

November 20, 2023

At 6:03 PM Mayor McNinch called the Working Session of the Denton Town Council to order on this date, leading everyone in the Pledge of Allegiance to the Flag.

**Attendance:**

Councilmembers in attendance included Mayor McNinch, Councilman Lister, Councilman Johnson, Councilman Branson, and Councilman Taylor.

Staff in attendance included: George Bacorn, Donna Todd, and Karen Monteith. Scott Getchell and the Town Attorney, Chris Drummond, attended virtually.

**Discussion was held on the following items:**

**Strato Holdings, LLC – Legal Agreement**

Donna Todd, Director of Planning & Codes presented a Stormwater Management Inspection & Maintenance Agreement for the new Dunkin' Donuts. The agreement has been reviewed by the Town Attorney. This item will come before the Town Council for consideration of approval in December.

**Denton Industrial Park, Lot 9A Commercial Sales Contract**

SVN – Miller Commercial Real Estate has received Commercial Sales Contracts from Harper & Sons Inc., Aaron's Place Inc., and JCB LLC.

Representatives from all three potential buyers were in attendance, to share and discuss their proposed use of the property.

Mayor McNinch thanked each for coming and stated that the Council will be making a decision in December.

**Upcoming Board Member Appointments**

Mrs. Todd shared information on board member appointments that will soon expire for the Planning Commission, Board of Appeals, and the Historic & Architectural Review Committee. A notice was posted on the website announcing the positions. Each of the current members has submitted requests for reappointments, and these will come before the Council in December for consideration.

The Planning Commission and the Board of Appeals have a vacancy for the Alternate Members, and Staff will continue to seek someone to fill these positions.

**Ordinance #750 – Zoning Code Amendment**

An Ordinance to amend the Denton Town Code Zoning Ordinance and the provisions contained in Chapter 128 of the Denton Town Code with respect to Multifamily Housing and Apartments.

Discussion was focused on multifamily housing, especially when there are multiple owners and establishing legislation requiring the facades to be staggered when there are common shared elements, such as roofs, decks, porches. The Town rules and HOA Covenants were also discussed.

Mr. Drummond will look at the State Code and other jurisdictions to see how they handled common elements, for continued discussion and consideration of implementation for the December meeting.

**Draft 2020 Comprehensive Plan**

Mrs. Todd shared the Comprehensive Plan timeline, and a draft of the Resolution that will be presented to the Council for consideration on December 11, 2023.

**Miscellaneous**

Councilman Branson shared concerns about contractors looking at the sewer pipe on Sunday morning on Kerr Ave.; as well as Simple Fiber drilling through a sewer line and Public Works having to make the repairs and who covers the cost.

**2023-19**

*Mr. Getchell, Town Administrator, shared that if the Town errs in doing a locate causing a line to be damaged, the Town's crew will make the repair and the Town absorbs the cost. If the lines are correctly marked and the Contractor causes damage, then the repair is made by Public Works, however the contractor is responsible for all cost.*

*Additional discussion was held on the Industrial Park Contracts – Mr. Drummond and Mr. Getchell recommended the Council pick the most suitable use for the park and to assist in looking for other properties that may be more suitable for the others.*

*With no further discussion, Mayor McNinch adjourned the Working Session at 6:56 PM.*

*Respectfully submitted,*

*Karen L. Monteith,  
Clerk-Treasurer*