

- a. With nothing further, the meeting was adjourned at 6:55 p.m.

Motion To Adjourn

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

Duly Adopted by the Planning Board on Monday, May 26, 2026 while in regular session.


~~Jodie Dupree~~ **DERRICK APPLEWHITE**
~~Chair~~ **VICE-CHAIR**

ATTEST:

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

