

Denton Planning Commission

Minutes

Town of Denton

August 28, 2018

Planning Commission Members:

- Doris Walls, Chairperson*
- William Quick*
- Sue Cruickshank*
- Marina Dowdall*
- Dean Danielson *
- Nicholas T. Iliff, Jr.**

* Those Present

** Excused

*** Absent

Visitors:

- | | |
|-------------------|------------------|
| Elizabeth Pinkett | Robin Mimms |
| Joe Mimms | Anita McQuichan |
| Don Mulrine, Jr. | Amanda Travers |
| Keith Neal | Brendan Mullaney |
| Ryan Showalter | Angela Bell |
| Jordan Ball | |

Recording:

Derrick Kennedy

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on August 28, 2018, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The July 31, 2018, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

Old Business #1 – Other: – None.

New Business #1 – Nuttle Builders: – Keith Neal (Applicant), owner of Nuttle Builders, made the presentation for the addition of an accessory structure located at 1139 Industrial Parkway. The Applicant referred to the elevation submitted with the Simplified Site Plan for the Planning Commission.

The Applicant addressed the Town Engineer's review comments that were provided to the Planning Commission as follows:

- Item #1 – Add the original field survey and source
- Item #2 – Change wording to Industrial Parkway
- Item #3 – Sign details provided for the freestanding sign
- Item #4 – Six (6) Loblolly Pines will be shown on the revised site plan
- Item #5 – Soil types will be added to the notes
- Item #6 – Size of Pine trees will be shown on the revised site plan
- Item #7 – Owner's information and signature added on the revised site plan
- Item #8 – Correct setbacks will be changed on the revised site plan
- Item #9 – Correct spelling on revised site plan

- Item #10 – Parking areas in the front of the building are for visitors and employees. Parking area in the rear of the building is for employees. Designate a handicap parking space.
- Item #11, 12, 13 – Sewage Reserve Area (SRA) impacts by the accessory building ingress and egress explained by Mr. Neal. Southeast corner is open on two sides. The vehicles can access the accessory building without driving over the SRA.
- Item #14 – The shared easements will be noted on the revised site plan referencing the deeds.
- Item #15 – The SRA Plan and Simplified Site Plan are different. Don Wilson reviewed and approved the SRA Plan and recommended covering the SRA with a floatation mat to eliminate compaction and tire tracks in the SRA. Mr. Neal will provide a letter from Don Wilson for verification.

Commissioner Danielson motioned to approve the accessory structure for Nuttle Builders contingent upon the Applicant satisfying all comments by the Town Engineer and obtaining all necessary permits and approvals for this project.

Commissioner Dowdall seconded the motion. The motion passed unanimously.

New Business #2 – REDE, LLC: - Brendan Mullaney and Ryan Showalter, Attorneys for REDE, LLC (Applicant), made the presentation for the Special Exception application for the construction of a Health and Dental Care Clinic less than 10,000 square feet to be located at the corner of Caroline and N. Sixth Streets, Caroline County Tax Map 103, Parcel 1176. The vacant property is 4.52 acres and is zoned Town Scale Residential (TR) with a Redevelopment Eligible (RDE) Floating Zone. The Applicant is requesting a favorable recommendation from the Planning Commission to the Board of Appeals for the Special Exception use for the proposed medical and dental buildings.

The concept plan submitted with the Board of Appeals application includes two medical office buildings not to exceed 10,000 square feet on the east side of the property.

Commissioner Quick requested more information on the area designated on the site plan as future development. The Applicant responded the future use of the remainder of the parcel has not been determined.

Commissioner Dowdall requested clarification for the approval of the area labeled on the concept plan as future development. The Applicant stated they would return to the Planning Commission or Board of Appeals with the appropriate applications for the future development and were not seeking any approvals for the area designated as future development.

Chairperson Walls noted the Applicant has submitted prior conceptual applications for proposed development and requested rezoning changes for this parcel.

Commissioner Danielson requested information on a traffic study and stressed the importance of a traffic study due to the high traffic demand at that busy intersection. Commissioner Danielson also requested information on how this project may affect the adjacent property values.

The Applicant responded there would not be any impact on adjacent property values due to the site design and residential architectural elevations. If the Board of Appeals grants the Special Exception request, the Applicant will return to the Planning Commission with a detailed site plan that will be required to meet the Town Code.

The Applicant will provide the traffic impact study and SHA comments with the site plan submittal if the Board of Appeals approves the use for the site.

Robin Mimms, 500 Kathryn Court, is concerned about the additional traffic and laboratory use.

Amanda Travers, 507 Kathryn Court, is concerned about a meth clinic, additional traffic congestion, effects on property values, lighting, additional foot traffic, and a parking lot backing up to her neighboring property.

Anita McQuichan, 504 Kathryn Court, is concerned about additional cars parking on Kathryn Court.

Commissioner Quick addressed the concerns of the neighboring property owners by encouraging them to attend all the Public Hearings to ensure their concerns are addressed during the site plan review process.

Elizabeth Pinkett, 504 Elaine Avenue, is concerned with the future development that is adjacent to the rear of her property.

The Applicant noted the residential style medical office buildings will complement the surrounding area. The traffic impact study focuses on peak hour traffic at the intersection, and this type of use should not increase the peak hour traffic. Lighting, parking, and buffering will be addressed at the site plan review stage and will also complement the surrounding area.

Commissioner Quick motioned for the Planning Commission to provide a favorable recommendation for the Special Exception request to the Board of Appeals.

Commissioner Dowdall seconded the motion. The motion passed 4:1.

Commissioner Danielson voted Nay.

Commissioner Danielson would like more information on the traffic impacts and how property values will be impacted with the proposed development of this area.

Staff Item #1 – Other: None.

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