

Denton Planning Commission

Minutes

Town of Denton

August 25, 2026

Planning Commission Members:

William Quick, Chairperson*

David Burroughs, Vice Chairperson*

Kevin Waterman*

Dona Sorce***

* Those Present

** Excused

*** Absent

Participants:

Peter Johnston, Town Planner	Candice Bateman
Frank Taylor, Councilman	Brendan Mullaney
Scott Getchell, Town Administrator	Kevin Shearon
Lyndsey Ryan, Town Attorney (Virtual)	
Christopher Mudd (Virtual)	

Recording:

Donna Todd, Director of Planning and Codes

George Bacorn, Chief of Police

PROCEEDINGS

Call to Order:

Chairperson Quick called the Planning Commission Meeting to order at 6:00 p.m., on August 25, 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 July 28, 2026, were unanimously approved.

Old Business #1 – 800 Gay Street, LLC – Revised Minor Site Plan:

Candice Bateman, Development Facilitators, Inc. (Applicant) submitted a revised minor site plan on behalf of 800 Gay Street LLC to construct a fourplex building and a duplex building, to be located at 800 Gay Street, Denton, Maryland. Said property is located on Caroline County Tax Map 103, Parcel 538, zoned Mixed Residential (MR) and within the Infill and Redevelopment (IRD) Overlay Zone. The Planning Commission granted the density relief, as permitted by Denton Town Code §128-56B, with findings on June 30, 2026.

Ms. Bateman reviewed the minor site plan revisions made since the June Planning Commission Meeting, including the removal of two parking spaces on 8th Street. The Applicant provided a letter explaining the decision not to include a sidewalk on Gay Street or 8th Street. The Applicant distributed letters of explanation regarding the sidewalks to the property owners who attended the June Planning Commission Meeting. The Applicant addressed the stormwater management comments and intends to submit a final revised minor site plan following this

meeting. All comments on the utility infrastructure plans, zoning table, and the change in parking calculations from twelve to ten spaces have been addressed.

Vice Chairperson Burroughs noted the species were not listed on the landscape plan.

Ms. Bateman stated she would add that to Site Plan/Landscape Plan once she receives the list from Peter Johnston, Town Planner.

Vice Chairperson Burroughs motioned to approve the final site plan, contingent on the applicant satisfying all items noted in Mr. Johnston's memo from July 25, 2026, item 5., plus the addition of the landscape plan discussed as well as any conditions and approvals from any other approval authorities and further move to authorize the Planning Commission Chairperson to sign the final site plan when all the conditions are met.

Commissioner Waterman seconded the motion. The motion passed unanimously. (3:0)

Old Business #2 – JPA Venture, LLC – Commerce Drive – Final Major Subdivision:

Kevin Shearon, Davis, Bowen & Friedel, Inc, (Applicant) submitted a final major subdivision plan on behalf of JPA Venture, LLC, (Owner) to construct a public right-of-way for the southern portion of the proposed Commerce Drive, to be located at Legion Road, Caroline County Tax Map 0106/Parcel 2474, zoned Regional Highway Commercial (RHC)/Urban Residential (UR). The Planning Commission approved the preliminary subdivision on May 26, 2026. The final subdivision plan was revised to include the remainder of the southern portion of the proposed Commerce Drive, connecting to the northern portion owned by Denton Site SW, LLC.

Brendan Mullaney, an Attorney at McAllister, DeTar, Showalter & Walker LLC, seeks Planning Commission approval of the final major subdivision plat. The Planning Commission granted preliminary approval on May 26, 2026. JPA Venture, LLC, and Denton Site SW, LLC,

currently privately fund the project; Denton Site SW, LLC, owns land north of the subject property. Denton Site SW, LLC, received preliminary approval for its site plan and subdivision at the July Planning Commission Meeting. Mr. Mullaney is aware of the staff recommendations and agrees with their comments. The conditions include a Public Works Agreement, which the Town Council will review. Additionally, planting and maintenance agreements will be on file with the Town and reviewed by the Town Council for final approval. Forest conservation is being satisfied as part of the development. The applicant will continue to collaborate with soil conservation, public works, and zoning to ensure all comments from the staff letter are addressed and compliance is maintained. Mr. Mullaney indicated that once Commerce Drive is installed, JPA Venture, LLC, will submit a request to the Planning Commission for site plan approval and any other necessary approvals pursuant to the Town Code for the development of the remaining land. Their immediate focus is on expediting the approval process for Commerce Drive so that it can be installed. Subsequently, their team will shift its attention to developing the remaining property.

