

RESOLUTION NO. 834

A RESOLUTION OF THE TOWN OF DENTON TO AMEND
THE TOWN OF DENTON'S 2010 COMPREHENSIVE PLAN,
DATED SEPTEMBER 13, 2010, TO INCLUDE THE SEPTIC
TIER MAP

WHEREAS, the Town of Denton is authorized and required by the provisions of § 3-101 of the Land Use Article of the Annotated Code of Maryland (the "Annotated Code") to adopt a Comprehensive Plan for the Town of Denton; and

WHEREAS, on July 12, 2010, the Town of Denton adopted a new Comprehensive Plan for the Town of Denton entitled "Town of Denton 2010 Comprehensive Plan"; and

WHEREAS, on September 13, 2010, the Town of Denton amended the Town of Denton 2010 Comprehensive Plan to adjust the zoning and land use for 808 S. 5th Avenue; and

WHEREAS, § 3-101 of the Land Use Article of the Annotated Code allows the Comprehensive Plan to be amended as necessary to implement the vision and goals of the Comprehensive Plan; and

WHEREAS, the Maryland Sustainable Growth and Agricultural Preservation Act of 2012 prescribes local designation of septic tiers for the purpose of identifying areas where new residential subdivision must occur on public sewer and where they may occur on septic systems per certain restrictions; and

WHEREAS, § 1-509 of the Land Use Article of the Annotated Code states that the Septic Tier Map has to be incorporated into the Comprehensive Plan; and

WHEREAS, the Denton Planning Commission has conducted a public hearing on the proposed amendment to the Comprehensive Plan on July 26, 2016; and


WHEREAS, the Denton Town Council has conducted a public hearing on the proposed amendment to the Comprehensive Plan on August 4, 2016; and

WHEREAS, following the public hearings the Planning Commission and the Denton Town Council determined that the Septic Tier Map was consistent with the vision and goals of the Comprehensive Plan and voted to recommend the approval of the proposed amendment; and

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE DENTON TOWN COUNCIL OF THE TOWN OF DENTON, MARYLAND that the 2010 Town of Denton Comprehensive Plan, dated September 13, 2010, is amended to include the Septic Tier Map, which is attached to this Resolution as Exhibit A.

ENACTED THIS 4th DAY OF August, 2016.

DENTON TOWN COUNCIL:



Abigail McNinch, Mayor



Robert L. Clendaniel, Vice Mayor

Dennis D. Porter, Councilperson



Lester L. Branson, Councilperson



Dallas Lister, Councilperson

ATTEST:

