



## Denton Planning and Zoning Board

### Meeting Minutes

July 15, 2024

Members present: Carter Burns, Dick Johnson, Lisa Brock, Tom Beanblossom

Absent: Kenny Small, Wyatt Suggs

Also Present: Angel Jenkins, Town Manager/Zoning Officer

1. Call to Order- Meeting called to order by Carter Burns.
2. Adopt Agenda- Motion to adopt the agenda seconded by Dick Johnson. All in favor. (4/0)
3. Approve the Minutes from the May 132, 2024 Meeting - Motion to approve May minutes by Tom Beanblossom; seconded by Dick Johnson. All in favor. (4/0)
4. Public Comment- Mrs. Debbie Myers, 43 E. Noell Avenue presented a request to the Zoning Board regarding zoning of property for sale on Noell Avenue. Property consists of 2 parcels; one in back is zoned R-15. She requested that the zoning for that property be for single-family dwellings only, stating concerns for security, increased traffic and noise.
5. Public Hearing – Rezoning Request- Todd Yates- Light Industrial (LI) to R-8; Davidson County Parcel Number 0703500000017

Angel Jenkins presented a request for rezoning of property at Highway 109 and Garner Road from LI- Light Industrial to R8 (Residential). This request is from the property owner Todd Yates. (Mr. Yates and his respective Cory Sloan were present for the meeting.)

Mr. Yates stated that they plan to build a subdivision.

The Board asked if they had considered zoning the property as R15. Ms. Jenkins provided the lot size difference between R8 and R15, and stated the lot size would be larger and would reduce the number of houses allowed in the subdivision.

Access to subdivision would be off Garner Road hence no traffic impact to the Denton Wesleyan Church on Highway 109.

Carter Burns opened the Public Hearing. There was no public comment for or against the rezoning.

Carter Burns closed the Public Hearing.

Motion to approve the rezoning from LI to R8 made by Dick Johnson; Tom Beanblossom seconded the motion. All in favor. (4/0)

6. Other Updates- There was no other business
7. Adjournment – Dick Johnson made a motion to adjourn. Tom Beanblossom seconded. All in favor. (4/0)

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Cater Burns, Board Chair

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Lisa Brock, Secretary