



Denton Planning Commission

2010 Annual Report

2010 Planning Commission Annual Report

The Town of Denton, with a population of approximately 4,400 residents, is home to the county seat of Caroline County, Maryland. Denton has an elected board of five Council members (Mayor is appointed yearly by the Council members), an appointed board of six Planning Commission members (five regular and one alternate), an appointed board of four Board of Appeals members (three regular and one alternate), and an appointed board of five members on the Historic and Architectural Review Commission.

This Annual Report is compiled by the Planning Commission to provide data on current building trends as well as provide a historical perspective. A combination of charts and graphs are included to aid in understanding the development and building activity within the municipal limits. References to projects that have been reviewed and approved by the Planning Commission are also included.

The Town hired a full-time planner in 2008 to manage the newly created office of Planning and Codes Administration, which succeeded the office of Housing and Community Development wherein the planning and code enforcement activities previously took place.

The Town of Denton adopted the International Building Code 2006, International Residential Code 2006, International Mechanical Code 2006, and the International Property Maintenance Code 2006 editions in 2008 and will be adopting the 2009 editions in 2011 as required by the State.

The Department of Planning and Codes issues all permits for properties within the Town of Denton's incorporated limits. Denton has one full time and one part time building code inspector who review plans, approve permits, and conduct on-site inspections. Additionally, the Town has a part time property maintenance inspector to evaluate existing structures and parcels, and to investigate complaints of alleged violations. The staff in 2010 also included two administrative aides.

In 2010, the Town adopted the 2010 Comprehensive Plan and completed a rigorous Comprehensive Rezoning (Land Subdivision and Zoning Chapters) to ensure consistency with the newly adopted Plan. The Planning Commission and Planning Staff created a new Official Zoning Map to replace the one approved in April 2009 (Map 1). The Town Council adopted the revised Official Zoning Map (Map 2) in September 2010 which included all comprehensive rezoning changes. The Official Map was consistent with the Comprehensive Plan adopted September, 2010.

During the 2010 calendar year, 147 permits were issued, of which four were for new residential units. This represents a 20% increase in total permits from 2009. Total dollar amount for all construction, including renovations and new for this period, was \$3.5 million. This 2010 year's construction of approximately \$3.5 million decreased 8% from the prior 2009 year's total of approximately \$3.8 million. All approvals were consistent with the Comprehensive Plan in force at the time of approvals.

The following projects are ongoing:

- Denton Development Corporation development of Crouse Park waterfront visitor's center and restaurant – approval stage
- Savannah Overlook Phase IV (Cattail Commons) two vacant lots remain in Phase IV. Phase I, II, III of 161 units completed.
- Mallard Landing 187 unit residential subdivision – 98 percent built

- Trice 49 Lot Residential Subdivision – 45 percent built
- Sandy Meadows 58 Dwelling Unit Residential Subdivision – 66 percent built
- Parkview Estates 26 unit residential subdivision – 31 percent built
- Gannon’s Purchase / Village at Watts Creek 257 unit Planned Neighborhood (PN) preliminary site plan with approved Development Rights and Responsibilities Agreement – not yet under construction
- The Gardens 62 unit residential subdivision (final plat recorded in 2006) – not yet under construction
- Fearins Crossing I 60 lot residential subdivision – not yet under construction
- Fearins Crossing II 12 lot residential subdivision – final plat recorded in 2009 – not yet under construction
- Glenfield 41 lot residential subdivision – final approval with growth allocation (will expire June 30, 2011). Developer does not intend to pursue.
- Gay Street Redevelopment 24 residential unit subdivision – preliminary subdivision approval (will expire June 30, 2011). Developer appears not interested in pursuing.
- Walmart – Final site plan approved. Construction planned to commence September 2011.
- Chesapeake Culinary Center – Concept plan approved. Interior renovations of existing structure underway.
- Top Orchids – Final site plan approved (will expire June 30, 2011). Contract purchasers of lot show no intention of pursuing.

To address the demand for new dwelling units, and to protect the integrity of architecture common to the area, the town hired a firm to design a pattern book. Through a series of public meetings with residents and community stakeholders, the desire to eliminate architectural monotony in new residential communities was solidified. The Denton Town Council reviewed and approved the final draft of the Pattern Book. Although they considered a formal adoption of an ordinance which would provide for the application of the Pattern Book to all residential subdivisions, site plans, and individual residential lots; the Council approved to maintain the book as a resource guide for individual property owners. However, the Denton Planning Commission shall utilize the Pattern Book for all Planned Neighborhood development projects. In 2009, an ordinance was approved that applied the Pattern Book to all new townhouses, duplexes, and apartments as well.

An additional tool available to the Planning Commission is the Planned Neighborhood District (PN). The PN offers an opportunity for a planned mixed use neighborhood through a floating zone. All newly annexed parcels of land in excess of 50 acres are required to develop as a PN as part of their annexation agreement. The PN offers increased density opportunities in exchange for a variety of housing types, central neighborhood areas, cohesiveness with adjoining properties, extension, implementation of pedestrian walkways, and design criteria that mimic the architecture of the Eastern Shore.

The Planning Commission remains vigilant in its role to direct growth and development appropriately and offers the following recommendations for consideration by the Town Council:

- Continue any and all activities, plans, processes, and/or procedures which encourage infill and redevelopment opportunities.
- Insure that quality of life considerations for health, safety, and welfare of Town residents are appropriately addressed.
- Support the enforcement of the sidewalk policy ordinance and require sidewalks or a pedestrian / bicycle trail on at least one side of every street.

- Continue requesting SHA approval for access onto MD Route 404 at Gay Street intersection, which allows access via Commerce Drive, from Legion Road.
- The 2010 Comprehensive Plan significantly reduced the previous planned growth areas. This plan now proposes a residential growth area along the Choptank River which is served by private septic systems and wells. The remaining growth areas are for commercial and industrial uses only.

During the last half of the recent decade, the Town of Denton has received a significant increase in residential development with little corresponding commercial growth (According to the 2010 Census, Denton population grew by 49.3% to 4,418 individuals). While a number of commercial development projects are in the planning stages, the Planning Commission remains concerned about this trend and recommends that the Council implement policies that will encourage balanced growth going forward. The ultimate goal should be to foster local job growth to complement and support our growing population. The 2010 Comprehensive Plan increased land area for commercial, reduced land area for residential, and addressed economic development opportunities for Denton overall and especially in the downtown.

The Planning Commission has focused on the need for connectivity within the town between government offices, parks, and residential areas. As a result, a sidewalk / bicycle policy was developed into an ordinance that requires all government owned properties within the town limits to construct public sidewalks at all abutting streets within two years. If the sidewalks are not constructed by the property owner, the Ordinance directs the Council to establish a special taxing district for this purpose.

Infrastructure completed in 2010 or in progress

- Fifth Avenue infrastructure improvements began in the fall 2010 and are projected to be completed spring 2011.
- Construction of Well #6 on Camp Road. Design complete; project pending need assessment and / or funding.
- Expansion of the lift station at the Wastewater Treatment Facility for Walmart is pending Walmart's start date.
- Public Works facility garage relocated to a newly acquired pre-existing facility.
- Wastewater Treatment Facility ENR upgrade design is underway and project is scheduled to be completed spring 2011.

Pending Infrastructure

- Second Street Water Line Replacement pending funding.
- Gay Street Water Line Replacement pending funding.
- Well No. 6 pending funding.
- Fairfield Pumping Station to be completed in 2012.
- Industrial Pump Station to be completed in 2012.
- Wilmuth Street Pumping Station to be completed in 2012.

The following are descriptions of the responsibilities of the Planning Commission, Board of Appeals, and Historic and Architectural Review Commission. Charts and graphs breaking down data of permits issued and historical construction dollars spent are included at the end of the report.

