

Denton Planning Commission

Minutes

Town of Denton

July 28, 2026

Planning Commission Members:

William Quick, Chairperson*

David Burroughs, Vice Chairperson*

Kevin Waterman*

Dona Sorce*

* Those Present

** Excused

*** Absent

Participants:

Peter Johnston, Town Planner	David Kuklish
Frank Taylor, Councilman	Mike Wiley
Katie Northam, Project Manager	Robert Wittig
Lyndsey Ryan, Town Attorney	Shailesh Patel
John Tracey	Dhruv Patel
Jack Kuffel	

Recording:

Donna Todd, Director of Planning and Codes

Scott Getchell, Town Administrator

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Quick at 6:00 p.m., on July 28, 2026, at the Denton Town Office. Chairperson Quick led everyone in the Pledge of Allegiance.

This Meeting was made available to the public via Town Hall Video Conferencing, and access to the Meeting was made available on the Town website.

Approval of Minutes:

The Regular Meeting Minutes of June 30, 2026, were unanimously approved with a revision to page four noted by Commissioner Burroughs.

Old Business #1 – Other: None.

New Business #1 – Denton Site SW, LLC – Commerce Drive – Preliminary Major

Subdivision:

Dan Tomczak, Davis, Bohler Engineering, LLC, (Applicant) submitted a preliminary subdivision plan on behalf of Denton Site SW, LLC, (Owner) for a public right-of-way for the northern portion of the proposed Commerce Drive, to be located at Route 404, Shore Highway, to connect to Legion Road, Denton, and a lot line revision that adds land to the Wawa property. The proposed northern portion of Commerce Drive will include two parcels, Caroline County Tax Map 106, Parcel 2474, owned by JPA Venture LLC, and Caroline County Tax Map 105, Parcel 2479, owned by Denton Site SW LLC, zoned Regional Highway Commercial (RHC).

John Tracey, Attorney, Young Conaway Stargatt & Taylor, LLP, made the presentation on behalf of Denton Site SW, LLC. Mr. Tracey requested that both applications be presented together due to their relatedness.

Chairperson Quick responded that the applications should be reviewed separately.

Mr. Tracey presented the subdivision plan, summarizing that the northern portion is for the completion of Commerce Drive. Preliminary approval has been granted to JPA Venture LLC for the southern portion. Their portion of the project would complete the connection of Route 404 to Legion Road. The property owners who submitted the two plans, JPA Venture LLC and Denton Site SW, LLC, have been collaborating on the joint construction agreement. This agreement would ultimately govern the construction of the road, and the Town of Denton would incur no cost. In addition to the road, the application also includes an administrative subdivision. The property line would be adjusted to incorporate property located on the far side of Commerce Drive into their parcel. No new lot is being created; rather, the land is being merged into their project.

Mr. Tracey acknowledged receipt of communication from neighboring property owners to the left of Commerce Drive regarding their proposal. Additionally, he is aware of the adjacent property owners' desire for connections and has noted that the Town should not be involved in this matter. Ongoing negotiations have been underway for the past 4 years, facilitated by Attorney Jack Kuffel. They are more than willing to incorporate other owners, and there is ample time to do so. However, this is not an aspect that should be considered during the preliminary plan approval process.

Mr. Tracey also wished to clarify that the individual in question is not landlocked. The adjacent property owner has frontage on Legion Road and can access it.

Mr. Johnston expressed concern that having more than one access point on Legion Road could be problematic. Instead, it would be more effective to manage traffic volume near Commerce Drive rather than have all trips generated by the site converge on Legion Road. Multiple access

points are more convenient for individuals traveling north on Commerce Drive. Mr. Johnston acknowledged that the Legion Road property does have access on the road.

Lyndsey Ryan, Town Attorney, clarified that the Town is not obligated to require access to the property or compel a private property owner to grant access to another private property owner.

Mrs. Ryan clarified, from a planning perspective, that the town's preference is to establish multiple access points off Commerce Drive. However, they would not necessarily require or mandate this.

Mr. Tracey indicated there will still be several months before final approval can be obtained. He believes getting preliminary approval will increase the urgency to resolve that aspect of the situation.

Shailesh Patel, Dhruvil LLC, and Drew Patel, PSM Property LLC, stated that without multiple access points, they face a significant challenge. Imagine a traffic jam on Legion Road, inconveniencing everyone. This situation is analogous to their current predicament with the 7-acre land. They envision it as a supermarket. However, the traffic pattern on Legion Road suggests that this plan may not be feasible.

Additionally, they have been working with the relevant parties for four years, presenting ample evidence and legal counsel. Despite their efforts, the issue remains unresolved. Their primary objective has always been to expedite the project's completion. They would like to share access with the adjacent property owners and don't oppose the proposed development; instead, they will continue to work with them privately.

Chairperson Quick questioned if they were in contact with Denton Site SW, LLC.

Mr. Patel confirmed their negotiations and said they want to ensure equitable resource distribution. As the gentleman mentioned, increased access benefits everyone. This approach facilitates seamless traffic flow between developments, enhancing pedestrian safety.

Chairperson Quick clarified that it is not within the purview of the Planning Commission or the Town to mandate any access requirement among property owners. This matter must be negotiated between the parties involved.

Mr. Patel questioned whether Commerce Drive will be a public, dedicated road and wanted to ensure the Town supports it and that the property has access.

Mrs. Ryan concurred that the Town desires to facilitate the connection and would provide support. However, the Town cannot compel private property owners to provide property or access to property. Therefore, it is incumbent upon them to collaborate with the other parties to ensure that necessary access is provided.

Vice Chairperson Burroughs motioned to approve the preliminary subdivision as presented, subject to the conditions contained in the July 23, 2026, memo from the Town Planner, Engineer, Staff, Town Council approval for all required legal agreements, and all other approving agencies.

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

New Business #2 – Denton Site SW, LLC- Preliminary Site Plan - Wawa:

Dan Tomczak, Bohler Engineering VA, LLC, (Applicant) submitted a preliminary site plan on behalf of Denton Site SW, LLC, (Owner) for a Wawa Gas Station and Convenience Store, located on Shore Highway (RT. 404) & the proposed Commerce Drive, Caroline County Tax Map 105, Parcel 2479. The Property is zoned Regional Highway Commercial (RHC). The Planning

Commission granted primary site plan approval on July 25, 2023. However, due to significant modifications, the plan must be resubmitted for preliminary approval.

Mr. Tracey made the presentation and clarified that the proposed plan is essentially the same as the preliminary plan presented in 2023. However, the plan did not progress due to various factors, including the inclusion of the Commerce Drive roadway and the need to address its challenges. The proposed plan remains largely unchanged. It envisions the construction of a Wawa convenience store and gas station that will provide additional parking beyond the required standards. The plan also includes access to Commerce Drive, allowing residents to reach Route 404 and Legion Road. The developers have no objections to the Town Staff's comments.

Commissioner Waterman motioned to grant preliminary site plan approval, subject to all of the noted recommendations from Peter Johnston's memo on July 23, 2026, subject to preliminary major site plan review, Denton Site, SW, LLC, Wawa, as well as any additional requirements from other Town Staff and departments.

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

New Business #3 – Other: None.

Staff Item #1 – Other: Donna Todd, Planning and Codes Director, noted the August 25, 2026, meeting will include the following:

1. 800 Gay Street LLC, Final site plan
2. JPA Venture LLC, Final Subdivision Plan
3. Tractor Supply, Minor Subdivision
4. Tractor Supply, Preliminary Site Plan.

Adjournment: The Meeting adjourned at 6:20 PM.