

Denton Planning Commission

Minutes

Town of Denton

August 26, 2014

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*
Sue Cruickshank*
Marina Dowdall*
Matt Breedlove*
Dean Danielson*

* Those Present
** Excused
*** Absent

Visitors:

Don Mulrine, Jr.	Matt Riddleberger
Robert Jarrell	Dan Foster
Andrew Hanson	

Recording:

Thomas Batchelor, Acting Planning Director

For the purposes of clarity the Minutes have been edited for brevity.

1 PROCEEDINGS

2 **Call to Order:**

3 The regular meeting was called to order by Chairperson Walls at 6:00 p.m.,
4 on August 26, 2014, at the Denton Town Office and followed by the Pledge of Allegiance.

5 **Approval of Minutes:**

6 The June 24, 2014, minutes were approved as submitted.

7 **Old Business #1 – Arts & Entertainment District Expansion:** Marina Dowdall

8 updated the Commission on the proposed map changes for the expansion of the Arts &
9 Entertainment District. The application was approved to be combined with the redesignation
10 application and the deadline was extended to April 2015. Discussion included the process and
11 timeline for the resolutions and ordinances to meet the application deadline.

12 **New Business #1 – MBR CENTRAL AVE, LLC/Minor Site Plan:**

13 Matt Riddleberger made the presentation on behalf of Nationwide for the relocation of
14 their existing business to 405 South Fifth Avenue. Applicant owns this building and is
15 renovating the existing building for office space.

16 The bufferyard requirements were discussed. Applicant is required to comply with
17 provisions of Bufferyard “D” of the Town Code.

18 One additional parking space will be added.

19 Bike rack is not required.

20 Signage was discussed. Applicant will install signage and landscaping. Sign permits and
21 building permits are required.

22 Commissioner Breedlove motioned to approve the minor site plan conditioned upon
23 adding one parking space, meeting the bufferyard requirements per the Town Code, installing the
24 proposed signage and landscaping. Bike rack is not required as a condition of this approval.

25 Commissioner Quick seconded the motion.

1 The motion passed unanimously.

2 **New Business #2 - Superior Rentals, LLC & Denton Sales & Rentals, LLC** - Robert

3 Jarrell made the presentation on behalf of Superior Rentals, LLC & Denton Sales & Rentals,
4 LLC, requesting a comprehensive rezoning north of Arby's. The parcel is zoned Regional
5 Highway Commercial (RHC) but the land has always been a farm and there has been no interest
6 for commercial development. The owners are requesting a study to perform a comprehensive
7 rezoning to Rural Agriculture (RA) of the area that includes Superior Rentals property, and Ruff
8 Family property adjacent to the current Dominos Pizza location because commercial activity has
9 not materialized.

10 The Commission has a concern this is considered spot zoning and requested records from
11 previous rezoning approval and discussions with Superior Rentals, LLC. The Commission
12 requested a legal review of any proposed action and also compare with County property zoning
13 surrounding and adjacent to the affected property, such as zoning and designated "Greenbelt"
14 areas.

15 The Commission recommended Mr. Jarrell contact the Ruff family for their opinion of
16 this proposal to provide support of the argument.

17 **New Business #3 - Other** - None.

18 **Staff Item #1 – Denton Investments & Holdings LLC:** Staff updated the
19 Commission on a meeting with McCrone Engineering representing the owner, Denton
20 Investments & Holdings LLC. The owner is proposing an access road off Sharp Road behind the
21 Dollar General site. The proposed road is 10 ft. wide, one way in, eliminates one parking space
22 and may be used for loading, unloading, and waste removal. Approvals may be performed at
23 staff level and the owner is amenable to providing upgraded quick connect hardware to the
24 hydrant adjacent to the property. The access road is determined to be beneficial to Public Safety,

1 allowing easier access by emergency vehicles, and relieving property maintenance issues related
2 to waste storage.

3 **Staff Item #2 – County Village Apartments:** Andrew Hanson, Osprey Property
4 Company, made the presentation for the rehabilitation of the County Village Apartments. A
5 presentation was made to the Town Council. Osprey will acquire the existing buildings and add
6 additional apartment buildings. The community would be affordable/workforce housing. There
7 will be an on-site manager presence and a community center. A project summary of the
8 proposed project was distributed to the Planning Commission. The application is due in two
9 weeks for funding.

10 **Staff Item #3 – Other:** None.

11 **Adjournment:**

12 The meeting adjourned at 7:10 p.m.