
July 2025 Minutes

Attendees: Mayor Joe Slaton, Chairman; Board Members: Richard Cary, Bess Moffat, Randy Canup, George Gaines; Planning and Zoning Administrator April England; Former Planning and Zoning Administrator Ron Wallace; Town Clerk/Finance Officer Suzanne Hedden, Secretary, Bob and Pam Storrington, Archie Galloway, Angela M. Kimsey, Susie Conley, Tanner Galloway.

Chairman Slaton called the meeting to order at 6:04pm.

Mayor Slaton introduced Ms. April England as our new Planning and Zoning Administrator. She is replacing Ron Wallace who has retired from the position, but, has agreed to stay involved by helping with droning duties.

Mr. Gaines made a motion to approve minutes of February 4, 2025 meeting. Mr. Cary requested the spelling of his last name be changed from Carey to Cary. Ms. Moffat seconded the motion; motion approved.

Mayor Slaton informed board members the reason for the meeting is to address a rezoning request (from R2 to C2) on Waldroup Road (JWJ of Clay County/Jacky Jones), noting that we have people in attendance with interest in the situation.

Dialogue continued as follows:

George Gaines: "Will it be an open air or enclosed building?" (Enclosed)

Bess Moffat noted that this area is a mixed zoning area and further explained that when mapping was initiated in Clay County, land was zoned according to the purpose it was being used for; all other land defaulted to R2.

Bob Storrington (a concerned neighbor) who is building a new house beside the property that is being addressed, questioned if there is enough property to put more commercial buildings, adding concern that the slab has already been poured. He also questioned how Mr. Jones obtained a building permit.

Mayor Slaton: "He got the building permit by error. He did not come to us first".

Planning & Zoning Administrator Wallace added that Mr. Jones is allowed up to 15,000 square feet and this unit is 10,000 square feet.

Ms. Conley stated that she and her family have no problem with this situation. The Jones family has stated that they will do fencing to present a nice setting. She continued that she would rather see this type building there instead of residential housing.

Mayor Slaton mentioned that we need storage for boats and motor homes.

Ms. Moffat stated that after reading the definition for C-2 classification, it is understandable that this situation is not conducive to "businesses requiring frontage on a major highway" as described in the C-2 designation.

Ms. Conley mentioned that in this area on Old Hwy 64 there are already storage units.

Mr. Storrington answered that those units are not in ETJ.

Planning & Zoning Administrator Wallace stated that this situation will have to be labeled as "special use".

Ms. Conley questioned if a portion of this property is not in ETJ.

Ms. Storrington questioned if the property stays residential, can someone but it for building apartments?

Ms. Moffat replied "Yes".

Mayor Slaton advised that there will be lots of steps before there can be an approval.

Mr. Gaines stated that he feels "inclined to approve. There could be other things put on this property that would be lots worse than what Mr. Jones is planning".

Mr. Canup added that he agrees with Mr. Gaines. He also stated that it would be good to get more opinions.

Mr. Cary also agreed with Mr. Gaines.

Ms. Moffat added that the Planning and Zoning Committee is just an advisory committee, I tend to defer to the property owner.
Mr. Gaines continued this as a motion which was seconded by Mr. Canup; motion approved by unanimous vote.

Mayor Slaton thanked everyone for coming to the meeting. Ms. Moffat made a motion at 6:43 pm to adjourn the meeting; Mr. Canup seconded the motion; meeting adjourned.

ATTEST: Suzanne G. Hedden
Suzanne G. Hedden, Secretary

Joe Slaton
Joe Slaton, Chairman