



Town of Clayton
Planning Board Agenda
Tuesday, November 18, 2025 at 6:00 PM
Council Chambers, Town Hall, 111 E. Second Street

<https://www.youtube.com/TownofClaytonNC>

THE PLANNING BOARD MEETING WILL BE HELD IN PERSON.

ANY MEMBER OF THE PUBLIC IS INVITED TO THE ATTEND THE MEETING.

THE PUBLIC MAY VIEW THE LIVE MEETING ON THE TOWN'S YOU TUBE CHANNEL:

<https://www.youtube.com/TownofClaytonNC>

1. CALL TO ORDER

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

2. ADJUSTMENT OF THE AGENDA

- a. No anticipated adjustments to the agenda.
Presenter: Conrad Olmedo, Planning Director

3. APPROVAL OF MINUTES

- a. No Meeting Minutes to approve at this time.
Presenter: Conrad Olmedo, Planning Director

4. PUBLIC MEETINGS

- a. 2024-138-CZM, Winston Pointe Ph 3H Conditional Rezoning, Master Plan Amendment
Presenter: Audrey Duchesne, Senior Planner
[2024-138-CZM, Winston Pointe Ph 3H Conditional Rezoning, Master Plan Amendment - Planning - Pdf](#)

5. NEW BUSINESS

- a. No New Business anticipated.

6. ADJOURN

- a. Adjournment of the Planning Board
Presenter: Jodie Dupree, Chair



Planning Board Agenda Cover Sheet

Meeting Date

November 18, 2025

Agenda Location

PUBLIC MEETINGS

Item Title

2024-138-CZM, Winston Pointe Ph 3H Conditional Rezoning, Master Plan Amendment

Presenter(s)

Audrey Duchesne, Senior Planner

Suggested Action

Other - Recommendation of Approval to Town Council

Strategic Priorities Alignment



Vibrant Downtown



Desirable Amenities and Spaces



Sustainable Infrastructure



Mobility, Transportation, and Transit



Diversified Economic Development



Community Outreach and Engagement



Public Safety

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

- | | |
|--|--|
| <input type="checkbox"/> Public Hearing (Required by GS) | <input type="checkbox"/> Public Hearing (Not Required by GS) |
| <input type="checkbox"/> Newspaper Notice (Required by GS) | <input type="checkbox"/> Newspaper Notice (Not Required by GS) |
| <input type="checkbox"/> Public Forum/Input Session | <input type="checkbox"/> Press Release |
| <input type="checkbox"/> E-News Distribution | <input type="checkbox"/> Website |
| <input type="checkbox"/> Social Media | <input type="checkbox"/> Survey |
| <input type="checkbox"/> Special Mailing | <input checked="" type="checkbox"/> None Required |

Other/Special Instructions: Surrounding 300' radius Property Owner Letters Mailed and Property Signs Posted by deadline of November 7, 2025

Summary

Request to rezone the subject parcel from Planned Development Residential (PD-R) to Conditional Zoning Residential (CZ-R). This Type 3 Conditional Rezoning, accompanied by a Concept Plan, specifically seeks to update Phase 3H of the Winston Pointe Master Plan to modify the permitted use of "Church" to "Single-Family Attached" (townhomes).

Funding Source

N/A

Cost

N/A

Corresponding Documentation

- [0 Staff Report Winston Pointe 3H CZ 11042025](#)
- [1 Staff Report Map 2025-138-CZR 11182025](#)
- [2 Application Winston Pointe 3H CZ 2024-138-CZM](#)
- [3 Owners Consent Winston Pointe 3H CZ 2024-138-CZM](#)
- [4 Survey Winston Pointe 3H CZ 2024-138-CZM](#)
- [5 Neighborhood Meeting Materials Winston Pointe 3H CZ 2024-138-CZM](#)
- [6 Amended Master Plan Winston Pointe 3H 2024-138-CZM](#)
- [7 Conditions of Approval Winston Pointe 3H CZ 11062025](#)
- [8 Adjacent Property Letter PB Winston Pointe 3H CZ 2024-138-CZM](#)
- [8b Buffer Addresses Winston Pointe 3H Conditional Rezoning 2024-138-CZM](#)
- [9 Public Notice Certification Winston Pointe 3H CZ 2024-138-CZM](#)
- [10 Traffic Assessment Letter Winston Pointe 3H 2024-138-CZM](#)
- [11 Consistency Statement Winston Pointe 3H 2024-138-CZM](#)

Meeting Timeline

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

Submitted By: Audrey Duchesne, Planning

Reviewed By:

Haley Downey, Assistant Planning Director Approved - Nov 07 2025

Conrad Olmedo, Planning Director

Approved - Nov 07 2025



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

Planning Board Public Meeting: 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: Sign Posted: Posted by due date of 11/7
 Surrounding Property Letters Mailed: Mailed by due date of 11/7
Request: 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.