Vice Chairperson Burroughs questioned Kevin Shearon about the additional road and asked what it was perpendicular to.

Mr. Shearon stated it is showing where the water and sewer lines are located.

Christopher Mudd, Attorney at Venable LLP, representing Dhruvil, LLC, the property owner on the southwest side of the future Commerce Drive provided comments on the project. Dhruvil's property abuts the proposed right-of-way. Mr. Mudd also represents PSM Properties, LLC, the owner of the property on Route 404, on the opposite side of the future Commerce Drive. He indicated that both clients support Commerce Drive and intend to secure access to the road as the project progresses. His clients have engaged in several discussions with Mr. Mullaney and

anticipate these conversations will continue to facilitate the construction of Commerce Drive and the establishment of access points.

Mr. Mullaney confirmed Mr. Mudd's statement for the record. This access issue is a matter between private property owners, over private property. The Planning Commission recognized that last month. There are ongoing discussions. Mr. Mullaney has spoken to Mr. Mudd several times in the last few days, and they are hopeful they can find a path forward.

Lyndsey Ryan, Town Attorney, observed that Denton Site SW, LLC, was seeking approval for a major subdivision that would not only subdivide a portion of Commerce Drive on their property but also amend the lot line to adjust the crescent parcel, which is currently owned by JPA Venture and located on the side of Commerce Drive. Denton Site SW is requesting a lot line adjustment to transfer a portion of the crescent parcel to their property. One of the conditions for approval of JPA Venture's subdivision is that the lot line revision/administrative subdivision for Denton Site SW, LLC, is approved, thereby creating a legal conforming lot. Without this approval, the crescent parcel would become a standalone lot that does not meet the Town Code's minimum lot requirements.

Mr. Mullaney confirmed the information provided by Ms. Ryan. The proposed action is to add the crescent-shaped portion of the property to Denton Site SW's parcel. This adjustment is necessary to ensure the parcel meets the lot depth requirements outlined in the staff report. The staff report indicates this condition is a requirement for approval. Therefore, the land would be formally deeded to Denton Site SW before construction activities.

Vice Chairperson Burroughs moved to approve the final major subdivision to construct the public right-of-way for the southern portion of Commerce Drive, as represented, subject to satisfying all the comments of the Town Planner's memo of July 23, 2026, as well as any conditions

and approvals as required by any other regulatory authorities. Approvals are also conditioned on the applicant recording the final subdivision plan within one year.

Commissioner Waterman seconded the motion. The motion passed unanimously. (3:0)

Old Business #3 – Other: None.

New Business #1 – Korat, LLC – Minor Subdivision/Lot Line Revision: Jake Jarboe, Project Manager for Dynamic Engineering Consultants, submitted a minor subdivision plan on behalf of GBT Realty Corporation (Applicant), to create two commercial lots located at 325 Fleetwood Road, Tax Map 100/Parcel 1147, Lot 4, and a lot line revision for Tax Map 100/Parcel 1147, Lot 4, and Tax Map 100/Parcel 1147-5, Lot 3B, zoned Regional Highway Commercial (RHC).

Chairperson Quick noted the applicant requested a postponement until October 27, 2026.

Vice Chairperson Burroughs moved to approve the postponement until October 27, 2026.

Commissioner Waterman seconded the motion. The motion passed unanimously. (3:0)

New Business #2 – Korat, LLC – Tractor Supply Co. – Preliminary Site Plan:

Jake Jarboe, Project Manager for Dynamic Engineering Consultants, submitted a preliminary site plan on behalf of GBT Realty Corporation (Applicant), to construct a 21,930 square foot retail store, to include outdoor display areas, a loading zone, and parking facilities, to be located at 325 Fleetwood Road, Tax Map 0100/Parcel 1147, Lot 4B, zoned Regional Highway Commercial (RHC).

Chairperson Quick noted the applicant requested a postponement until October 27, 2026.

Vice Chairperson Burroughs moved to approve the postponement until October 27, 2026.

Commissioner Waterman seconded the motion. The motion passed unanimously. (3:0)

New Business #3 – Other: None.

Staff Item #1 – Other: None.

Adjournment: The Meeting adjourned at 6:21 PM.