

**Denton Planning Commission**

**Minutes**

**Town of Denton**

**August 30, 2022**

**Planning Commission Members:**

Doris Walls, Chairperson\*

William Quick\*

Stephen Mead\*\*

George Schwaeble\*\*

David Burroughs\*

Joseph Mayer, Jr.\*

\* Those Present

\*\* Excused

\*\*\* Absent

**Participants:**

Andrew Hanson

Sarah Dahl

Donald Mulrine, Jr.

Matthew Dahl

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 August 30, 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:**

July 26, 2022, the Regular Meeting Minutes were reviewed and unanimously approved.

**Old Business #1 – Other:** None.

### **New Business #1 –Matthew Mellor/Special Exception Request:**

Matthew Mellor withdrew his application on August 30, 2022.

### **New Business #2 – Caroline County Habitat for Humanity:**

Andrew Hanson (Applicant) submitted a minor line revision plat on behalf of the Board of Directors for the Caroline County Habitat for Humanity. The minor line revision plat shows new boundary lines for the seven (7) parcels donated to Caroline County Habitat for Humanity by the Town of Denton. Six (6) of the parcels will be forty (40) feet wide, and the remaining lot with the historic Rebecca Tylor home will be approximately thirty-eight (38) feet wide. A grant was awarded for the water service to the parcels that will be installed off of Fifth Street on Stockley Alley to the parcels. The Applicant informed the Planning Commission that the 25-foot front yard setback required by the Table of Density would not be consistent with the setback of the other homes on the street and requested clarification if the homes should be built closer to the road

consistent with the other homes. Therefore, the Applicant requests a reduction in the side yard setback of five (5) feet.

The historic home will be located on a permanent foundation on Parcel 787 and used for an office for the Caroline County Habitat for Humanity.

Six (6) Rancher-style single levels are planned for Parcels 781-786 with a shed, and parking will be accommodated in the rear yard off Stockley Alley.

The parcels are not located in the Historic District. The new homes will have craftsman touches similar to the home built at 508 Lincoln Street.

Vice Chairperson Quick motioned that the Planning Commission approve the administrative line revision plat on Gay Street for Caroline County Habitat for Humanity, contingent upon satisfying all the Town and Caroline County Environmental Health Department comments.

Commissioner Mayer seconded the motion. The motion passed unanimously. (4:0)

**New Business #3 – Matthew and Sarah Dahl:**

Sarah and Matthew Dahl made the presentation for a proposed text amendment in the Mixed Industrial District (MI) for the microbrewery and restaurant use added to the Official Table of Use Regulations. The use would be consistent with other properties in the same corridor and revitalize the old Nuttle warehouse into a microbrewery. This property is close to Rt. 404 to capture the traffic. The abandoned warehouse is located on Gay Street and Eighth Street.

J. D. Neal owns the property and is subdividing approximately 2.25 acres for purchase by the Dahls for the proposed microbrewery.

Commissioner Burroughs motioned that the Planning Commission support the proposed text amendment for the microbrewery and restaurant use allowed in the Mixed Industrial District (MI) as a permitted use subject to conditions required by the Planning Commission.

Mr. Mayer seconded the motion. The motion passed unanimously. (4:0)

**New Business #4 – Other:**

None.

**Staff Items #1 – Memorandum – 202 North Sixth Street Fourplex:**

The minor site plan has been amended, and the administrative line revision is ready for recordation for 202 North Sixth Street.

**Staff Items #2 – Comprehensive Plan Working Session & Updates:**

Two working sessions for the Comprehensive Plan were scheduled for September 13 and October 11.

**Staff Items #3 – Staff Updates:**

Mr. Mulrine provided an update on the sale of Brodie properties. The new road connecting to Rt. 404 and Gay Street will be built servicing the new development on Legion Road.

**Adjournment:** The meeting adjourned at 6:40 p.m.