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 will hear this item in a public meeting on November 18, 2025 at their regular meeting. The Planning Board may make a recommendation of approval or denial to the Town Council. The Planning Board may also make recommendations for changes to the proposed conditions to Town Council.

TOWN COUNCIL CONSIDERATIONS

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

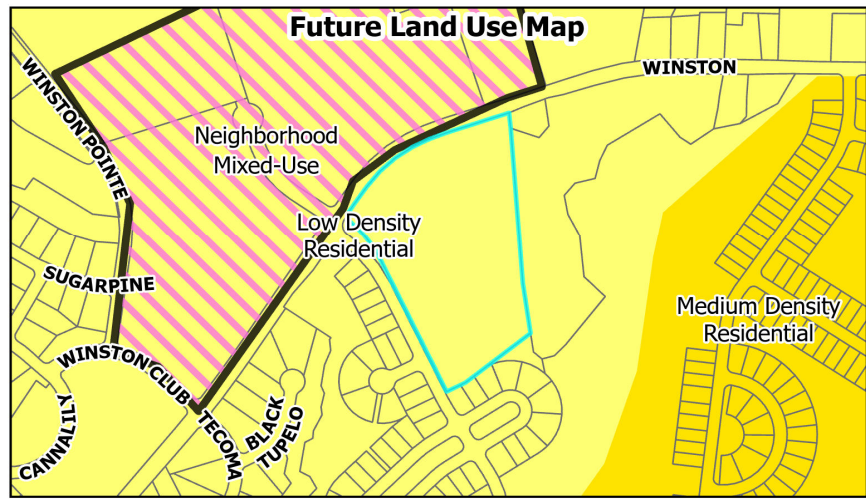
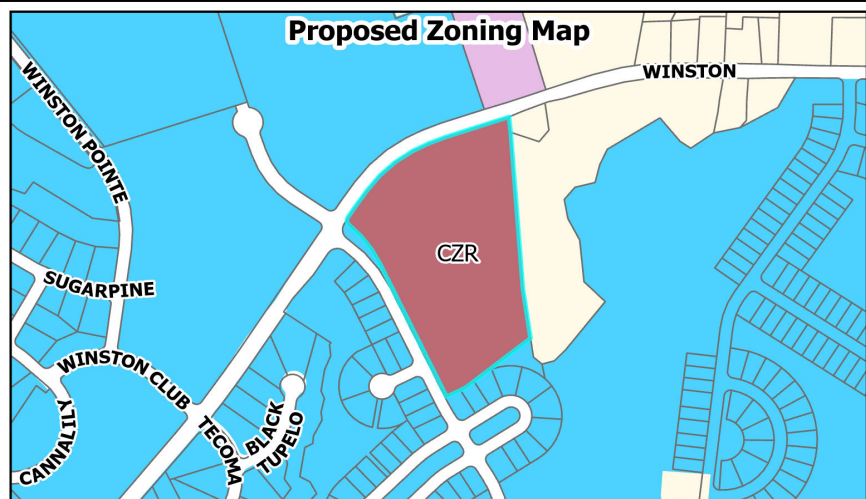
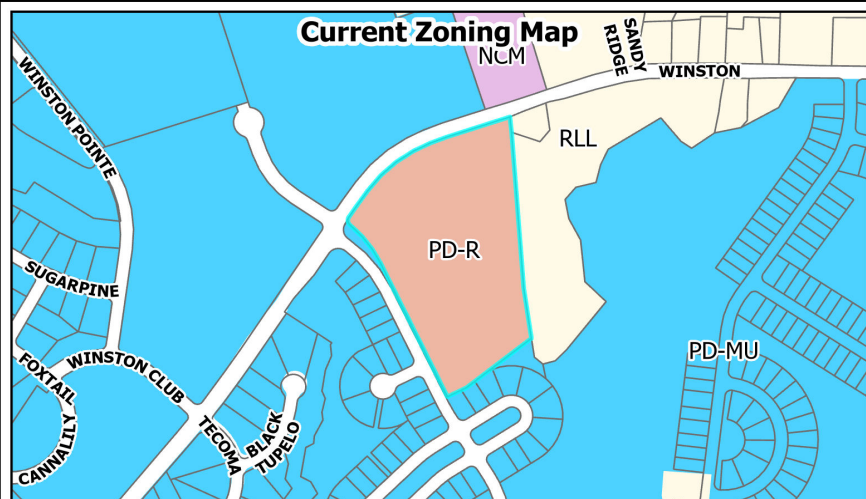
STAFF RECOMMENDATION

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

ATTACHMENTS:

