

Denton Planning Commission

Minutes

Town of Denton

January 27, 2026

Planning Commission Members:

William Quick, Chairperson*

David Burroughs, Vice Chairperson*

Kevin Waterman*

Dona Sorce*

Gregory “Lee” Graham*

James Guay, Alternate*

* Those Present

** Excused

*** Absent

Participants:

Peter Johnston, Town Planner	George Bailey
Frank Taylor, Councilman	Kevin Shearon
Scott Getchell, Town Administrator	Brittany Wallace

Recording:

Donna Todd, Director of Planning and Codes

George Bacorn, Chief of Police

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Quick at 6:00 p.m., on January 27, 2026, at the Denton Town Office. Chairperson Quick 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 2026 Officers:

William Quick was elected as Chairperson, and David Burroughs was elected as Vice Chairperson by unanimous vote.

Approval of Minutes:

The Regular Meeting Minutes of November 25, 2025, were reviewed and unanimously approved.

Old Business #1 – Denton Project, LLC – Townhomes:

Kevin Shearon, DMS & Associates, LLC, submitted a combined preliminary and final subdivision plan for the Eden Village Subdivision, Phase 1, on behalf of Denton Project, LLC, for 16 townhouse units to be located at 812 Camp Road, Caroline County Tax Map 104, Parcel 940. The property is zoned Mixed Residential (MR). The Planning Commission's prior approval for the final Phase I subdivision plan expired on May 25, 2025. Denton Town Code §73-9B (9), Approval of a final plat is contingent upon the plat being recorded within six (6) months. As a result, the project was subject to the updated Denton Zoning Ordinance, effective June 5, 2025, as the subdivision plat was not recorded prior to this date. The Town Attorney reviewed the matter and determined that the townhouse subdivision was not vested, meaning it must comply with the

new zoning standards. George Bailey, Managing Member for Denton Project, LLC, requested a postponement on August 26, 2025, to allow time to submit a Text Amendment for the Lot Depth Density Requirement that the Town Council approved on November 6, 2025.

Mr. Shearon informed the Commission that the Townhomes Project Phase I, now referred to as the Eden Village, has reached its expiration date. He also mentioned that the extension provided was no longer applicable. Mr. Shearon has resubmitted the project without any modifications since the previous submission. In response to the comments received from the Town, Mr. Shearon expressed a desire to discuss the common open space, also known as recreational space. The Planning Commission was provided with the necessary documents for its review. The total area between Phase I and Phase II would be approximately eleven (11) acres, with the required 15% open space amounting to 1.655 acres. In the provided document, the shaded area in gray or cross-hatched with squares along the ravine and the property on the south side, behind 29 through 36, is designated as forest conservation. All other areas not designated for stormwater management are cross-hatched, adding 2.5 acres. The 1.65 acres are required, and the total open space for both phases would be slightly over five acres, which meets the requirements. He noted that 50% of the required open space must be active open space, totaling 0.828 acres. The park will be incorporated into Phase II of the project, along with the trail that extends 760 feet from townhouse number 17 to the main road. The cross-hatched areas represent landscaped open space or are reserved for natural areas. These areas are designated for forest conservation within the square. Therefore, the required area is 1.65 acres at a 15% rate, and 2.1 acres are provided.

Chairperson Quick inquired whether a portion of the trail contributes to the park's total area, which reaches .828 acres, and runs through the protected forest retention area.

Mr. Shearon confirmed the accuracy of the statement and emphasized that it is permissible within the context of forest conservation. While the areas may overlap, forest conservation permits the establishment of trails within its boundaries.

Commissioner Guay questioned whether the trail would be paved.

Mr. Shearon indicated that the surface would not be paved and was likely to be a crushed stone surface.

Commissioner Sorce inquired whether the trail would be included in the maintenance plan.

Mr. Shearon indicated that it would be included in the HOA.

Chairperson Quick inquired with Peter Johnston, Town Planner, regarding the conflict between the Denton Town Code Zoning Ordinance and the Standard Specifications and Details for Public Works Construction concerning the depth of parking spaces.

