

March 6, 2006

Executive Session

At 6:04 PM on this date Mayor Branson asked for a motion to hold an executive session to seek legal advice. Councilman Horsey made a motion to go into executive session seeking legal advice, seconded by Councilwoman Stockley, the motion passed unanimously.

At 7:00 Councilman Horsey made a motion to close the executive session, seconded by Councilwoman Stockley, the motion passed unanimously.

Regular Meeting

Mayor Branson called the regular meeting of the Denton Town Council to order on this date at 7:00 PM, leading everyone in the Pledge of Allegiance to the Flag.

Mayor Branson asked that the record reflect that Councilman Foster was absent, all of the other Council members were present.

Councilman Horsey made a motion to approve the minutes of the February 6, 2006 regular meeting, seconded by Councilwoman Stockley, the motion passed unanimously.

Public Hearing

None

Petitions, remonstrances and communication

Mayor Branson proclaimed the month of March as Red Cross Month

Introduction and adoption of resolutions and ordinances**Resolution #673 - Garland & Hobbs, LLC Annexation**

A petition for annexation received from Garland & Hobbs, LLC (Bill Maloney) for tax map 104 parcel 450. The petition consists of one parcel of 1.12 acres immediately adjoining the existing east town boundary on Garland Road. The parcel is presently used as residential and zoned Rural in the county. It is surrounded by the Savannah Overlook development and requesting zoning be changed to SR (suburban residential). The Planning Commission gave this annexation a favorable review at their January 24, 2006 meeting. The Town attorney has prepared the resolution and annexation agreement for the Council to consider for introduction.

Councilman Horsey made a motion to introduce resolution #673, seconded by Councilwoman Stockley, the motion passed unanimously.

Reports of officers, board and committees

None

Unfinished Business**Agenda #1 - Fuchs Farm Development**

Attorney Brynja Booth provided the Council with a copy of the minutes of the Caroline County Commissioners meeting that reflect that this development was referred to the Caroline County Planning Commission for review. Mrs. Booth advised the Town Council that a request for public information was served to County for records relating to this project.

Councilman Gregory asked how the water and sewer would be handled for a 1,000 home project in the County, and Mrs. Booth advised that they would have to establish a sanitary district.

Other Unfinished Business

None

New Business

Agenda #1 -Business Loan

Sweet Bay LLC is in the process of refinancing their second mortgage with Provident State Bank for a larger amount. Presently the Town's small business loan is currently in third position behind Provident State Bank. Sweet Bay LLC and Provident State Bank have requested to have the Town subordinate our loan position to continue to be in a third position following their new loan. This would enable Provident State Bank to remain in second position with the new loan.

Councilman Horsey made a motion for the Town to continue in the third position with the added mortgage to Provident State Bank on the Sweet Bay LLC business loan, seconded by Councilwoman Stockley, the motion passed unanimously.

Agenda #2 - Second Street Right-of-Way Acquisition

Mr. Ray Claytor of 119 Gay St. came before the Council seeking consideration for the Town to allow him and neighboring property owners to purchase the portion of North Second St. that connects to their properties. Mr. Claytor wants to upgrade the carriage house that sits on his property and needs additional land to comply with setback requirements.

Staff recommended to refer this to the Planning Commission and the DDC to make sure there is not public value, or to have recommend to Mr. Claytor to seek a variance.

Councilman Horsey raised a concern that this street is valuable to the Town as it is only one of a few connection for the Town to have access to the river.

Councilman Horsey made a motion to refer to the Planning Commission, seconded by Councilman Gregory, the motion passed unanimously.

Staff asked about the referral to the DDC, and the Council agreed to have the DDC review as well.

Agenda #3 -Crouse Park Visitor Center

Ellis Davison, DDC Project Manager and JOK Walsh were present to discuss with the Council their request for a potential amendment to the Denton Critical Area Plan to allow for development in the Crouse Park area.

Councilwoman Stockley made a motion to refer to the Planning Commission for review, seconded by Councilman Horsey, the motion passed unanimously.

Other New Business

Staff went back to new business agenda #2 - Mr. Claytor's request and asked if the Council would consider asking the Planning Commission to review to see if a change in the set back could be done in the Historic District.

Councilman Horsey made motioned to have the Planning Commission review setback requirements in the historic district, seconded by Councilwoman Stockley, the motion passed unanimously.

Chief Cox introduced Tracey Ferguson, a young man that came to observe government meetings.

With no further business to discuss Councilman Horsey made a motion to close the meeting at 7:35 PM, seconded by Councilwoman Stockley, the motion passing unanimously.

Respectfully submitted,

*Karen L. Monteith
Clerk-Treasurer*