

Denton Planning Commission

Minutes

Town of Denton

August 31, 2021

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Joseph Mayer, Jr.**

Stephen Mead*

George Schwaeble*

* Those Present

** Excused

*** Absent

Participants:

Kevin Sills

Peter Johnston

Donald Mulrine, Jr.

Recording:

Donna Todd, Planning and Codes

George Bacorn, Chief of Police

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on August 31, 2021, at the Denton Town Office. Chairperson Walls lead everyone in the Pledge of Allegiance.

This Meeting was made available to the public via Zoom Video Conferencing, and access to the meeting was made available on the Town website.

Approval of Minutes:

July 27, 2021, Planning Commission Meeting minutes were reviewed and unanimously approved as submitted.

Old Business #1 – Other:

None.

New Business #1 – Mid-Atlantic Real Estate Investments, Inc./Denton Plaza II:

Kevin Sills, Owner/Applicant of Mid-Atlantic Real Estate Investments, Inc., submitted a request for a determination for parking requirements for a climate-controlled self-storage facility located at Denton Plaza II.

The Applicant is currently building seven (7) self-storage facilities in other areas.

The Denton Town Code parking requirements does not include a self-storage facility in the table for parking requirements. An office building requires one (1) space per 300 square feet.

The proposed 36,000 square feet building will include a business center Ecommerce store for Amazon, UPS, and FedEx drop-offs/pick-ups in addition to the climate-controlled self-storage facility. There will be no exterior storage.

The Applicant referred to an exhibit of a similar project for a climate-controlled storage facility showing the loading/unloading zone in the rear of the building for customers to park and load/unload their contents. At this location in Virginia, the parking requirement is one (1) space per 10,000 square feet.

Mr. Johnston, Town Planner, explained the Zoning Ordinance provisions that allow the Planning Commission to establish a parking requirement for items not included in the Table of Parking Requirements in the Denton Town Code. This facility will be in a shopping center surrounded by additional parking for other businesses. Print centers in the area may have three (3) cars at any time, and ten (10) spaces should accommodate this facility due to the quick turnover.

This parking determination by the Planning Commission does not require a text amendment and can be established by the Planning Commission. This type of use will be added to the Table of Parking Requirements during the next update to the Denton Town Code Chapter 128 Zoning, Parking Requirements.

Vice Chairperson Quick motioned to approve a parking requirement of one (1) space per 9,000 square feet of the building for the climate-controlled self-storage facility at Denton Plaza II.

Commissioner Mead seconded the motion. Motion passed unanimously. (4:0)

New Business #2 – Other:

None.

Staff Items #1 – Other:

Reminder for the Joint Working Session for the Planning Commission and Denton Town Council at the Visitor Center on September 27th at 6:00 p.m.

Adjournment: The meeting adjourned at 6:30 p.m.