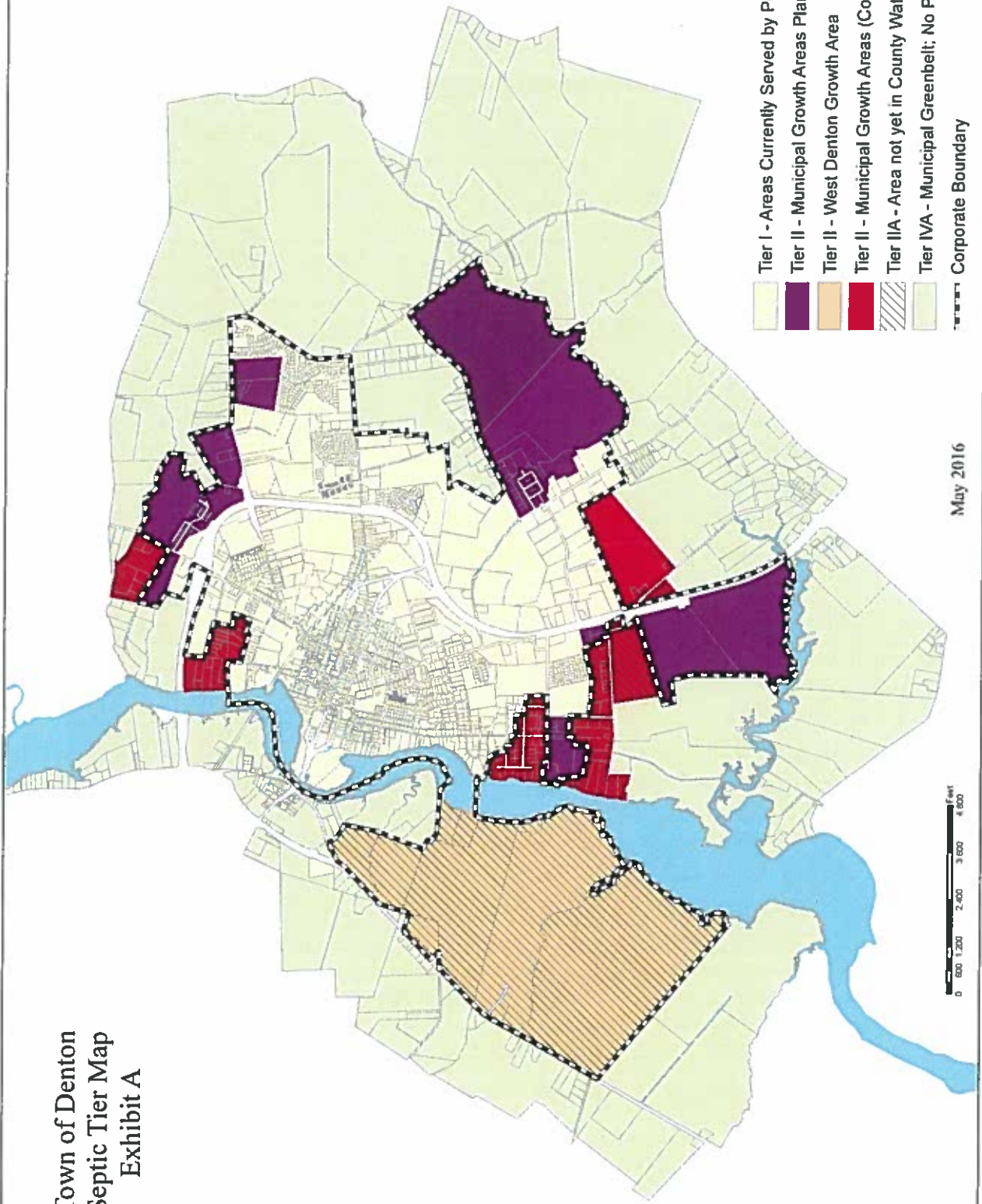
Karen L. Monteith
Karen L. Monteith

Approved for legal sufficiency this 4th day of August, 2016.

Christopher F. Drummond
Christopher F. Drummond

Date Passed 8/4/2016
Effective Date _____

Town of Denton
Septic Tier Map
Exhibit A



May 2016

Caroline County

Department of Planning & Codes



Health & Public Services Bldg.
403 South 7th Street, Suite 210
Denton, Maryland 21629-1335
Telephone: 410-479-8100
Facsimile: 410-479-4187

Katheleen Freeman, Director
Crystal Dadds, Assistant Director of Codes

July 25, 2016

The Honorable Abigail W. McNinch
Town of Denton
4 N. Second Street
Denton, MD 21629

Re: Town of Denton Proposed Amendment of 2010 Comprehensive Plan
Septic Tier Map

Dear Mayor McNinch:

The Caroline County Department of Planning and Codes has reviewed the proposed amendment of the Septic Tier Map to the 2010 Comprehensive Plan and find that it is consistent with Caroline County's adopted Septic Tier Map and Comprehensive Plan.

Caroline County and Town of Denton negotiated a revision to the County's transferable development rights (TDR) receiving area that borders the northern Town limits. The boundary of the TDR receiving area was revised in December 2010 and allowed the Town the opportunity to expand the municipal greenbelt to include some additional parcels north of Town.

Both the Town and County Comprehensive Plans include the discussion of inter-jurisdictional agreements that would provide for the "infill and development" of lots in Denton as possible "receiving areas" for the County. The 2010 Town of Denton Comprehensive Plan refers to "an inter-jurisdictional agreement (that) will be sought whereby any future dwelling units constructed in Denton will have a TDR-fee dedicated to fund land preservation within the County and Town concurred to greenbelt."

As part of the County's Comprehensive Rezoning and review, the properties located within the Town's greenbelt were zoned R-rural to be consistent with the greenbelt vision. Since it has been some time since the interjurisdictional agreement was discussed, we would like to take this opportunity to encourage further thought and discussion regarding the agreement.

Sincerely,



Katheleen Freeman, AICP
Director

cc: Don Mulrine, Town Administrator

RESOLUTION NO. 2016-50

A RESOLUTION OF THE TOWN OF DENTON PLANNING COMMISSION ADOPTING THE AMENDMENT TO THE TOWN OF DENTON'S 2010 COMPREHENSIVE PLAN, DATED SEPTEMBER 13, 2010, TO INCLUDE THE SEPTIC TIER MAP

WHEREAS, the Town of Denton is authorized and required by the provisions of § 3-101 of the Land Use Article of the Annotated Code of Maryland (the "Annotated Code") to adopt and amend the Comprehensive Plan for the Town of Denton; and

WHEREAS, on July 12, 2010, the Town of Denton adopted a new Comprehensive Plan for the Town of Denton entitled "Town of Denton 2010 Comprehensive Plan"; and

WHEREAS, on September 13, 2010, the Town of Denton amended the Town of Denton 2010 Comprehensive Plan to adjust the zoning and land use for 808 S. 5th Avenue; and

WHEREAS, § 1-509 of the Land Use Article of the Annotated Code states that the Septic Tier Map has to be incorporated into the Comprehensive Plan; and

WHEREAS, the Denton Planning Commission has conducted a public hearing on the proposed amendment to the Comprehensive Plan on July 26, 2016; and

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF DENTON, MARYLAND that the 2010 Town of Denton Comprehensive Plan, dated September 13, 2010, is amended to include the Septic Tier Map, which is attached to this Resolution as Exhibit A.

ENACTED THIS 26th DAY OF July, 2016.

DENTON PLANNING COMMISSION

Don M. Walls

Doris Walls

William Quick

William Quick

Sue Cruickshank

Sue Cruickshank

Marina Dowdall

Marina Dowdall

Dean Danielson

Dean Danielson

Nicholas T. Iliff, Jr.

Nicholas T. Iliff, Jr.

ATTEST:

[Signature]

Thomas E. Batchelor
Acting Planning Director