1. Staff Report Maps

2. Application
3. Owners Consent
4. Survey
5. Neighborhood Meeting Materials
6. Amended Master Plan
7. Proposed Conditions of Approval
8. Surrounding Property Owner Notice
9. Public Notice Certification
10. Traffic Impact Assessment
11. Consistency Statements Sheet



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

0 450 900 1,800 Feet

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



TOWN OF CLAYTON
 Planning Department
 111 E. Second 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
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 Fax: 919-553-1720

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

www.ClaytonNC.org/Fees

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

APPLICATION TYPE

New Type 3, Conditional Rezoning **Major Modification, modifying:** 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@sfreholdings.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)

39 Chapman Rd, Ste 102
 (Address)

[Signature]
 (Owner's Signature)

Raleigh, NC 27603
 (City, State, Zip)

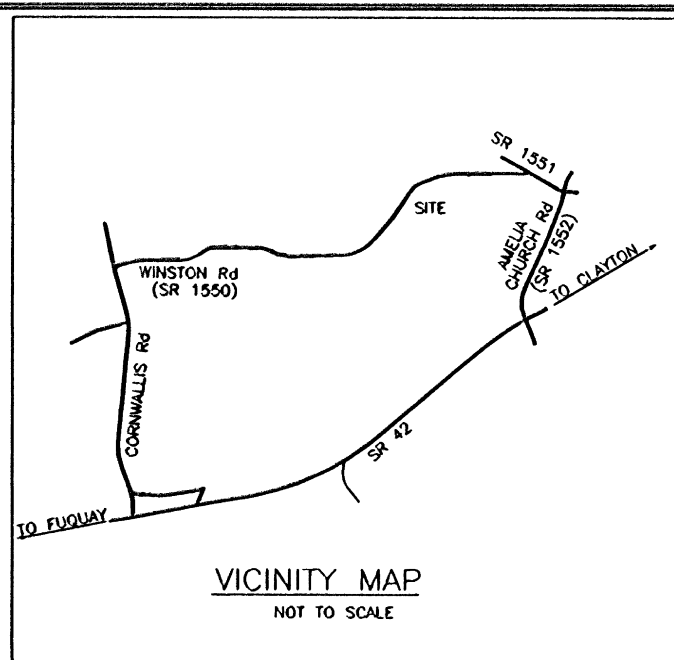
STATE OF North Carolina
 COUNTY OF Wake

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



Brenda C. Jones
 Notary Public

My Commission Expires: 6/30/2025



- 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
 - OHE = 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 ADJOINERS.

EXEMPT FROM SUBDIVISION REGULATION WITHIN THE JOHNSTON COUNTY PLANNING JURISDICTION

07/23/07 *[Signature]*
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
7-23-07, 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:

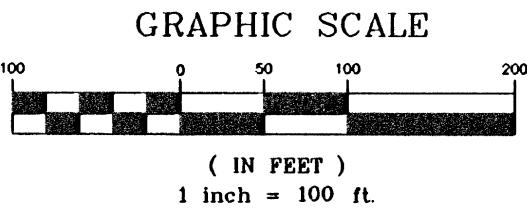
- WETLANDS
- UNDERGROUND UTILITIES
- UNDERGROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS

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)

