

MEMORANDUM

Business Item B

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & recommendation of Resolution 2026-007 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Northeast Asphalt, Inc., requesting approval to re-zone approximately 18.67 acres from R-3 (Two-Family Residential District) and R-2 (Suburban Residential District) to become all R-2 (Suburban Residential District).

Please see the below comments from Code Administrator Kamke:

This rezone request is to change the zoning of parcel 006-050205 from R-3 Suburban Two-Family Residential District and R-2 Suburban Residential District entirely to R-2 Suburban Residential District. The land petitioned for rezone would resolve the split zoning condition that would prevent the now-revised survey approved by the Town in April 2026 from being recorded.

The Future Land Use map within the Town of Clayton Comprehensive Plan categorizes the area under this rezone request as Residential – Single and Duplex, and identifies this area as within the Tier 1a Hamlet. This request is therefore consistent with the Comprehensive Plan Future Land Use map and the desire for prioritizing residential development within the Tier 1 areas of the Town. The zoning of these lands are consistent with the surrounding zoning and uses, and will not create an illegal “spot zone” situation.

It is recommended that the Town Plan Commission recommend approval of this rezone request for Town Board adoption.

SUGGESTED MOTION(S):

*Motion **AND ROLL CALL** to approve Resolution 2026-007 recommending approval of the rezoning of Tax ID #006-0502-05.*

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey