

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**March 31, 2009**

**Planning Commission Members:**

Doris Walls, Chairperson\*  
Dean Danielson\*  
Valerie Miller\*\*  
William Quick\*  
Ummu Bradley Thomas\*  
Agnes Case\*

\* Those Present  
\*\* Excused

**Visitors:**

Sue Cruickshank	Robert Clendaniel
Sharon VanEmburch	Dave Wolcott
Christine Dayton	Vivian Fisher

**Recording:** Bill Kastning & Donna Todd

1 PROCEEDINGS

2 The meeting was called to order by Chairwoman Walls at 6:00 p.m., on March 31, 2009,  
3 at the Denton Police Facility and followed by the Pledge of Allegiance.

4 Chairwoman Walls asked for any corrections, deletions or additions to the minutes of the  
5 February 24, 2009 Planning Commission meeting. The minutes were approved as submitted.

6 Old Business #1 – Official Zoning Map – At the March 2<sup>nd</sup> Town Council meeting, the  
7 Council requested the Planning Commission make a recommendation on changing the zoning  
8 designation for two parcels located on Map 104, Parcels 957 and 959 from Suburban Residential  
9 (SR) to Commercial Medical (CM) zone. The two parcels are Wesleyan Home Care, Inc., and  
10 Health Care Reit., Inc., and the existing improvements are consistent with the commercial  
11 medical use.

12 A motion was made by Planning Commissioner Quick to change the two parcels to  
13 commercial medical and sign a resolution to forward the updated zoning map to the Town  
14 Council for adoption. Planning Commissioner Case seconded the motion which was passed  
15 unanimously.

16 Other Old Business – The working session minutes of March 11<sup>th</sup> were approved as  
17 submitted.

18 New Business #1 – Gay Street Redevelopment Preliminary Subdivision – Dave Wolcott  
19 and Christine Dayton made the presentation on behalf of CIII Builders. The applicant revised  
20 the previously denied plan to address the parking issues. The original subdivision plan included  
21 25 residential lots and one commercial lot. The revised plan eliminates one residential and one  
22 commercial lot. The revised subdivision plan includes 24 residential lots and creates 57 parking  
23 spaces. The developer will improve the triangular shaped area on Stockley Alley owned by the  
24 Town to create eight public parking spaces.

1 Planning Commissioner Case motioned to approve the preliminary subdivision plan  
2 contingent upon 1) the Town Council reapproving the 14 additional water/sewer allocations, 2)  
3 the transfer of 14 units of water/sewer fees to the DDC or payment in lieu of transfer, 3) Caroline  
4 County approval of water/sewer amendment for 24 dwelling units, and 4) concurrence to  
5 accommodate Town engineering firm's comments. Planning Commissioner Thomas seconded  
6 the motion. The motion passed 4:1. Planning Commissioners Danielson, Quick, Thomas and  
7 Case voted yea. Chairperson Walls voted nay.

8 New Business #2 – Lot Consolidation in Critical Area and Notification Ordinance –  
9 Director Kastning requested the Town Attorney create an ordinance that addresses lots in the  
10 critical area and follows recommended Critical Area Commission regulations as required by  
11 House Bill 1253.

12 The Town cannot deny applicants the request to consolidate or reconfigure existing lots  
13 of record in the Critical Area. This ordinance is defines the process by which the Town and  
14 Critical Area Commission review and approve the reconfiguration of parcels and lots within the  
15 Critical Area. The Town Council is required to amend its Critical Area code to be consistent with  
16 the House Bill 1253.

17 Planning Commissioner Thomas motioned to recommend Ordinance No. 575 to the  
18 Town Council and to sign and forward the resolution to the Town Council. Planning  
19 Commissioner Danielson seconded the motion. The motion passed 4:1. Planning  
20 Commissioners Thomas, Danielson, Case and Chairperson Walls voted yea. Planning  
21 Commissioner Quick voted nay.

22 No other new business.

23 Meeting adjourned at 6:50 p.m.