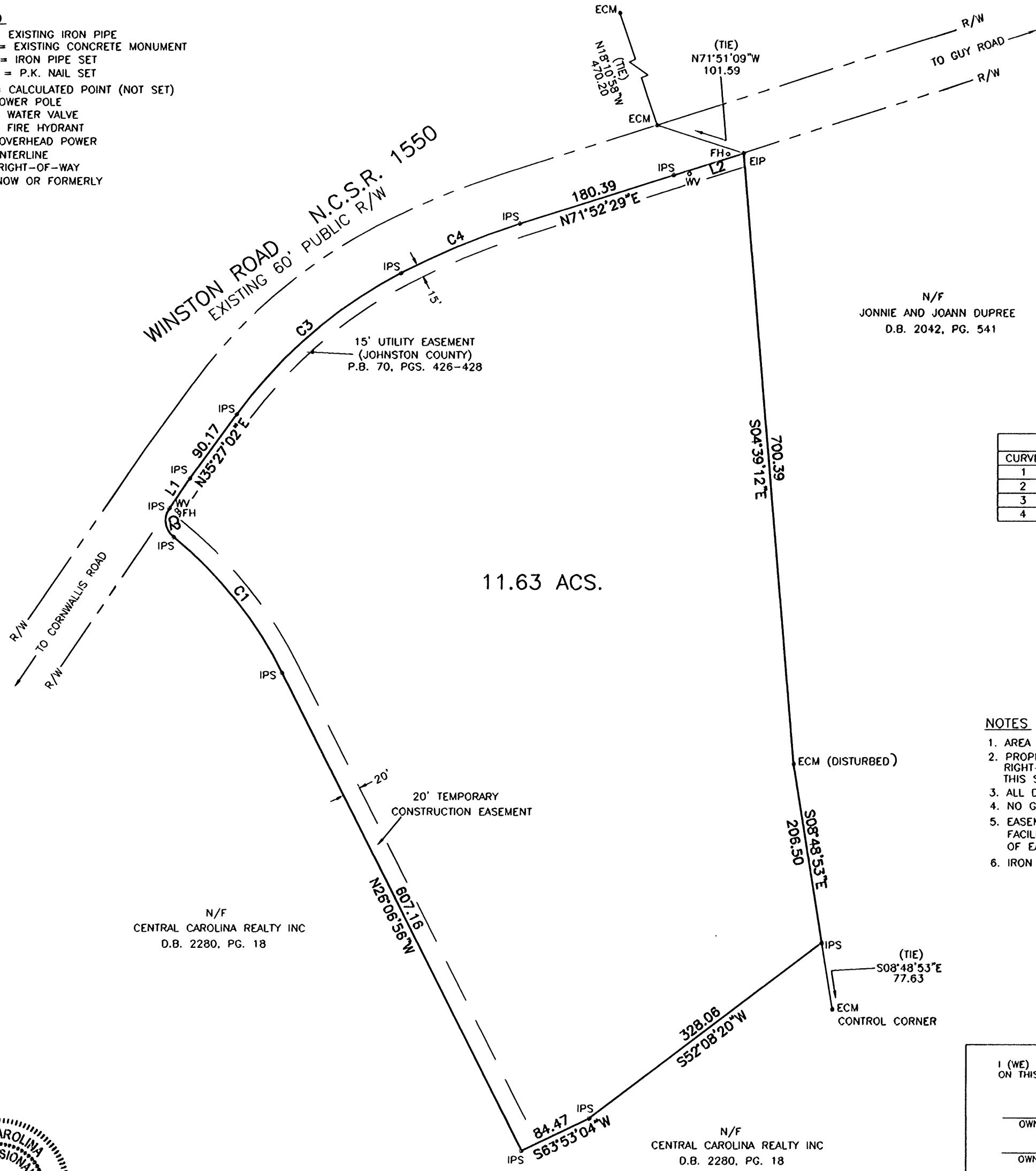
I, Herbert H. Proctor Jr., certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

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.

[Signature]
Professional Land Surveyor L-3621



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	144.36

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.

[Signature] 7/23/07
OWNER DATE

STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661		CENTRAL CAROLINA REALTY INC. BEING THE SUBDIVISION OF THE PROPERTY RECORDED AT DEED BOOK 2280, PAGE 18	
DATE 07-20-07	SURVEYED BY	JOB SWEETSEW	WHITE OAK TOWNSHIP NORTH CAROLINA
SCALE 1"=100'	DRAWN BY	DWG. NO.	JOHNSTON COUNTY OWNER
REVISIONS		CHURCH-WINSTON-POINTE-11.SACS.	ZONED: P.U.D. P.I.N.: 164800-57-5149

N.C. GRID (NAD 27)

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

WINSTON ROAD N.C.S.R. 1550
EXISTING 60' PUBLIC R/W

15' UTILITY EASEMENT (JOHNSTON COUNTY) P.B. 70, PGS. 426-428

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 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	
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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 or 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: 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**



2000 Aerial Center Parkway
Suite 110A
Morrisville, NC 27560

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



B98555.17



US POSTAGE
FIRST CLASS
06250011562565
FROM 27560

\$0.69 0



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

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US POSTAGE
FIRST CLASS
06250011562565
FROM 27560



2000 Aerial Center Parkway
Suite 110A
Morrisville, NC 27560

Southside Christian School, Inc.
1096 Amelia Church Rd
Clayton, NC 27520-6762

B98555.22



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FROM 27560

D·R·HORTON
America's Builder

DHI
Listed
NYSE

2000 Aerial Center Parkway
Suite 110A
Morrisville, NC 27560

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

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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

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

\$0.69 0
US POSTAGE
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06250011562565
FROM 27560



D·R·HORTON DHI
DIVERSIFIED
NYSE
America's Builder

2000 Aerial Center Parkway
Suite 110A
Morrisville, NC 27560

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

www.usps.com
US POSTAGE
FIRST-CLASS
062S0011562565
FROM 27560



Edwards

D·R·HORTON DHI
DIVERSIFIED
NYSE
America's Builder

2000 Aerial Center Parkway
Suite 110A
Morrisville, NC 27560

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

E98556 01



US POSTAGE
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062S0011562565
FROM 27560

