



**Town of Clayton
Clayton Planning Board Minutes
Monday, January 23, 2023 at 6:00 PM
Town Council Chambers**

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

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

2 PLEDGE OF ALLEGIANCE

3 SWEARING-IN OF NEW MEMBER

Elizabeth Worner swore in new Board Member Derrick Applewhite and re-appointed Board Member Jodie Dupree.

4 ELECTION OF CHAIR AND VICE CHAIR

Planning Director Ben Howell opened the floor for nominations for Chair and Vice Chair.

Board Member Lipscomb nominated James Moore for Chair and Stephen Powers for Vice Chair.

Board Member Dupree second the nominates.

James Moore and Stephen Powers elected Chair and Vice Chair.

5 ADJUSTMENT OF THE AGENDA

6 APPROVAL OF MINUTES

Motion: Board Member Lee
Second: Vice Chair Powers
Result: Approved, Unanimous

7 PUBLIC HEARINGS

- a) SUP Text Amendment
Presenter: Planning Director Ben Howell

Planning Director Howell presents the text amendment request from the December meeting

Motion: Vice Chair Powers
Second: Board Member Williams
Result: Approved, Unanimous

- b) Lot 8 Gateway Drive Rezoning
Presenter: Planner I Bruce Venable

Rezone from Business Highway Special Use District (B-3 SUP) to Office-Institutional (O-I)

Future Land Use Map shows it as an employment center.

Staff recommends approval.

Chair Moore corrected the staff reports, stating the staff reports said "notices were sent out to neighboring property owners on January 10, 2029". The notices were sent out on January 10, 2023.

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

- c) Town of Clayton Rezoning
Presenter: Planning Director Ben Howell

Rezone from Public Facilities (P-F) to Industrial Light (I-1).

Future Land Use Map shows this property as an employment center.

Staff recommends approval.

Board Member Dupree asked how long ago was it sold to NOVO?

Planning Director Howell stated it closed in December

Board Member Dupree asked if the rezoning happens before or after it is sold?

Planning Director Howell stated normally the rezoning happens before it is sold.

Motion: Board Member Dupree

Second: Vice Chair Powers

Result: Approved, Unanimous

8 NEW BUSINESS

9 INFORMAL DISCUSSION AND PUBLIC COMMENT

Two public meetings, one being held on February 7th for the Gateway 42 Small Area Plan from 6-8pm and the second meeting will be on February 13th for the Downtown Master Plan.

The UDO is in the process of internal staff review, steering committee meetings starting in March.

In the process of hiring a Planner II.

10 ADJOURN

Motion: Board Member Williams

Second: Board Member Lee

Result: Approved, Unanimous

Chair Moore adjourned the meeting at 6:30pm.

Chair

Clerk to the Board