Town of Denton Planning Commission

Planning Commission Members, 2010

Doris Walls, Chairperson
Sue Cruickshank, Vice Chairperson
William Quick
Ummu Bradley Thomas
Marina Dowdall
Brian Tyler, Alternate

The five regular members and one alternate of the Planning Commission are appointed by the Town Council and serve as a citizen review board for Denton planning issues. The Planning Commission holds regularly scheduled meetings the last Tuesday of every month except December, at 6:00 p.m., at the Denton Town Office, 13 North Third Street, Denton, Maryland. Special meetings, workshops, and public hearings to discuss keynote issues are held as necessary at an agreed upon time and location.

All members completed, by the deadline, the Planning Commission, Planning Board and Board of Appeals Education Course, which was developed by the Maryland Department of Planning pursuant to Chapters 180 and 181 of the Laws of Maryland. This came about as a result of the passage of Senate Bill 280 and House Bill 297 in the 2009 Session of the Maryland General Assembly, which required members of a local jurisdiction's planning board or commission and board of appeals to complete the education course on or before July 1, 2010.

The duties of the Planning Commission include but are not necessarily limited to:

- Review, evaluate, and approve or disapprove plans for subdivisions, and mobile home subdivisions in accordance with the Denton Zoning and Denton Subdivision Codes.
- Review and make recommendations to the Town Council regarding proposed changes or amendments to the Denton Comprehensive Plan.
- Review and make recommendations to the Town Council regarding proposed text amendments to the Zoning Code.
- Review and make recommendations to the Town Council regarding proposed rezoning.
- Review and make recommendations to the Town Council regarding proposed changes or amendments to the Subdivision Code.
- Review and make recommendations to the Town Council regarding proposed acquisition and development of lands for Town open space or recreation purposes.
- Review and make recommendations to the Town Council regarding proposed changes in land use or development arising from local, state, or federal programs or policies.
- Review and make recommendations to the Town Council regarding development site plans required by Article XXIII of the Denton Town Code.

The following represents action taken by the Planning Commission during calendar year, 2010:

Subdivision/Site Plan Approval: The Planning Commission reviewed two (2) site plans

and one (1) major subdivision. The one major subdivision requested an architectural design revision to a prior subdivision approval. In addition, one (1) concept plan and two (2) Board of Appeals applications were reviewed.

There were fourteen (14) administrative site plans approved at staff level. Concept plans that age more than four months before returning to the Planning Commission for preliminary review are required to resubmit as concept plans before moving forward. Administrative site plans and line revisions are handled at staff level and reviewed at Planning Commission level at the discretion of the Director of Planning and Codes.

Meetings: There were ten (10) regularly scheduled Planning Commission meetings, one (1) special meeting, and twelve (12) working sessions.

The Planning Commission completed the 2010 Comprehensive Plan and Comprehensive Rezoning both of which were adopted by the Town Council on September 13, 2010. Consistency between the Plan and the Rezoning was assured.

Town of Denton Board of Appeals

2010 Members

Troy Livingstone, Chairperson
Brittani Thomas, Vice Chairperson
Florence Doherty
Dallas Lister, Alternate

The three regular members and one alternate of the Board of Appeals are appointed by the Town Council. They serve as a citizen review board for special exceptions, variances, and appeals cases. The Board of Appeals holds public hearings and open meetings at the call of the Chairperson and at other times, as deemed necessary by the members of the Board. Hearings and meetings are both held in the Town of Denton's Hearing Room at 13 North Third Street, Denton, Maryland. Except for the late 2010 appointed alternate, all members completed, by the deadline, the Planning Commission, Planning Board and Board of Appeals Education Course, which was developed by the Maryland Department of Planning pursuant to Chapters 180 and 181 of the Laws of Maryland.

The duties of the Board of Appeals include but are not necessarily limited to:

- Conduct public hearings and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of the Denton Zoning Ordinance.
- Conduct public hearings and decide special exceptions to the terms of the Denton Zoning Ordinance upon which such Board is specifically authorized to pass under the Denton Zoning Ordinance.
- To authorize upon appeal in specific cases such variance from the specific terms of this Ordinance as will not be contrary to the public interest, where, owing to special conditions, the enforcement of the provisions of this Ordinance will result in unwarranted hardship, and injustice, but which will most nearly accomplish the purpose and intent of this Ordinance.
- To determine, in cases of uncertainty, the classifications as to district of any use not specifically named in this Ordinance; provided, however, such use shall be in keeping with uses specifically named in the district regulations.

In 2010, the Board of Appeals scheduled two (2) public hearings. These hearings consisted of two (2) special exception requests.

Town of Denton Historic and Architectural Review Commission

2010 Members

Kathy A. Mackel, Chairperson
Richard Peterson, Vice Chairperson
Keith Bobbick
Damian Dowdall
Ray Claytor

The five members are appointed to serve by the Town Council. They serve as a citizen review board regarding properties that lie within the Denton Historic District, make recommendations to the Town Council regarding designation or removal of the Historic Overlay Zone, and make recommendations to the Planning Commission regarding land subdivision within the historic Overlay Zone when historic resources are involved. Open meetings are held at least once every three months or by the call of the Chairperson. Typically meetings are held monthly, on the third Wednesday evening, to review applications for permits. All meetings and/or hearings are held at the Denton Town Office, 13 North Third Street, Denton, Maryland unless otherwise advertised.

Duties of the Historic and Architectural Review Commission include but are not limited to:

- To maintain and update an inventory of historic resources within the Town.
- To review applications for designation of or removal of Historic Overlay Zones, and to forward recommendations to the Mayor and Council who will approve or disapprove the designation of or removal of a Historic Overlay Zone.
- To review and process applications for Historic Area Work Permits.
- To make recommendations to the Planning Commission on courses of action in the event of subdivision of land within a Historic Overlay Zone as it relates to the preservation of the historic resource, of the architectural setting, and of the environmental setting in which the resource is located.
- To review any legislation and proposal affecting historic preservation, including preparation of master plans, and to make recommendations on said legislation and proposals to the appropriate authorities.
- To research Town historic resources and recommend applicable sites and structures to the Mayor and Council for designation as Historic Overlay Zone(s).
- To serve as a clearinghouse for information on historic preservation for Town government, individuals, citizens' associations, historical societies, and local advisory committees; to provide information and educational materials for the public; and, to undertake activities to advance the goals of historic preservation in the Town of Denton.
- To regularly inform the Maryland Historical Trust of addition or removal of Town Historic Overlay Zones and of new information or data found or researched regarding historic sites or structures in the town.
- To employ consultants or other temporary personnel, consistent with Town contract

provisions, as deemed necessary to assist the Commission in the accomplishment of its functions.

The Historic & Architectural Review Commission held ten (10) regular meetings in 2010. The board reviewed twenty-nine (29) applications for various exterior improvements and signage.

Map Amendments

(Rezoning Petitions and Critical Area Map Amendments)

A land use change or reclassification initiates a map amendment, as does a change in the critical area boundary or buffer exemption area. A proposal for amendment of the Official Town Zoning Map may be filed by any governmental agency or by a person with a committed financial, contractual, or proprietary interest in the property affected by the proposed amendment. The request is submitted to the Town Council which forwards it to the Planning Commission for an investigation and recommendation. The Planning Commission submits its recommendation to the Town Council within sixty days. After receiving the recommendations of the Planning Commission concerning any map amendment, the Town Council introduces legislation for a proposed change and holds a public hearing. If the proposed amendment is a critical area map amendment, the proposed amendment is sent to the Critical Area Commission for review and approval. Both agencies hold a public hearing, sometimes jointly, regarding the amendment. If approved by the Critical Area Commission, the Town Council can consider approval of the map amendment. Prior to voting on any reclassification of land, a visit to the site in question must be made by a majority of the Town Council to inspect the physical features of the property and to determine the character of the surrounding area. A site visit is not required for sectional or comprehensive reclassification. The Town Council may not approve a reclassification without a finding of facts: That there was a substantial change in the character of the area where the property is located; or that there was a mistake in the existing zoning classification.

With respect to critical area map amendments the Town Council can:

1. Elect to amend the critical area boundary or classification when it is found that there was a mistake in the original classification, or the site will be granted the Growth Allocation (GA) floating zone district classification.
2. Elect to add land to the critical area district.