Stamp
\$0.690

Edwards



2000 Aerial Center Parkway
Suite 110A
Morrisville, NC 27560



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/PCO

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



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 (TOWNHOMES)
 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

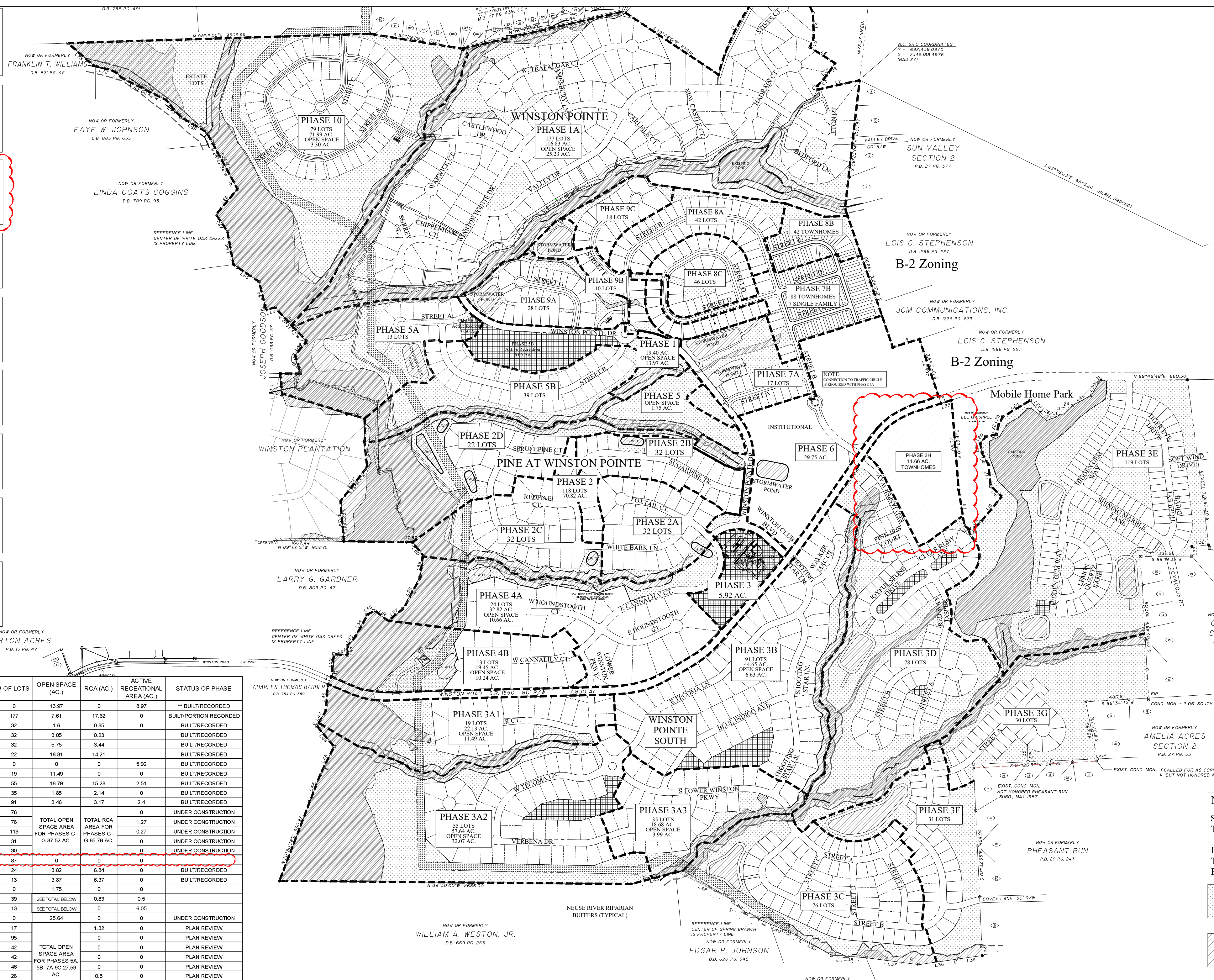
PHASES 9A, 9B & 9C
 LOT SETBACKS (REGULAR)
 20' FRONT AND REAR
 5' SIDE
 15' CORNER SIDE

