

September 15, 2025

Working Session – 6:00 PM

At 6:00 PM Vice Mayor Lister opened the Working Session of the Denton Town Council for discussion leading everyone in the Pledge of Allegiance to the Flag.

Attendance:

Vice Mayor Lister, Councilman Johnson, and Councilman Taylor were in attendance. Mayor McNinch arrived at 6:10 PM. Councilman Branson was absent.

Staff in attendance included: Scott Getchell, Chief George Bacorn, Mark Chandler, Donna Todd, and Karen Monteith.

Discussion was held on the following item:

10 N 4th Street (Cobbler Shop)

Ms. Anne Arnold shared a proposal for plans to rehabilitate the old Cobbler Shop located on the 10 N 4th Street property and discussion was held with the Council in which they support the idea.

Mr. Getchell, Town Administrator, acknowledged that the Town owns the property, and they will need to do research to confirm who owns the Cobbler Shop and if there are any grant restrictions remaining on the parcel, and determine if the Town can sell the property.

Mayor McNinch arrived at 6:10PM.

323 Market Street Building

Mr. Getchell initiated discussion on the future of 323 Market Street and whether there is interest in the Town selling the property. Currently the Town leases the dwelling and shares some of the maintenance, which is time consuming.

Mayor McNinch was the original grant writer for the DDC at the time the parcel was purchased and shared the history of Micro Enterprise Program that initiated the DDC/Town purchasing the property, stating the incubator business startup idea has never fully materialized in to bringing long term businesses to the downtown.

Mr. Getchell will research if there are any grant restrictions and what the Town can do with the property.

Zoning Text Amendment

Mrs. Donna Todd, Director of Planning & Codes, shared a Text Amendment received from the Denton Project I, LLC, for Denton Town Code Chapter 128-123, Modification of area regulations, and a draft Ordinance.

Townhouse subdivision approval for the Denton Project I, LLC expired on 5/25/2025 because the plat was not recorded for Phase I. The lot depth for the townhouses was established at 85 feet and met the prior Zoning Ordinance density and dimensional regulations. The minimum lot depth for townhouses in the new Zoning Ordinance is established at 100 feet.

Denton Project I, LLC, resubmitted the townhouse Phase I Subdivision in July for review in August by the Planning Commission. Since this project did not meet the new density and dimensional regulations and the project was not vested, the Planning Commission granted a six month extension for the townhouse subdivision on 8/26/25 to allow time for a resolution to the lot depth requirement.

There was discussion on whether this should be a Text Amendment or could the developer appeal to the Board of Appeals and possibly receive a variance approval for the 85' feet. Looking at what may work best for all projects, the consensus was to remove the 100' requirement.

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*Mrs. Todd will rewrite the language in the proposed Ordinance to remove the 100'.
With no further business to discuss, Vice Mayor Lister adjourned the Working Session, at
6:46 PM.*

Respectfully submitted,

*Karen L. Monteith
Clerk-Treasurer*