The findings of fact that the Town Council will consider include but are not limited to:

1. Population change
2. Availability of public facilities
3. Present and future transportation patterns
4. Compatibility with existing and proposed development
5. Compatibility with the Town's Comprehensive Plan

Map Amendments Proposed and / or Effective in 2010

The Comprehensive Plan and Comprehensive Rezoning adopted in 2010 initiated comprehensive map amendments (refer to maps at end of this document).

2010 Planning, Zoning and Land Use Ordinances and Resolutions

At the recommendation of the Planning Commission, the Denton Town Council adopted the following ordinances:

- Ordinance 605 An ordinance of the Town of Denton amending the Town of Denton Zoning Ordinance to provide definitions, permitted locations and supplemental standards for adult oriented businesses.
- Ordinance 606 An ordinance of the Town of Denton amending the Denton Town Code Chapter 38, to add Article IV to Chapter 38 regarding protection of structures with Historic significance.
- Ordinance 607 An ordinance of the Town of Denton extending the current moratorium on the processing and approval of any residential floating zone, major subdivision, and any site plan which would permit development of more than three (3) residential dwelling units until September 30, 2010, pending consideration and adoption of a revised comprehensive plan and such other legislation as the Town Council may consider advisable to promote public health, safety and welfare.
- Ordinance 611 An ordinance of the Town of Denton repealing and reenacting with amendments Chapter 128, Zoning of the Town Code, adopting a new official Zoning Map for the Town of Denton, and adopting a new official Critical Area Overlay District Map for the Town.
- Ordinance 612 An ordinance of the Town of Denton repealing and reenacting with amendments Chapter 73, Land Subdivision of the Town Code.
- Ordinance 613 An ordinance of the Town of Denton approving an historical facade easement on a building know as “Plain Dealing”, located at 808 S. 5th Avenue in the Town of Denton.
- Ordinance 615 An ordinance to amend the official Use Table of the Denton Zoning Ordinance to permit “Restaurant, Riverfront” use in the Recreation and Parks (RP) District as a conditional use and to add a definition of Restaurant, Riverfront.
- Resolution 726 A resolution of the Town of Denton adopting the Town of Denton 2010 Comprehensive Plan.
- Resolution 739 A resolution of the Town of Denton adopting amendments to the Town of Denton 2010 Comprehensive Plan.

2010 Town of Denton Boards Applications

PLANNING COMMISSION SITE PLAN HEARINGS

<i>Number</i>	<i>Applicant Name</i>	<i>Project Name</i>
SP-10-001	The Salad Star	Administrative Site Plan 300 Market Street
SP-10-002	Channel Marker Foundation	Simplified Site Plan/Change of Use 507-509 Kerr Avenue
SP-10-003	B&G Seafood	Administrative Site Plan 4 S. Fifth Avenue
SP-10-004	Bay Rose Florist	Simplified Site Plan/Change of Use 5 N. Third Street
SP-10-005	Denton Ford	1207 Double Hills Road Zoning Approval Form
SP-10-006	Brickhouse School of Martial Arts	Administrative Site Plan 222 Market Street
SP-10-007	Harry's on the Green Harry Wyre	Administrative Site Plan 17 S. Third Street
SP-10-008	Just Yesterday James Cox	Administrative Site Plan 218-220 Market Street
SP-10-009	Cappella Corporation Salvatore Carannante	Administrative Site Plan Denton Plaza
SP-10-010	Chesapeake Bluff Color 'N' Clay	Administrative Site Plan 224 Market Street
SP-10-011	Black Crow Antiques Crawford Windsor	Administrative Site Plan 210 Market Street
SP-10-012	YMCA	Administrative Site Plan 40 Denton Plaza
SP-10-013	Shore Health Systems	Administrative Site Plan 838 S. Fifth Avenue
SP-10-014	Sherry Stoker	Administrative Site Plan 322 Market Street, Ste. 100
SP-10-015	R. Zinser	Simplified Site Plan/140 Sunset Drive Critical Area Lot Coverage
SP-10-016	Centreville National Bank	Administrative Site Plan Fifth Avenue
SP-10-017	Rede, LLC	PUD Informal Concept Plan Caroline & Sixth Streets

PLANNING COMMISSION SUBDIVISION HEARINGS

<i>Number</i>	<i>Applicant Name</i>	<i>Project Name</i>
SD-10-001	The Gardens Land Group	Revised Architectural Design The Gardens

BOARD OF APPEALS PUBLIC HEARINGS

<i>Number</i>	<i>Applicant Name</i>	<i>Project Name</i>
BOA-10-001	Roger Manois	Special Exception 406 N. Sixth Street
BOA-10-002	Evan Lucas	Special Exception 303 Market Street

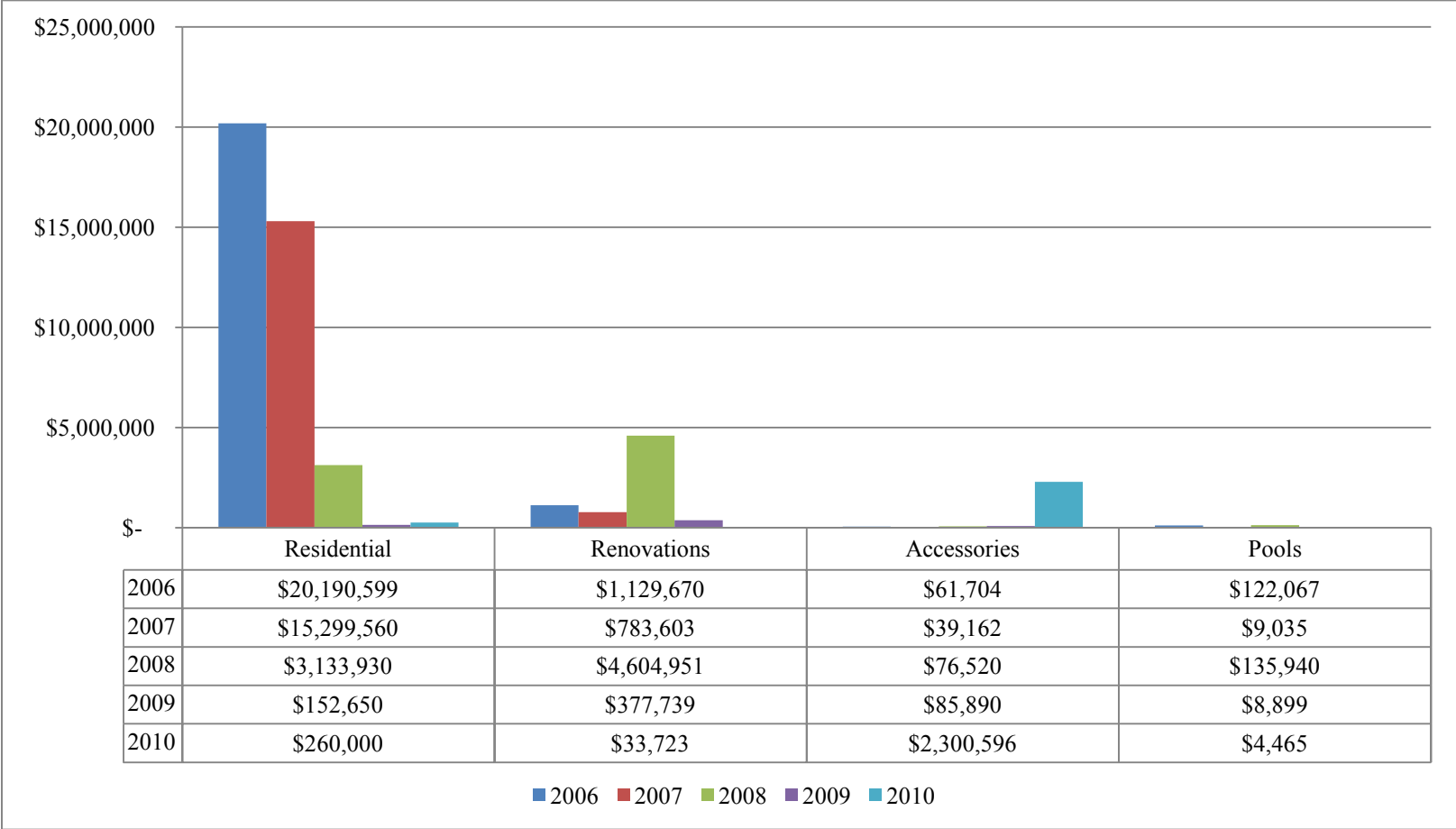
RE-ZONING

<i>Number</i>	<i>Applicant Name</i>	<i>Project Name</i>
RZ-10-001	Rede, LLC Ray Briscuso	Zoning Change Sixth & Caroline Streets