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	7.61	17.82	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	95	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			0	UNDER CONSTRUCTION
PHASE 3D		78			1.27	UNDER CONSTRUCTION
PHASE 3E		119			0.27	UNDER CONSTRUCTION
PHASE 3F		31			0	UNDER CONSTRUCTION
PHASE 3G		20			0	UNDER CONSTRUCTION
PHASE 3H	11.66	97	0	0	0	UNDER CONSTRUCTION
PHASE 4A	32.52	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	BUILT/RECORDED
PHASE 5A	26.77	39	SEE TOTAL BELOW	0.83	0.5	UNDER CONSTRUCTION
PHASE 5B	18.53	13	SEE TOTAL BELOW	0	6.05	UNDER CONSTRUCTION
PHASE 6	29.75	0	25.64	0	0	UNDER CONSTRUCTION
PHASE 7A	11.41	17		1.32	0	PLAN REVIEW
PHASE 7B	12.56	95		0	0	PLAN REVIEW
PHASE 8A	11.27	42		0	0	PLAN REVIEW
PHASE 8B	11.67	42		0	0	PLAN REVIEW
PHASE 8C	8.36	48		0	0	PLAN REVIEW
PHASE 8A	11.62	28		0.5	0	PLAN REVIEW
PHASE 9A	5.34	10		0.85	0	PLAN REVIEW
PHASE 9C	6.15	18		0	0	PLAN REVIEW
PHASE 10	71.89	79	3.3	16.7	0	UNDER CONSTRUCTION
TOTAL	843.16	1,382	235.87	156.11	27.89	

NOTE: ** 5.96 AC. TO BE BUILT WITH PHASE 5, THIS LAND IS ADJACENT TO PHASE 5, BUT LOCATED WITHIN THE BOUNDARIES OF PHASE 1
 ** 11.1 AC. TO BE BUILT WITH PHASE 5A, THIS LAND IS ADJACENT TO PHASE 5A, BUT LOCATED WITHIN THE BOUNDARIES OF PHASE 1
 ** 1.90 AC. TO BE BUILT WITH PHASE 9, THIS LAND IS ADJACENT TO PHASE 9, BUT LOCATED WITHIN THE BOUNDARIES OF PHASE 1
 *** 3.03 AC. UNDER CONSTRUCTION, REMAINDER FOR FUTURE EXPANSION, REMAINDER WILL BE DONE WITH PHASE 10 IF NOT SOONER

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.



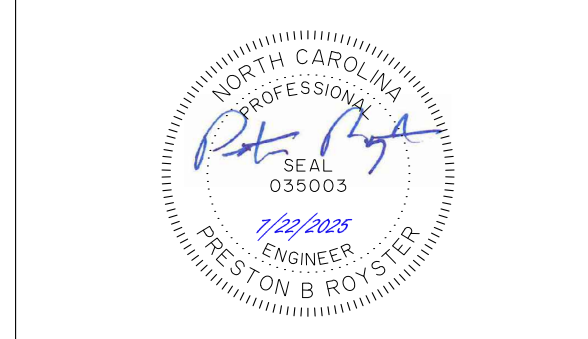
BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 27°17'33" E	670.00	42	N 61°15'19" E	489.91
2	S 5°10'00" E	229.34	43	S 27°17'33" E	254.28
3	S 81°50'00" E	605.00	44	N 25°15'20" E	240.17
4	S 6°10'45" E	198.09	45	N 25°15'20" E	240.17
5	S 81°50'00" E	750.51	46	N 25°15'20" E	240.17
6	S 7°00'00" E	228.05	47	N 25°15'20" E	240.17
7	N 89°00'00" E	303.96	48	N 25°15'20" E	240.17
8	N 7°40'32" E	246.67	49	N 25°15'20" E	240.17
9	N 89°00'00" E	303.96	50	N 25°15'20" E	240.17
10	N 7°00'00" E	228.05	51	S 89°23'45" E	106.79
11	S 81°50'00" E	605.00	52	N 60°00'00" E	72.58
12	N 25°15'20" E	240.17	53	N 39°42'28" E	94.4
13	N 25°15'20" E	240.17	54	N 27°00'00" E	202.56
14	N 25°15'20" E	240.17	55	N 38°15'37" E	106.8
15	N 38°42'28" E	224.06	56	S 56°41'07" E	139.28
16	N 25°15'20" E	240.17	57	N 38°15'37" E	106.8
17	N 05°15'30" E	170.17	58	N 27°15'40" E	279.45
18	N 60°00'00" E	72.58	59	N 09°00'00" E	106.29
19	N 10°15'30" E	79.49	60	N 36°12'36" W	140.51
20	N 60°00'00" E	72.58	61	N 09°00'00" E	106.29
21	N 74°00'29" E	82.74	62	N 40°50'00" E	142.50
22	N 48°15'30" E	70.07	63	S 27°00'00" E	202.56
23	N 29°23'24" E	69.27	64	N 07°12'17" E	226.93
24	S 50°56'36" E	234.20	65	N 07°12'17" E	226.93
25	S 86°43'37" E	53.74	66	N 07°12'17" E	226.93
26	N 86°43'37" E	53.74	67	N 50°15'20" E	250.00
27	N 86°43'37" E	53.74	68	N 50°15'20" E	250.00
28	N 78°10'25" E	107.56	69	N 50°15'20" E	250.00
29	N 60°00'00" E	106.29	70	N 50°15'20" E	250.00
30	N 29°15'30" E	109.89	71	N 49°15'30" E	91.64
31	N 49°15'30" E	91.64	72	N 49°15'30" E	91.64
32	S 89°00'00" E	106.29	73	N 49°15'30" E	91.64
33	S 00°00'00" E	72.58	74	N 49°15'30" E	91.64
34	S 02°49'48" E	72.02	75	N 49°15'30" E	91.64
35	S 89°00'00" E	106.29	76	N 49°15'30" E	91.64
36	S 89°00'00" E	106.29	77	S 00°00'00" E	288.50
37	N 87°14'48" E	403.95	78	S 00°00'00" E	288.50
38	N 89°00'00" E	106.29	79	S 00°00'00" E	288.50
39	N 89°00'00" E	106.29	80	S 00°00'00" E	288.50
40	N 89°00'00" E	106.29	81	S 00°00'00" E	288.50
41	N 53°15'36" E	265.95	82	S 89°15'14" E	380.00
			83	N 77°52'29" E	84.51

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
- HORSHOOTCH
- BASKETBALL
- SAND VOLLEYBALL
- OFF LEASH DOG AREA

NO.	REVISIONS	BY	DATE
4	PER TOWN OF CLAYTON COMMENTS	MAT	07/25
3	PER TOWN OF CLAYTON COMMENTS	MAT	05/25
2	PER TOWN OF CLAYTON COMMENTS	MAT	04/25
1	PER TOWN OF CLAYTON COMMENTS	MAT	02/25



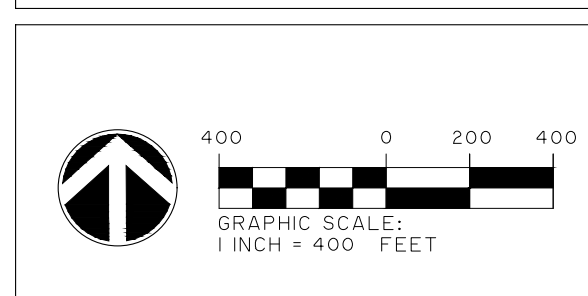
THOMAS & HUTTON
 2510 Meridian Parkway • Suite 100
 Durham, NC 27713 • 919.482.0368
 www.thomasandhutton.com

OVERALL MASTER & PHASING PLAN

WINSTON POINTE

PROJECT LOCATION:
 Winston Road
 Clayton, NC 27520

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



DATUM: HORIZ: NAD83 VERT: NAVD88

JOB NO:	32219
DATE:	
DRAWN:	MAT
DESIGNED:	PBR
REVIEWED:	
APPROVED:	PBR
SCALE:	1" = 400'

C1.0

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

1. Following Town Council approval, an electronic copy of the revised Master Plan, Exhibit A, shall be submitted to the Planning Department for final Approval.
2. This Conditional Rezoning is a Major Modification only to Phase 3H of the original Master Plan PDD-MU-08-07 and subsequent Administrative Amendments and Minor Modifications. All original Conditions of Approval from PDD-MU-08-07 and prior approvals are not proposed for modification and still apply to the entirety of Winston Pointe.
3. Phase 3H shall be constructed in substantial conformance with the Master Plan as approved by the Clayton Town Council. This Phase shall meet all applicable Unified Development Ordinance (UDO) requirements, as well as Town of Clayton Engineering and Stormwater Design Standards, and North Carolina Fire Code and NFPA Fire Standards.
4. To the extent of any conflict between the Master Plan and these Conditions of Approval, these Conditions shall control.
5. The only Principal Use permitted in Phase 3H shall be Single-Family Attached dwelling units (Townhomes).
6. The only secondary uses permitted in Phase 3H shall be those permitted in the Residential High Density (RHD) zoning district, as outlined in the Secondary Use Table of the UDO.
7. The following standards shall apply to the development of Phase 3H:
 - a. The development shall be limited to a maximum number of 87 Single-Family Attached Dwelling units.
 - b. Setbacks and Height:
 - i. Front: 20 feet
 - ii. Rear: 20 feet
 - iii. Corner Side: 15 feet
 - iv. Building Separation: 10 feetHeight: 35 feet
8. The North Carolina Department of Transportation (“NCDOT”) previously approved plans that resulted in a misalignment of the northern portion of Red Jasper Road and the privately-maintained Southside Christian School driveway located within the southern portion of the Discipleship Drive right-of-way (the “Southside School Driveway”). NCDOT has asked the Property owner to shift the northern portion of Red Jasper Road toward the east as much as possible without affecting the existing water main and master meter. Notwithstanding the foregoing, nothing in this zoning condition shall require the northern portion of Red Jasper Road to be shifted east in a manner that would result in the relocation of the existing water line or master meter serving Winston Pointe Phase 3D. Nothing in these zoning conditions shall require the Property owner to modify or improve Discipleship Drive.
9. The Property owner shall install a right turn lane on the western side of Winston Road either at the intersection with the Southside School Driveway or at the intersection with Winston Pointe Club

Blvd. The final location of the right turn lane shall be determined by NCDOT. This turn lane shall be completed prior to issuance of the 65th building permit in Phase 3H.

