

Denton Planning Commission

Minutes

Town of Denton

April 26, 2022

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Stephen Mead*

George Schwaeble*

David Burroughs*

Joseph Mayer, Jr.*

* Those Present

** Excused

*** Absent

Participants:

Donald Mulrine, Jr.

Kevin Shearon

Harry Wyre

George Bailey

Peter Johnston

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 April 26, 2022, 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:

March 29, 2022, the Regular Meeting Minutes, and April 12, 2022, the Working Session Minutes were reviewed and unanimously approved.

Old Business #1 – Other: None.

New Business #1 – Denton Project, LLC/Concept Plan:

Kevin Shearon, DMS & Associates, presented on behalf of Denton Project, LLC, (Applicant) for a 44-unit townhouse concept plan. George Bailey, Representative for Denton Project, LLC, was present to answer any questions.

The property is eleven (11) acres located at 812 Camp Road, zoned Mixed Residential (MR). Mr. Shearon stated that an environmental assessment identified nontidal wetlands and an intermittent stream on the property. The concept plan shows the required buffers for these sensitive areas. The parcel connects to an adjacent property owned by the Applicant. Once extended, the proposed access street will connect to the future development on the adjacent property and, ultimately, Market Street.

The townhouse units will be blocks of four (4) units containing a minimum of 12,000 square feet per the Denton Town Code.

The Applicant requests a variance for the front yard setback from 25 feet to 20 feet and a side yard setback from 30 feet to 20 feet.

Vice Chairperson Quick requested clarification on the 22-foot wide cartway as noted by Mr. Johnston. The “cartway” is the paved surface on the primary travel way from Camp Road shown on the concept plan. The Town’s Standards and Specifications for a residential collector street require a 36-foot wide cartway, two eleven-foot travel lanes, and two eight-foot parking lanes.

The Applicant’s parking calculations include one space in the garage and one in the driveway for each unit. A total of 109 spaces are shown on the concept plan, 36 garage spaces and 73 off-street spaces. Mr. Shearon noted that parallel parking on the primary street would add to this total, providing more than the Town Code required.

The Planning Commission expressed concern about parking residents’ boats and RV’s. Mr. Shearon stated they are considering ways to provide parking for boats and RVs.

The Planning Commission noted the proposed park area identified as green space includes no playground equipment.

In response to questions by the Planning Commission, Mr. Bailey confirmed that the townhouse units would be two stories even though the site plan states three stories.

Vice Chairperson Quick motioned that the Planning Commission approve the development concept and allow the Townhouse front yard and side yard setbacks to be reduced to 20 feet with the conditions that future consideration will be subject to providing a designated parking area for boats and RVs and increasing the public street paved section to 38 feet except over the intermittent streams.

Mr. Burroughs seconded the motion. The motion passed unanimously. (5:0)

New Business #2 – Korah Pulimood/Minor Site Plan:

Harry Wyre made the presentation on behalf of Dr. Pulimood (Applicant) for a minor site plan. A Phase I minor site plan was approved two years ago. The Applicant is requesting approval for Phase II. Phase II includes three apartments on the second floor and three commercial units on the first floor. Phase I, the doctor's office, was approved with the condition that the Phase II minor site plan address all outstanding items from the Phase I minor site plan review.

The remaining site plan issues to be addressed based on staff comments include addressing the entrance location inconsistency between the site and architecture plans and showing ADA-compliant sidewalk access from the parking lot to this entrance. The Planning Commission agreed the proposed pervious paving is acceptable. However, the proposed parking bays must be revised to meet the minimum 9-foot by 20-foot parking dimension requirements in the Denton Zoning Ordinance. Finally, the Applicant must revise their landscape plan to meet the performance standards for parking lot shading outlined in the Denton Zoning Ordinance

Vice Chairperson Quick motioned for the Planning Commission to approve the Minor Site Plan, Phase II, for Dr. Korah Pulimood, contingent upon all plans accurately showing the location of the entrance, ensuring sidewalk access to this entranceway is shown and is ADA compliant, providing landscaping sufficient to shade at least 20 percent of the parking lot at maturity, Public Works approval of the pervious parking, and revised 9 foot by 20-foot parking spaces per Town Code requirements.

Mr. Burroughs seconded the motion. The motion passed unanimously. (5:0)

New Business #3 – Other: None.

Staff Items #1 – Comprehensive Plan Working Session & Updates:

The Land Use Plan worksheet distributed to the Planning Commission will be discussed at the next Working Session scheduled for May 10, 2022.

Staff Items #2 – Staff Updates: None.

Adjournment: The meeting adjourned at 6:50 p.m.