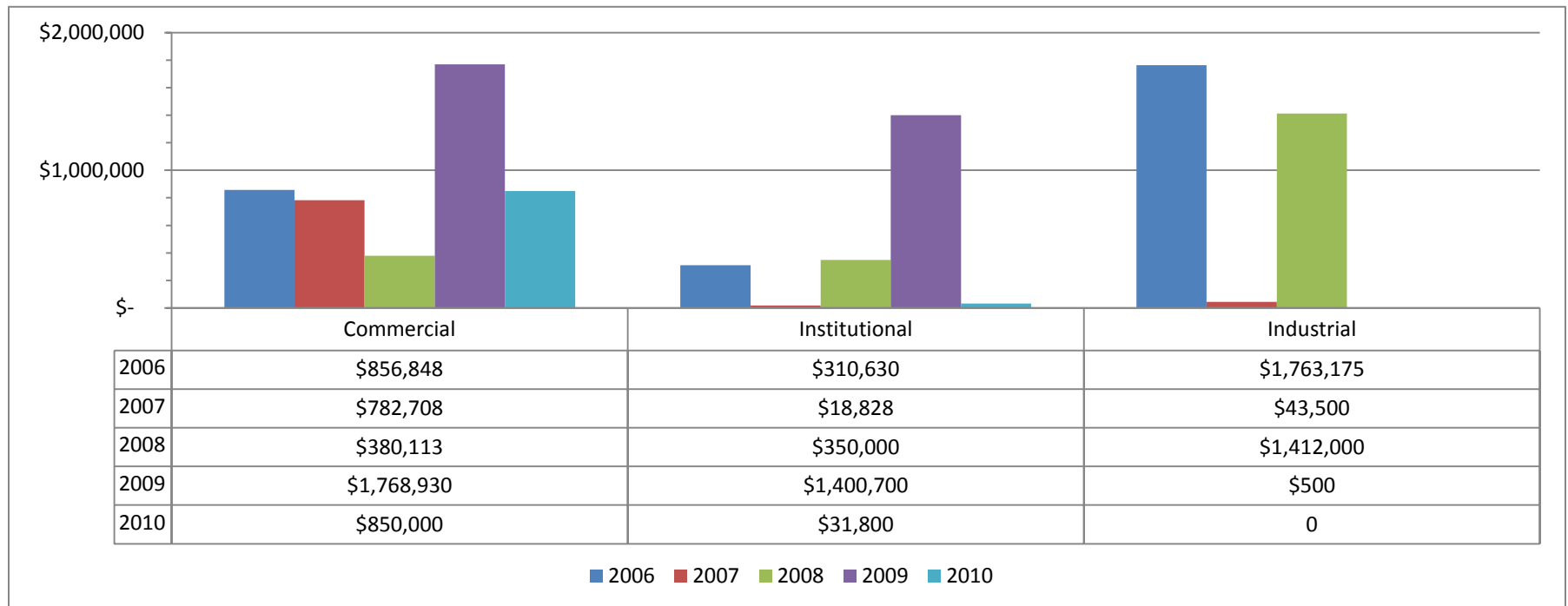
Town of Denton Permits

	<i>2010 Percent</i>	<i>2010</i>	<i>2009</i>	<i>2008</i>	<i>2007</i>	<i>2006</i>
New Single Family Homes/Multi-Family	3%	4	2	17	67	147
New Accessory Structures	10%	15	12	15	20	11
New Roof/Repairs	16%	24	25	23	31	26
Building Maintenance	29%	42	36	51	104	143
Pools	4%	6	3	10	8	9
New Industrial Construction	0%	0	0	1	0	4
New Commercial Construction	0%	0	0	0	3	4
New Institutional Construction	1%	2	2	1	0	1
Demolition	3%	4	4	7	4	12
Signs (Banners)	11%	16	13	11	23	32
Rezoning/Other	23%	34	26	39	0	0
Total	100%	147	123	175	260	389

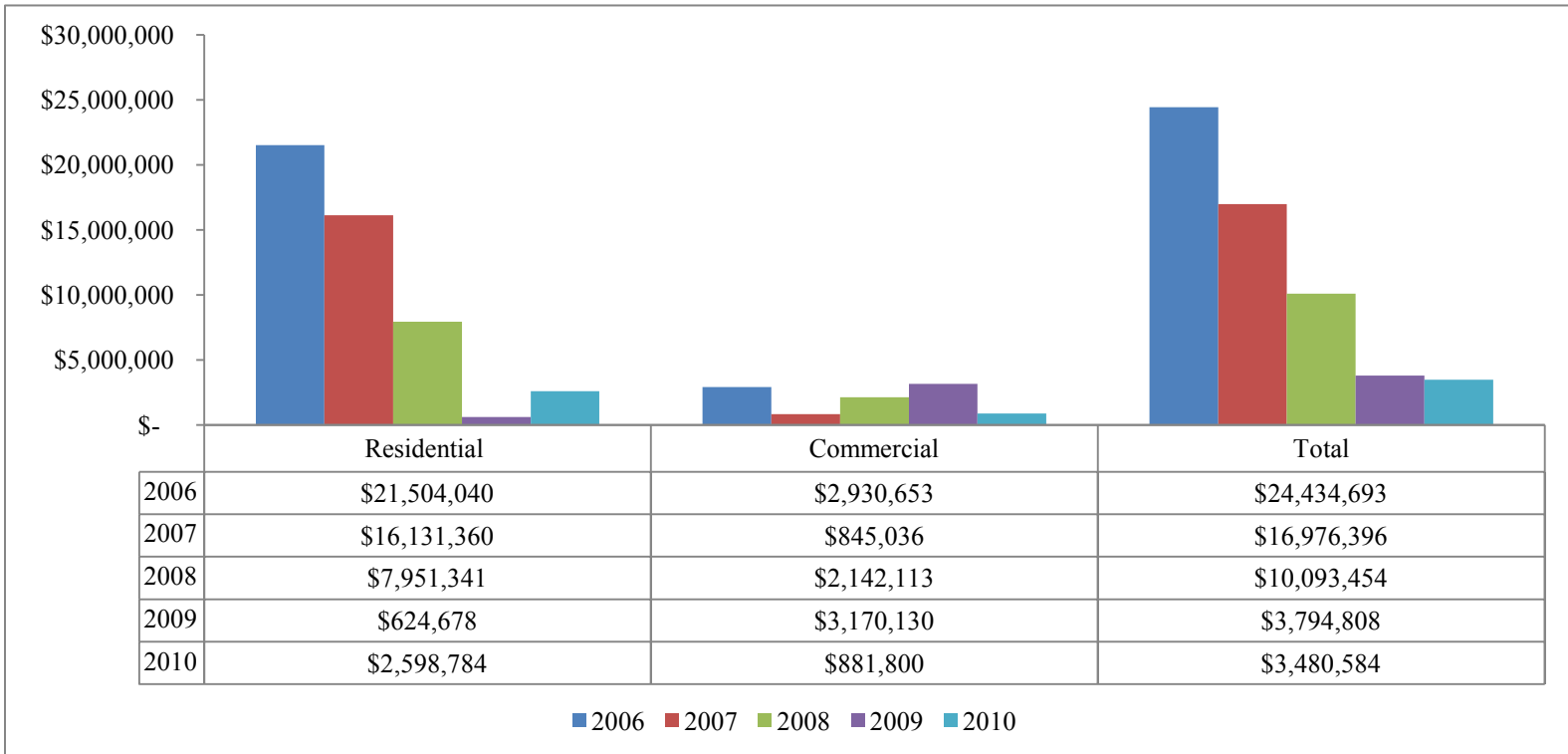
Yearly Residential Construction (\$) 2010 Annual Report



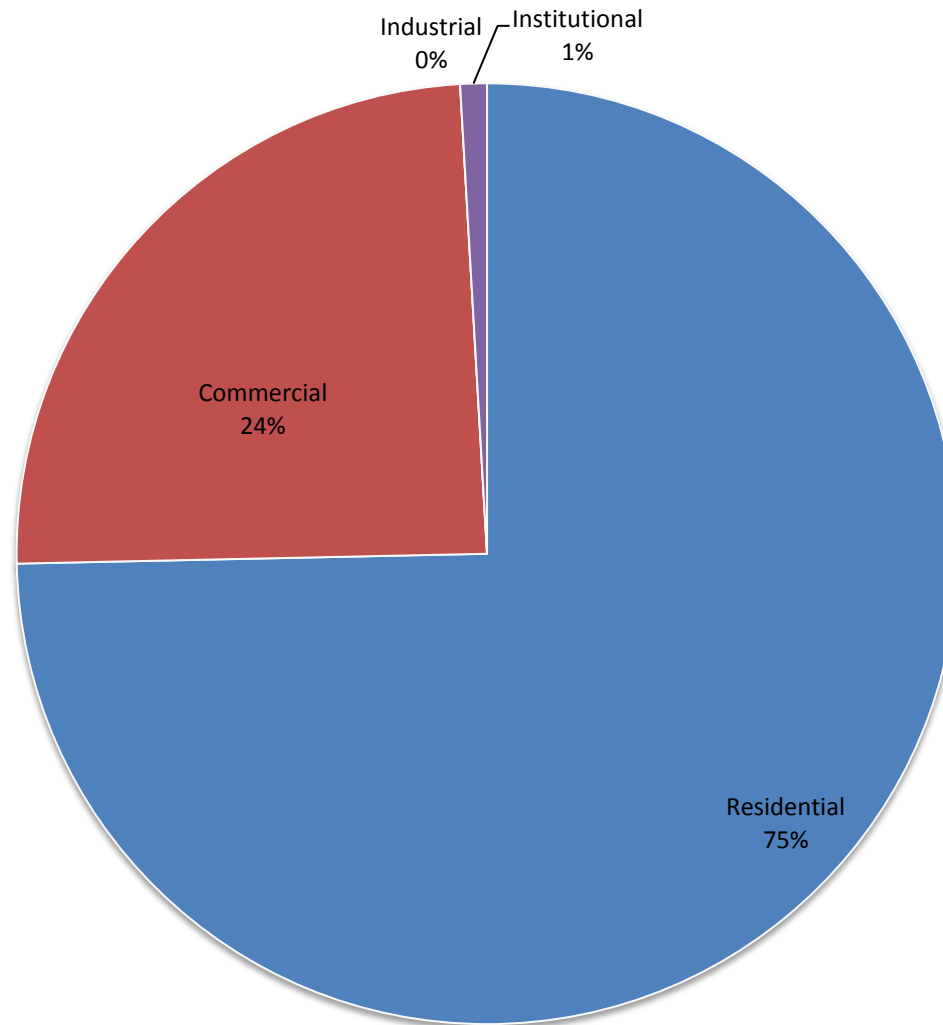
Yearly Commercial Construction (\$) 2010 Annual Report



Year Comparison – Residential vs. Commercial (\$) 2010 Annual Report

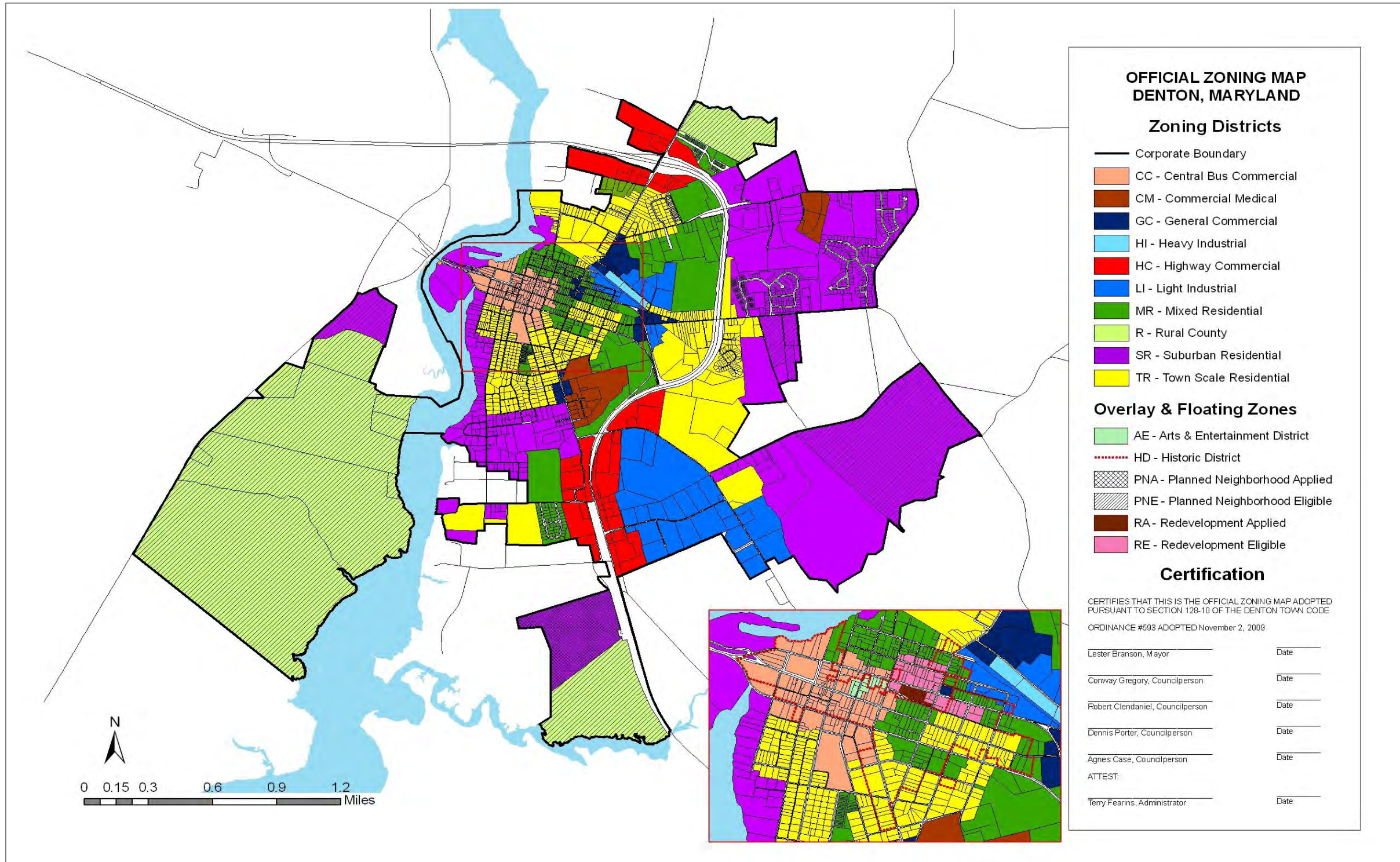


2010 Construction Breakdown (\$ Percentage) 2010 Annual Report



Town of Denton Construction Dollars

	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Residential	\$ 20,190,599	\$ 15,299,560	\$ 3,133,930	\$ 152,650	\$ 260,000
Accessories	\$ 61,704	\$ 39,162	\$ 76,520	\$ 85,390	\$ 33,723
Major Renovations (over \$5,000)	\$ 886,062	\$ 625,980	\$ 151,405	\$ 262,211	\$ 2,133,480
Minor Renovations (under \$5,000)	\$ 243,608	\$ 157,623	\$ 4,453,546	\$ 115,528	\$ 167,116
Pools	<u>\$ 122,067</u>	<u>\$ 9,035</u>	<u>\$ 135,940</u>	<u>\$ 8,899</u>	<u>\$ 4,465</u>
<i>Subtotal</i>	\$ 21,504,040	\$ 16,131,360	\$ 7,951,341	\$ 624,678	\$ 2,598,784
Commercial, Institutional	\$ 856,848	\$ 782,708	\$ 380,113	\$ 1,768,930	\$ 850,000
Institutional	\$ 310,630	\$ 18,828	\$ 1,412,000	\$ 1,400,700	\$ 31,800
Industrial	<u>\$ 1,763,175</u>	<u>\$ 43,500</u>	<u>\$ 350,000</u>	<u>\$ 500</u>	<u>\$ -</u>
<i>Subtotal</i>	\$ 2,930,653	\$ 845,036	\$ 2,142,113	\$ 3,170,130	\$ 881,800
TOTAL	<u>\$ 24,434,693</u>	<u>\$ 16,976,396</u>	<u>\$ 10,093,454</u>	<u>\$ 3,794,808</u>	<u>\$ 3,480,584</u>



OFFICIAL ZONING MAP DENTON, MARYLAND

- Corporate Boundary
- Zoning Districts**
- CBC - Central Business Commercial
 - CM - Commercial Medical
 - GC - General Commercial
 - I - Industrial
 - MI - Mixed Industrial
 - MR - Mixed Residential
 - RA - Rural Agriculture
 - RHC - Regional Highway Commercial
 - RP - Recreation and Parks
 - SR - Suburban Residential
 - TR - Town Scale Residential
- Overlay & Floating Zones**
- AE - Arts & Entertainment District
 - HD - Historic District
 - RC - Rural Conservation
 - RDA - Redevelopment Applied
 - RDE - Redevelopment Eligible
 - PNA - Planned Neighborhood Applied
 - PNE - Planned Neighborhood Eligible
- Certification**

CERTIFIES THAT THIS IS THE OFFICIAL ZONING MAP ADOPTED PURSUANT TO SECTION 128-10 OF THE DENTON TOWN CODE

ORDINANCE # ___ ADOPTED _____, 2010

Conway Gregory, Mayor _____ Date _____

Robert Clendaniel, Vice-Mayor _____ Date _____

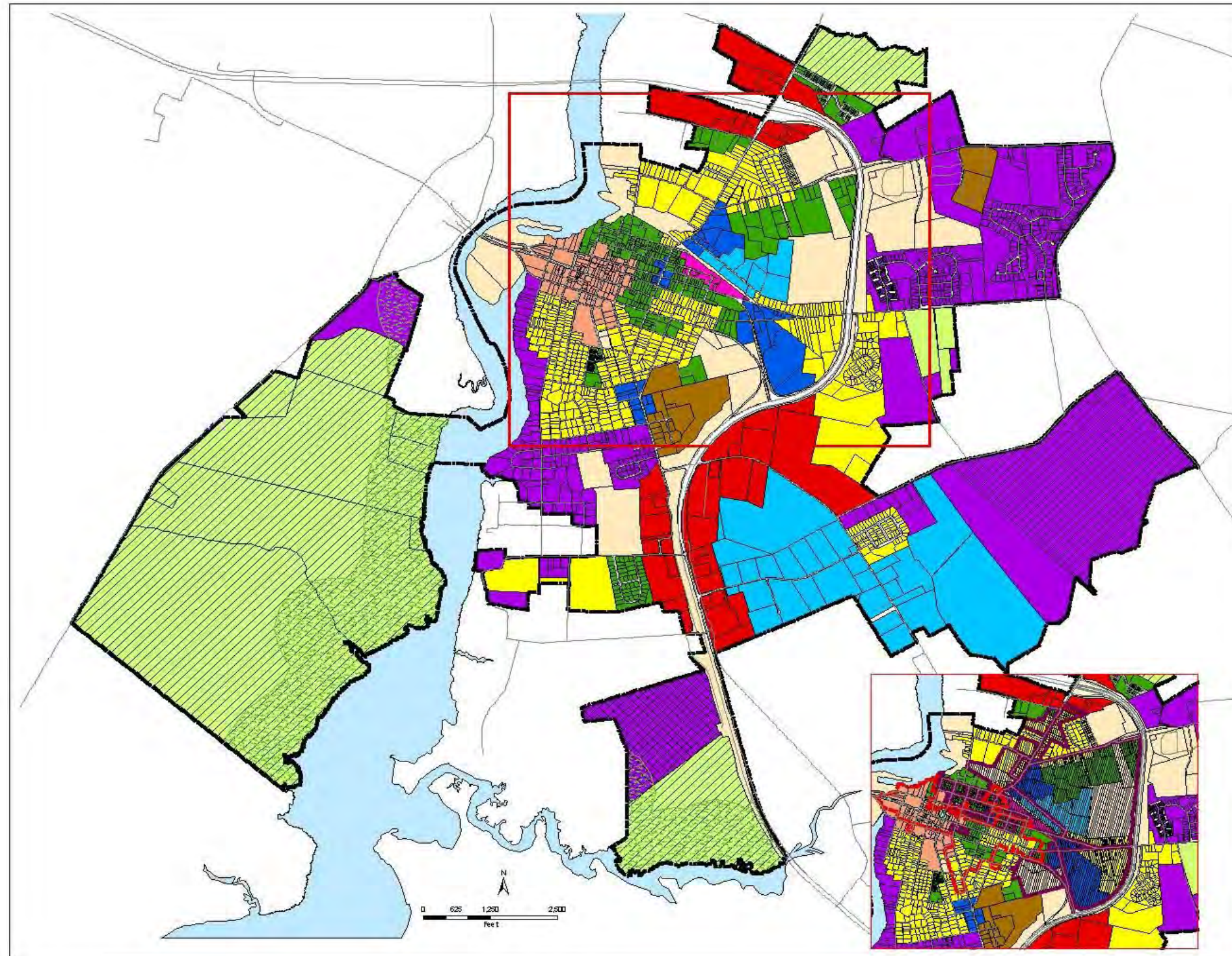
Dennis Porter, Councilperson _____ Date _____

