Town of Clayton
Clayton Planning Board Minutes
Monday, July 24, 2023 at 6:00 PM
Town Council Chambers

Board Members Present: James Moore Stephen Powers Kevin Lee Lisa Begley Jodie Dupree James Lipscomb Jeffery Spence Derrick Applewhite **Board Members Absent:** Ronald Williams	**Staff Present:** Ben Howell, Planning Director Bruce Venable, Planner I Love Ott, Land Development Specialist

1 CALL TO ORDER

Chair Moore called the meeting to order at 6:00pm.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

Motion: Board Member Dupree
Second: Board Member Begley
Result: Approved, Unanimous

4 PUBLIC COMMENTS

a) 2023-116-OA Yard Encroachments and Screening UDC Text Amendment
Presenter: Ben Howell, Planning Director

Allow fire escapes to encroach into a required yard/setback up to 8 feet regards of Zoning District. Also, remove separation requirement for dumpster and loading area form residentially zoned properties.

The proposed text amendment is consistent with the remainder of the chapter.

Staff recommend the text amendment for public hearing and consideration by Town Council.

Board Member Dupree asked what percentage of the time does the 50 feet not work?

Director Howell stated there has not been a study done involving all the areas where there is commercial or non-residential directly adjacent to residential.

Motion: Board Member Lipscomb
Second: Board Member Applewhite
Result: Approved, Unanimous

b) 2023-65-RZ 8175 US HWY 70 Rezoning
Presenter: Bruce Venable, Planner I

Rezone from Residential-Estate (R-E) and Business-Highway (B-3) to Industrial Light (I-2). The property is currently vacant.

Encouraged uses include industrial, warehouse, office, research and development, tech-flex, hospital, renewable energy, recycling, fabrication, assembly, and technology.

Staff recommends approval.

Board Member Powers asked if the board will be able to go on site.

Bruce Venable stated that the hearing is just for the rezoning of the property. The property is going through the annexation process.

Motion: Board Member Begley
Second: Board Member Powers
Result: Approved, Unanimous

c) 2023-66-RZ Milam Equipment Rezoning
Presenter: Bruce Venable, Planner I

Rezone from Business-Highway to Industrial Light (I-1).

Encouraged uses include industrial, warehouse, office, research and development, tech-flex, hospital, renewable energy, recycling, fabrication, assembly, and technology.

Staff recommends approval.

Bob Horneck, representing the applicant, is looking to open an equipment rental facility.

Motion: Board Member Lipscomb

Second: Board Member Spence
Result: Approved, Unanimous

5 NEW BUSINESS

6 INFORMAL DISCUSSION AND PUBLIC COMMENT

7 ADJOURN
Motion: Board Member Applewhite
Second: Board Member Lipscomb

Chair Moore adjourned the meeting at 6:30pm.

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Chair

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Clerk to the Board