

Denton Planning Commission

Minutes

Town of Denton

November 25, 2025

Planning Commission Members:

William Quick, Chairperson*

David Burroughs, Vice Chairperson*

Kevin Waterman*

Dona Sorce*

James Guay, Alternate**

* Those Present

** Excused

*** Absent

Participants:

Peter Johnston, Town Planner

Frank Taylor, Councilman

Lisa Webb

Kevin Shearon

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 November 25, 2025, at the Denton Town Office. Chairperson Quick led 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.

Approval of Minutes:

The Regular Meeting Minutes of October 28, 2025, were reviewed and unanimously approved.

Old Business #1 – Denton Project, LLC – Single Family Final Subdivision – Phase I:

Kevin Shearon, DMS & Associates, LLC, (Applicant) submitted a final subdivision plan on behalf of Denton Project, LLC, (Owner) for the Single-family home development (Phase I – 18 lots) to be located on Market Street, Caroline County Tax Map 104, Parcel 903. The Planning Commission reviewed the preliminary subdivision plan on November 26, 2024, and granted a six-month extension on July 29, 2025, to allow the Applicant to obtain final approvals. If the final subdivision is not recorded by February 24, 2026, the subdivision plan will expire.

Mr. Shearon presented the final subdivision plan for Phase I of the single-family homes now known as Eden Estates. The eighteen lots will gain access from Market Street. During their preliminary approval, they agreed to modify the street's right-of-way from 60 to 52 feet to preserve 21 feet of existing woods between the industrial and residential properties. Additionally, they intend to install a fence at the rear of each property lot to prevent owners from accessing the wooded area. Mr. Shearon is requesting that the plan meet the requirements for Bufferyard E,

applicable to the various zoning districts. He plans to submit all legal documentation to the Town by December 12, 2025, for review and approval before the expiration date.

Vice Chairperson Burroughs questioned whether the space behind Lot 5 will be open space.

Mr. Shearon stated that it would be counted as open space and toward the forest conservation area. This area would remain wooded behind lots 1-5. They had over seven acres to be retained combining the single-family and townhouse subdivisions. Based on the amount of forest cleared for both proposed subdivisions, five acres will need to be planted. The Applicant's engineer worked with the Town's Forest Conservation Consultant and their Forest Conservation Consultant to take credit for landscaping to prevent paying a fee in lieu. The Applicant was able to reduce the fee-in-lieu to 1.25 acres.

Vice Chairperson Burroughs moved to find that the subdivision's objectives are met without strict compliance, as the required open space and improvements are programmed for Phase 2 of the development and guaranteed by a posted performance bond and that strict compliance is impractical due to the unique site conditions; the approved overall concept plan includes the open space in later phases of the project. He further added that the Planning Commission recognize vesting the subsequent single-family phases out of the Zoning Ordinance, and at the time of preliminary site plan approval of Phase I, as long as the plat recordation is completed before February 24, 2026, and substantial visible progress in Phase I is greater than fifty percent completion of public improvements within a twenty-four-month performance timeline. Approval is contingent upon satisfying all comments by the Town Planner, Town Engineer, Town Staff, and all other required approving agencies.

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

Old Business #2 – Other: None.

New Business #1 – 4AC Den, LLC – Pole Barn – Special Exception Request:

Lisa Webb, Mallard Construction Group, (Applicant) submitted a special exception request for an accessory building height of 21'6" on behalf of 4AC Den, LLC, (Owner). The Applicant proposes to construct a 50' x 36' pole barn, with a 14' ceiling and a roof height of 21'6", to be located at 9696 Foy Road, Tax Map 0106/Parcel 2473, zoned Urban Residential (UR).

The existing structure is an old house trailer. The pole barn would be buffered by the current tree line on the property line, which is twenty to twenty-one feet tall. The pole barn materials would include metal panels with stone and shake siding to enhance its aesthetics.

Vice Chairperson Burroughs inquired about the building's use.

Ms. Webb stated it would be for equipment storage and repairs. The structure would be twenty-five feet off the road and would not be visible.

Vice Chairperson Burroughs motioned to approve the special exception, finding that the proposed building is context-appropriate for design and location and complies with the design guidelines, including siding and height. Approval is contingent upon satisfying all comments by the Town Planner, Town Engineer, Town Staff, and all other required approving agencies.

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

New Business #2 – Sandy Meadow II, LLC – Revised Elevation Request:

Lisa Webb, Mallard Construction Group, (Applicant) submitted revised elevations on behalf of Sandy Meadow II, LLC, (Owner). A four-unit townhouse lot remains in the Sandy Meadows Subdivision. Applicant is seeking approval of the revised elevations for the construction of the remaining townhouses to be located at 243, 245, 247, and 249 Briarwood Circle, Tax Map 0103/Parcel 0988, Lots 55-58, zoned Town Scale Residential (TR).

Ms. Webb informed the Planning Commission that they are seeking to acquire the final four townhome lots of Sandy Meadows. The foundation is already in place, and they intend to construct the remaining four townhomes. The proposed townhomes will differ slightly from those in the surrounding area. While they aim to incorporate modern amenities, they will maintain a similar architectural style to the adjacent properties. The rear of the home will retain the same design, featuring a staggered back, deck, and rear garage.

Commissioner Waterman motioned to approve the request for the revised elevation request. Approval is contingent upon satisfying all comments by the Town Planner, Town Engineer, Town Staff, and all other required approving agencies.

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

New Business #3 – Other: None.

Staff Item #1 – Other: The Planning Commission schedule for 2026 was provided. Additionally, new and reappointed members have been noted.

Adjournment: The meeting adjourned at 6:16 p.m.