Mr. Johnston informed the Commission that he reviewed the Zoning Ordinance, which mandates on-street parking dimensions of 22 by 9 feet. However, the Department of Public Works' cross-sectional standards and specifications indicate a dimension of 22 by 8 feet. Consequently, due to the discrepancy, he recommended adhering to the Department of Public Works' Standards and Specifications over the 9-foot depth specified in the Zoning Code. Currently, the Town is undertaking an update to the subdivision regulations to eliminate numerous specifications in the ordinance and to reference the Department of Public Works' Standards and Specifications for nearly all relevant aspects.

Chairperson Quick inquired about the distinction between Eden Estates and Eden Village.

Mr. Shearon clarified that Eden Estates was the development approved in November 2025. The townhomes are collectively referred to as Eden Village.

Chairperson Quick inquired about the construction plans for both projects, specifically whether they intend to undertake them simultaneously or sequentially.

Mr. Bailey plans to do them concurrently.

Vice Chairperson Burroughs motioned to approve both the preliminary and final subdivision plan, subject to attention on satisfying all the comments by the Town Planner, Town Engineer, Town Staff, Town Council, and any other required public agencies, and follow the Standard Specifications and Details for Public Works Construction versus the Zoning Ordinance.

Commissioner Waterman seconded the motion. The motion passed unanimously. (5:0)

Old Business #2 – Other: None.

New Business #1 – Caroline Self Storage – Concept Plan: Brittany Wallace, Lane Engineering, LLC, (Applicant) submitted a concept plan on behalf of LSS Property 2, LLC, (Owner) to construct (4) storage buildings containing 143 mini-storage units of assorted sizes, to be located at 95 Engerman Avenue, Caroline County Tax Map 0106/Parcel 2359, Lot 10A 2, zoned Industrial (I).

Ms. Wallace informed the Commission that the site is situated within Denton Industrial Park, specifically at the intersection of Engerman Avenue and Legion Road. The proposed project includes the construction of four storage buildings, which will collectively accommodate 143 units of varying sizes. Three of these buildings are intended to be climate-controlled, while the fourth will not be. The site will be accessible from Engerman Avenue and will feature on-site dumpsters and pickup services. A security gate will encircle the site, with a motorized gate at the Engerman Avenue entrance. Additionally, a monument sign will be prominently displayed at the entrance.

Ms. Wallace indicated that stormwater requirements will be met through the implementation of micro bioretention areas on the disconnect. In contrast, forest conservation requirements will be addressed on-site through forestation areas.

Vice Chairperson Burroughs asked whether there would be an on-site office.

Ms. Wallace indicated there would only be storage units.

Vice Chairperson Burroughs inquired about the type of landscaping planned for Legion Road, given the housing development adjacent to their site.

Ms. Wallace mentioned there's a row of trees along Legion Road that won't be removed. Additionally, there's a proposed afforestation area between the pavement and the trees that will be planted. On the opposite side of the property, there's an afforestation area extending from a non-tidal wetland buffer to the pavement. Landscaping will be done along Engerman Avenue and the security fence, providing good screening from the roads.

Vice Chairperson Burroughs questioned the appearance guidelines.

Ms. Wallace stated they received the covenants and will comply with them.

Ms. Wallace requested clarification regarding the term "front of the building." Could you please clarify if this refers to both ends of the storage building and if they would be considered the front?

Mr. Johnston stated it would be the whole front of the building.

Chairperson Quick confirmed she was referring to the exterior of the building, specifically whether it is constructed of brick or stone.

Commissioner Waterman motioned to approve the concept plan, which would move to the preliminary site plan stage.

Vice Chairperson Burroughs seconded the motion. The motion passed unanimously. (5:0)

New Business #2 – 2025 Annual Report: Staff provided the 2025 Annual Report as required by the Maryland Department of Planning for their review and approval.

Vice Chairperson Burroughs motioned to approve the 2025 Annual Report as submitted.

Commissioner Waterman seconded the motion. The motion passed unanimously. (5:0)

New Business #3 –Other: None.

Staff Item #1 – Other: Commissioner Gregory “Lee” Graham was introduced to the Planning Commission as a new member of the Board.

Donna Todd, Director of Planning and Codes, informed the Commission that Popeyes is prepared to proceed with the construction plans. However, they will need to return to the Town Council regarding the allocation of water and sewer services, as the current approval has expired.

Mrs. Todd informed the attendees that the upcoming meeting will feature a review of the updated subdivision regulations.

Adjournment: The Meeting adjourned at 6:22 p.m.