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.

Jonathan Holtvedt
Print Name


Signature of Property Owner

11/6/2025
Date

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



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

PUBLIC NOTICE

November 7, 2025

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 November 18, 2025, at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2024-138-CZM, Winston Pointe Ph 3H Conditional Rezoning, Master Plan Amendment
Location:	Located on the southerly portion of Winston Road, east of Red Jasper Way. The property is located in the Town’s ETJ.
PIN #(s):	164800-69-6470
Applicant:	D.R. Horton, Inc.
Request:	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).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5501 or at aduchesne@townofclaytonnc.org

Sincerely,

Audrey Duchesne | Senior Planner

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

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

VALUES | RESPONSIBILITY • COMMUNITY • COMMITMENT • RESPECT

www.TownofClaytonNC.org



TOWN OF CLAYTON
COMMUNITY DEVELOPMENT
 111 E Second Street
 Clayton, NC 27520
 919-553-5002

AVISO PÚBLICO

Escanee el código QR
 para más información:



7 de noviembre de 2025

«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 18 de noviembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2024-138-CZM, Winston Pointe Fase 3H - Rezonificación Condicional, Enmienda al Plan Maestro
Ubicación:	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.
PIN #(s):	164800-69-6470
Solicitante:	D.R. Horton, Inc.
Pedido:	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. 5501 o en aduchesne@townofclaytonnc.org.

Atentamente,

Audrey Duchesne | Senior Planner

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

MISIÓN | Servidores públicos dedicados y receptivos que brindan servicios esenciales que unen a las personas y promueven la calidad de vida en la comunidad de Clayton.

VALORES | RESPONSABILIDAD • COMUNIDAD • COMPROMISO • RESPETO

www.TownofClaytonNC.org

WINSTON POINTE LBC LLC
4925 GREENVILLE AVE STE 1400
DALLAS, TX 75206-4085

D.R. HORTON, INC.
1341 HORTON CIR
ARLINGTON, TX 76011-4310

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

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

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

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CLAYTON, NC 27520-7932

SOUTHSIDE CHRISTIAN SCHOOL, INC.
120 DISCIPLES DR
CLAYTON, NC 27520-9126

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

PUBLIC NOTICE CERTIFICATION

This certifies that the project and the associated application have been publicly noticed according to NCGS, Town UDO, and Planning Department policy:

Project: 2024-138-CZM, Winston Pointe 3H Conditional Rezoning
Town Board: PB
Date of Meeting: November 18 2025

Public Notice Checklist				
Type	Action	Staff	Date Complete	Signature/Date
1. Letters Mailed	Letters mailed to property owners within 300' of subject property	Audrey Duchesne	11/06/2025	<i>Audrey Duchesne</i> 11/07/2025
2. Property Posted	Sign Posted on Property	Susan Long	11/07/2025	11/7/2025 <i>SL</i>
3. Website Updated	Project Information added to the Website	Lori Bryant	11/06/2025	<i>LB</i> 11/6/25
4. Newspaper Publish	Newspaper Ad published	N/A	N/A	

Certified by:

Haley Downey

 Haley Downey, AICP, CZO
 Assistant Planning Director

11/7/25

 Date

Conrad Olmedo

 Conrad Olmedo, AICP, CZO
 Planning Director

11/7/25

 Date



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*, 11th 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
		Total Trips	21,391	795	1,121	1,916	1,100	831	1,931
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
		Total Trips	14,675	593	1,008	1,601	983	742	1,725
		Difference	-6,716	-202	-113	-315	-117	-89	-206

*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.

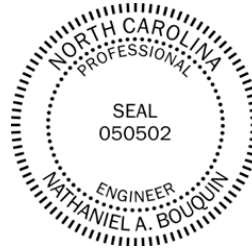
Summary

This letter presents a summary of the trip generation estimates for the partially constructed Winston Pointe development via the ITE Trip Generation Manual, 11th 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



Nate Bouquin, PE, PTOE | Practice Lead, Traffic Engineering
bouquin@mcadamsco.com | 919. 961. 4065

The John R. McAdams Company, Inc.
NC License #C-0293

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.