

Denton Planning Commission

Minutes

Town of Denton

January 31, 2023

Planning Commission Members:

Doris Walls*

William Quick*

Stephen Mead*

David Burroughs*

Joseph Mayer, Jr.***

* Those Present

** Excused

*** Absent

Participants:

Sharon VanEmburch

Scott Getchell

Donald H. Mulrine, Jr.

W. Keith Johnson

Richard Bullock

Sean Callahan

Peter Johnston

Linda Tate

Recording:

Donna Todd, Planning and Codes

Mark Chandler, Superintendent of Public Works

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on January 31, 2023, 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.

Election of 2023 Officers:

William Quick was elected as Chairperson, and David Burroughs was elected as Vice Chairperson effective February 28, 2023, by unanimous vote.

Approval of Minutes:

November 29, 2022, the Regular Meeting Minutes, and January 10, 2023, the Working Session Minutes were reviewed and unanimously approved.

Old Business #1 – Other: None.

New Business #1 – Richard Bullock/Board of Appeals Special Exception:

Sharon VanEmburch, Attorney, and Sean Callahan, Lane Engineering, Representatives for the Applicant, J. Richard Bullock, made the presentation on behalf of the Applicant. The Applicant is the owner of property located at 617 Camp Road, Denton, zoned General Commercial (GC).

The parcel was rezoned to General Commercial (GC) in 2021, and the Planning Commission reviewed a concept plan for the proposed combination use in 2022. This request is for a combination use on the parcel to include commercial and residential uses permitted in the General Commercial (GC) District. Neighborhood-scale retail and office space is proposed for this site with the existing residential dwelling. The proposed use for the property is a combination of a

commercial building and a residential dwelling which requires a special exception by the Board of Appeals. Special Exceptions require a recommendation for this proposed use to the Board of Appeals, and the Applicant is requesting a favorable recommendation from the Planning Commission. There are no adverse effects from the combination use. Allowing the residential use to continue will benefit the commercial development by creating a buffer from other residential properties.

Linda Tate, a neighboring property owner, uses the right-of-way for her driveway. The neighbor does not want any commercial development because people believe the right-of-way to her property is part of the circulation system for the development.

Mr. Callahan referred to the aerial map showing the public right-of-way serves several properties and will remain open to serve all these properties. The Applicant will improve the portion of the right-of-way that serves his two properties. The remaining portion of the right-of-way will not be changed, and all residents can continue to utilize the right-of-way. No trespassing signs and bollards can be installed to deter traffic from entering neighboring properties.

Vice Chairperson Quick motioned to recommend the Board of Appeals grant the Special Exception for the combination use at 617 Camp Road.

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

New Business #2 –Mid-Atlantic Real Estate Investments, Inc.:

Staff informed the Planning Commission an extension is no longer required since Popeyes submitted their building permit and all required fees. The building permit is pending the Fire Marshal's approval.

New Business #3 –2022 Maryland Department of Planning Annual Report: Staff provided the 2022 Annual Report as required by the Maryland Department of Planning for their review and approval.

Vice Chairperson Quick motioned to approve the 2022 Annual Report as submitted.

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

New Business #4 –Other: None.

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

Peter Johnston provided an update on the West Denton Growth Area that included eliminating the cemetery and Choptank Electric from the proposed West Denton Growth Area. According to the Department of Assessments and Taxation, these properties are tax-exempt, and the cemetery would create an enclave. The objective of the Joint Working Session with the Denton Town Council is to come to a consensus on the proposed growth area to complete the final draft review of the Comprehensive Plan.

Scott Getchell provided an update on the water and sewer feasibility study by the County on the Village of West Denton. The Town will only be interested in the Village of West Denton if the preliminary engineering report confirms the extension of water and sewer to this area is feasible and cost impacts for the extension of the infrastructure. In addition, there is funding through the Bay Restoration Fund for failing septic systems to connect to Town infrastructure.

Staff Item #2 – Staff Updates: None.

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