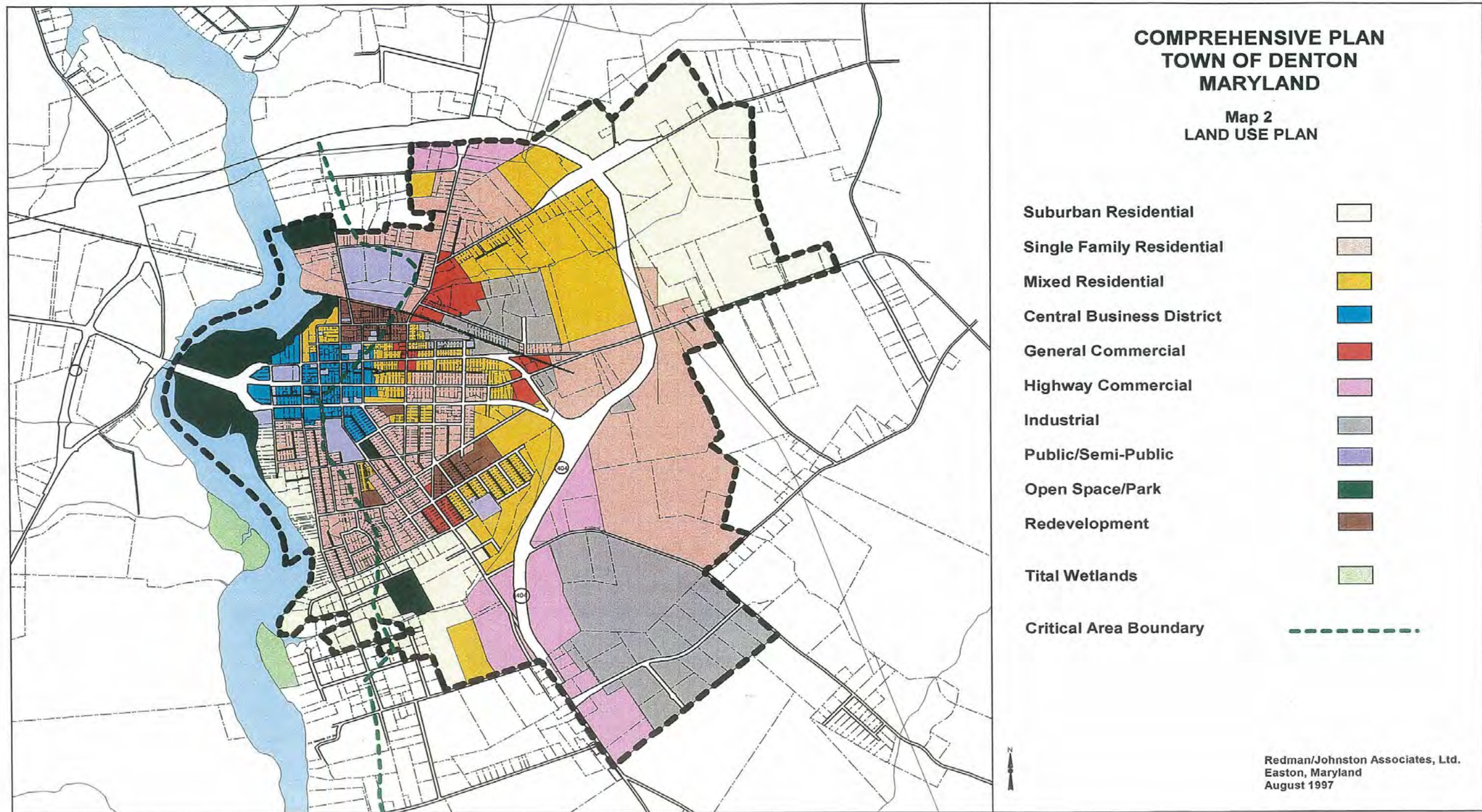
Agnes Case, Councilperson _____ Date _____

Dean Danielson, Councilperson _____ Date _____

ATTEST:

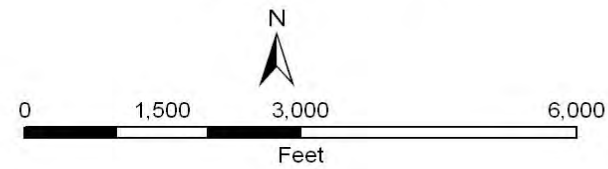
Donald H. Mulrine Jr., Administrator _____ Date _____













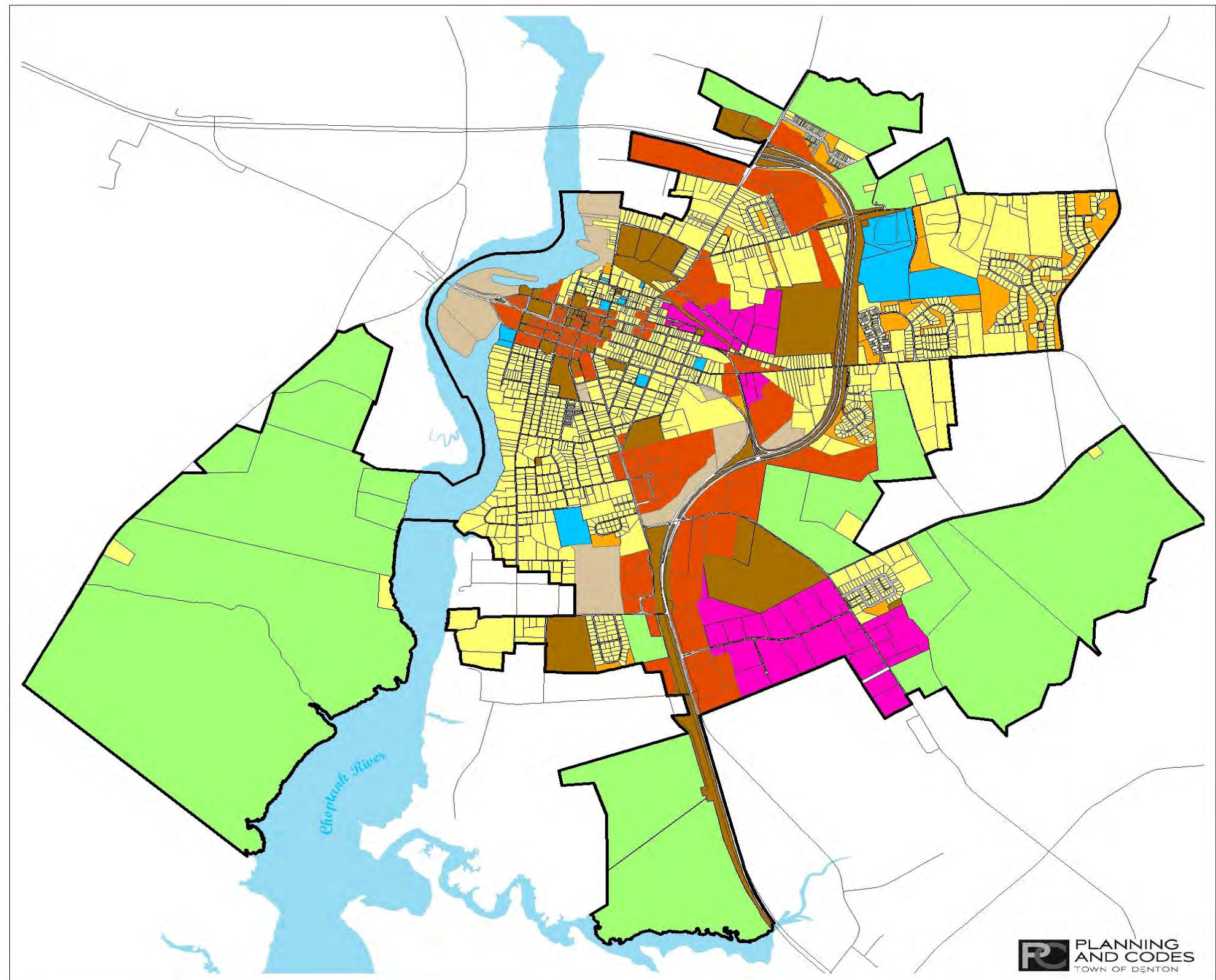
Comprehensive Plan 2010 Denton, Maryland

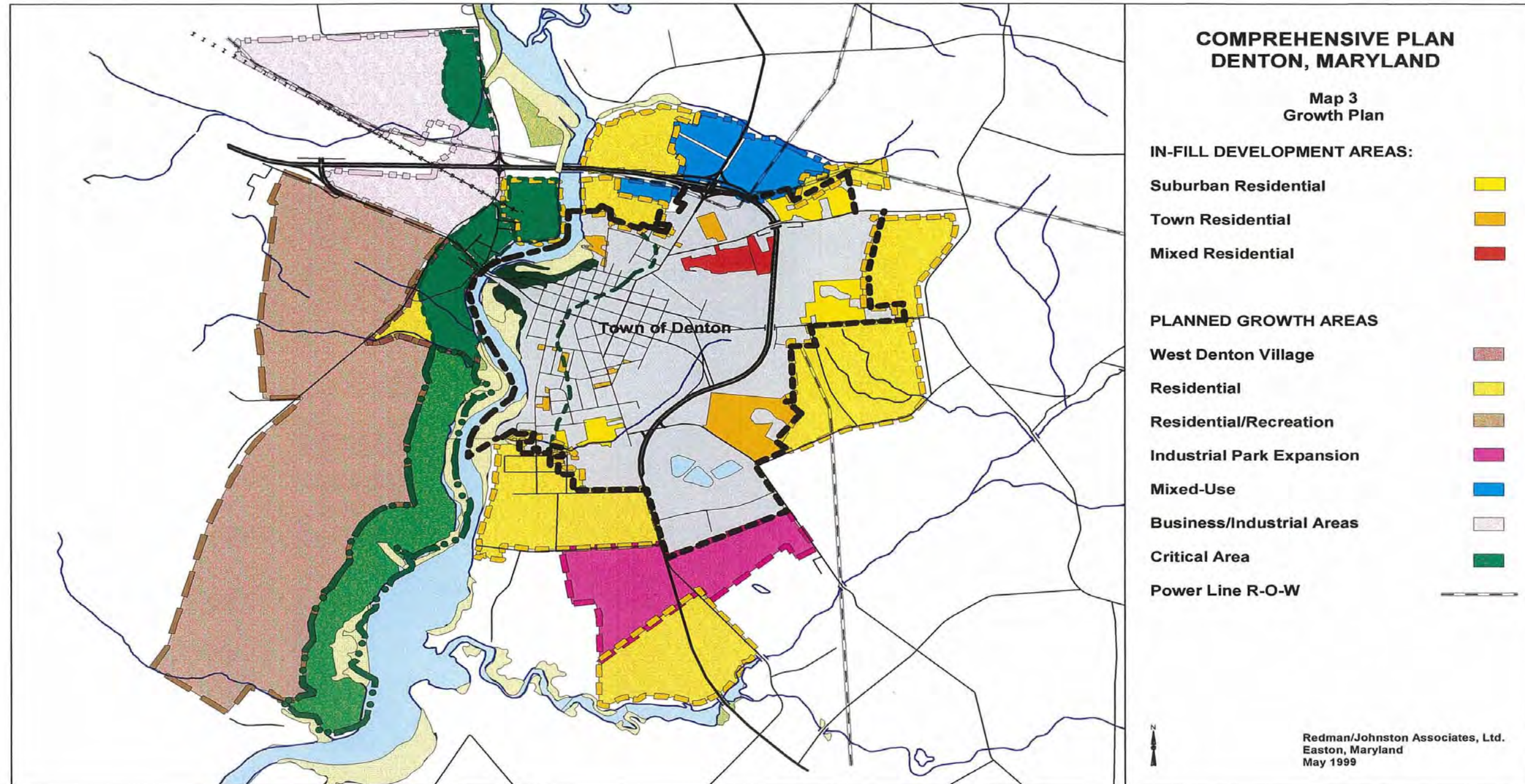
Existing Land Use



Land Use

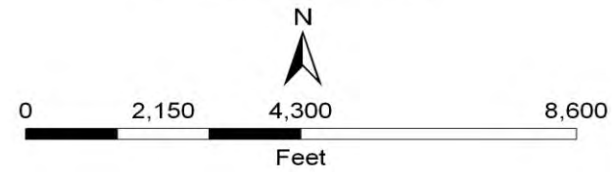
-  Agriculture
-  Commercial
-  Industrial
-  Public
-  Public Open Space
-  Private Open Space
-  Residential
-  Semi Public





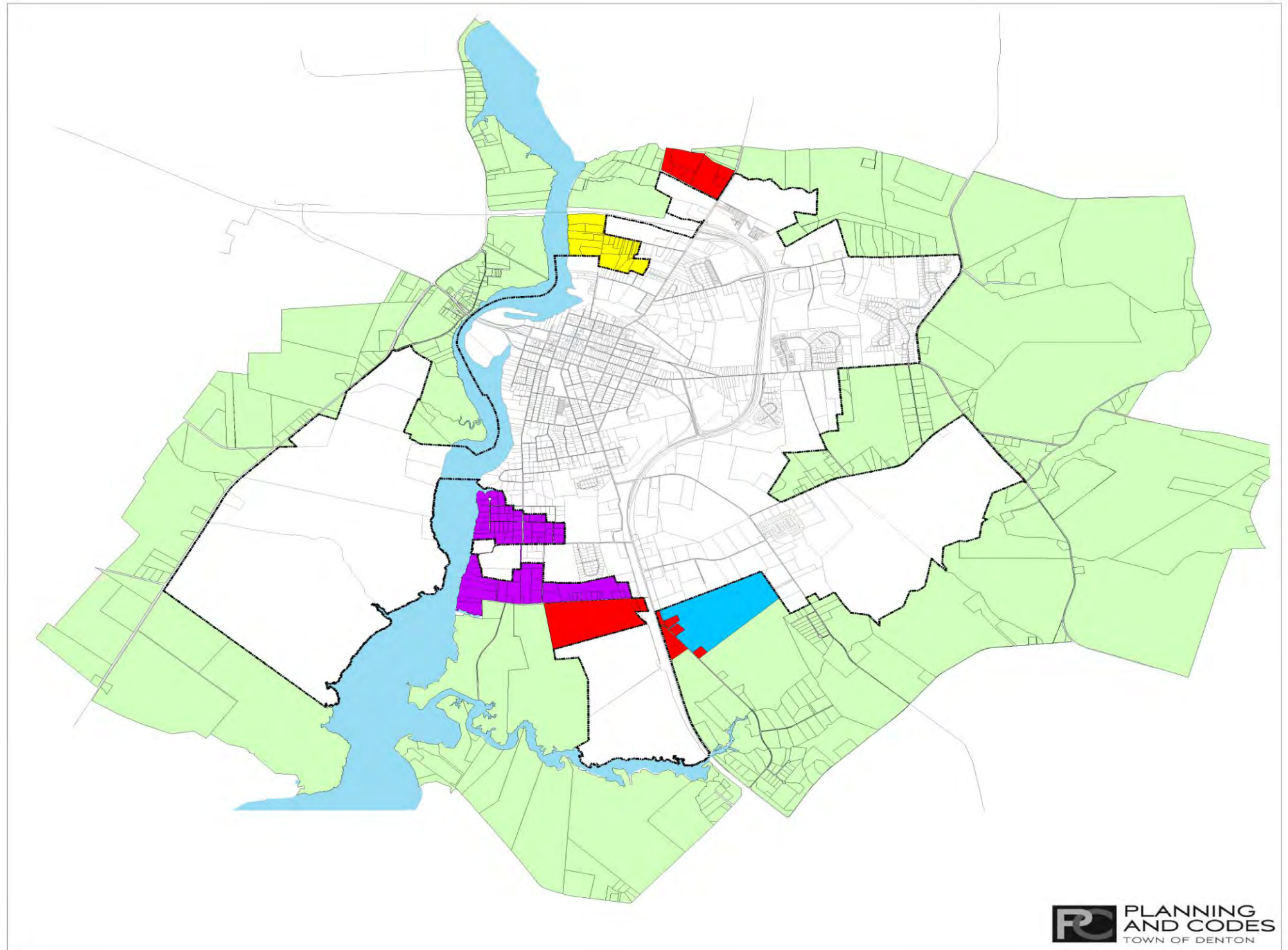
Comprehensive Plan 2010 Denton, Maryland

Growth Area
Zoning Designation



Growth Area Zoning

-  Corporate Boundary
-  Industrial
-  Regional Highway Commercial
-  Suburban Residential
-  Town Scale Residential
-  Greenbelt



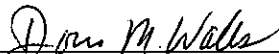
**2010 Annual Report
Town of Denton
Planning Commission**

Doris Walls
Sue Cruickshank
Ummu Bradley Thomas

Marina Dowdall
William Quick
Brian Tyler

It is hereby resolved by the Town of Denton Planning Commission on March 29, 2011, to adopt as defined, herein, the 2010 Annual Report of the Town of Denton Planning Commission.

DENTON PLANNING COMMISSION



Doris Walls, Chairperson



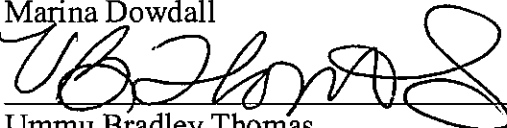
Sue Cruickshank, Vice Chairperson



William Quick

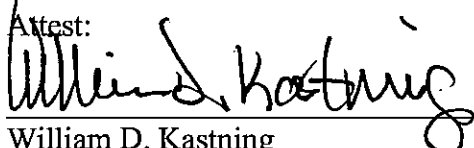


Marina Dowdall



Ummu Bradley Thomas

Brian Tyler

Attest:


William D. Kastning
Director of Planning & Codes, AICP