

**2018 Annual Report
Town of Denton
Planning Commission**

Doris Walls
Sue Cruickshank
Nicholas Iliff, Jr.

Marina Dowdall
William Quick
Lauren Shilling

It is hereby resolved by the Town of Denton Planning Commission on January 29, 2019, to adopt as defined, herein, the 2018 Annual Report of the Town of Denton Planning Commission.

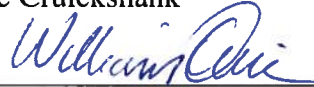
DENTON PLANNING COMMISSION



Doris Walls



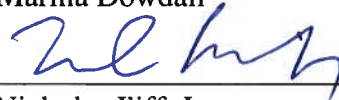
Sue Cruickshank



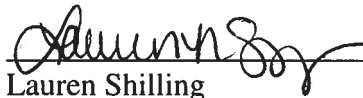
William Quick



Marina Dowdall



Nicholas Iliff, Jr.



Lauren Shilling

Attest:



Donald H. Mulrine, Jr.
Town Administrator



**PLANNING
AND CODES**
TOWN OF DENTON

January 29, 2019

Office of the Secretary
Maryland Department of Planning
Attn: David Dahlstrom, AICP
301 W. Preston St.
Baltimore, Maryland 21201-2305

Re: Annual Report Calendar Year 2018

Dear Mr. Dahlstrom:

The Town of Denton Planning Commission approved the following Annual Report for the Reporting Year 2018 as required under §1-207(b) of the Land Use Article on January 29, 2019. In addition, this report has been filed with the local legislative body.

1. Number of new Residential Permits Issued inside and outside of the Priority Funding Area (PFA), §1-208(c)(1)(i) and (c)(3)(ii):

**Table 1: New Residential Permits Issued
Inside and Outside the Priority Funding Area (PFA)**

<u>Residential – Calendar Year 2017</u>	PFA	Non - PFA	Total
# New Residential Permits Issued	13	0	13

2. Is your jurisdiction scheduled to complete and submit to Planning a 5-Year Mid-Cycle comprehensive plan implementation review report this year, as required under §1-207(c)(6) of the Land Use Article? If yes, please submit the 5-Year Report as an attachment. Y N

Note: To find out if your jurisdiction is scheduled to submit this report, please consult the Transition Schedule section located at: Planning.Maryland.gov/OurWork/compPlans/ten-year.shtml

3. Were there any growth related changes, including Land Use Changes, Annexations, Zoning Ordinance Changes, Rezoning, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to §1-207(c)(1) of the Land Use Article? If yes, please list or map. Y N

List of Zoning Ordinance Amendments and Official Zoning Map are attached.

4. Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list.
Y N

5. Are there any issues that Planning can assist you with in 2018? If yes, please list.

Y N

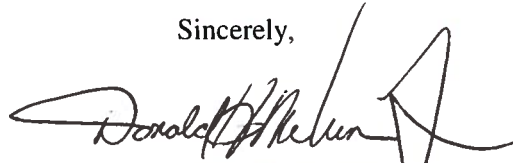
a. Legislation for an expiration date for approved and recorded subdivision.

b. Legislation for properties rezoned by developer's request that are receiving a reduced assessment due to the lack of development to be returned to the original zoning or the zoning that the property has been assessed and same for properties that are on tax waiver.

6. Have all members of the Planning Commission/Board and Board of Appeals completed an educational training course as required under under §1-206(a)(2) of the Land Use Article? *Two new members were appointed in 2018 that are required to complete the course.*

Y N

Sincerely,



Donald H. Mulrine, Jr.
Town Administrator

Town of Denton Permits

	<i>2018 Percent</i>	<i>2018</i>	<i>2017</i>	<i>2016</i>	<i>2015</i>	<i>2014</i>
New Single Family Homes/Multi-Family	7%	13	9	12	8	4
New Accessory Structures	7%	12	8	9	16	14
New Roof/Repairs	9%	16	31	13	17	15
Building Maintenance	45%	83	66	96	37	28
Pools	2%	4	7	3	2	6
New Industrial Construction	0%	0	0	0	0	1
New Commercial Construction	1%	1	4	5	5	5
New Institutional Construction	1%	1	1	0	1	0
Demolition	3%	6	6	4	12	4
Signs (Banners)	15%	27	16	22	17	16
Other (Fence, Tree, Critical Area, Patio)	11%	21	30	25	62	41
Total	100%	184	178	189	177	134

Town of Denton Construction Dollars

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Residential	\$ 405,000	\$ 935,000	\$ 1,645,700	\$ 992,200	\$ 1,485,300
Accessories	\$ 42,112	\$ 32,591	\$ 104,100	\$ 49,004	\$ 78,742
Major Renovations (over \$5,000)	\$ 1,102,564	\$ 1,523,240	\$ 5,981,624	\$ 1,150,492	\$ 3,814,420
Minor Renovations (under \$5,000)	\$ 98,440	\$ 109,664	\$ 80,343	\$ 150,344	\$ 119,346
Pools	<u>\$ 79,350</u>	<u>\$ 24,745</u>	<u>\$ 29,400</u>	<u>\$ 95,750</u>	<u>\$ 14,052</u>
<i>Subtotal</i>	\$ 1,727,466	\$ 2,625,240	\$ 7,841,167	\$ 2,437,790	\$ 5,511,860
Commercial	\$ 2,610,356	\$ 450,330	\$ 2,527,103	\$ 916,945	\$ 97,000
Institutional	\$ 99,694	\$ 1,500,000	\$ -	\$ 7,500,000	\$ 5,741,342
Industrial	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<i>Subtotal</i>	\$ 2,710,050	\$ 1,950,330	\$ 2,527,103	\$ 8,416,945	\$ 5,838,342
TOTAL	<u><u>\$ 4,437,516</u></u>	<u><u>\$ 4,575,570</u></u>	<u><u>\$ 10,368,270</u></u>	<u><u>\$ 10,854,735</u></u>	<u><u>\$ 11,350,202</u></u>

Zoning Ordinance Amendments

Ordinance No. 690 - An Ordinance of the Town of Denton amending Chapter 128 (Zoning), Appendix VIII (Table of Density and Dimensional Regulations), of the Code of the Town of Denton for the purpose of increasing the maximum height of Multifamily Housing in the Mixed Residential (MR) and Mixed Industrial (MI) Zoning District to 40 feet and 3 stories.

Introduced: 04/05/18 Passed: 05/03/18 Effective: 05/10/18

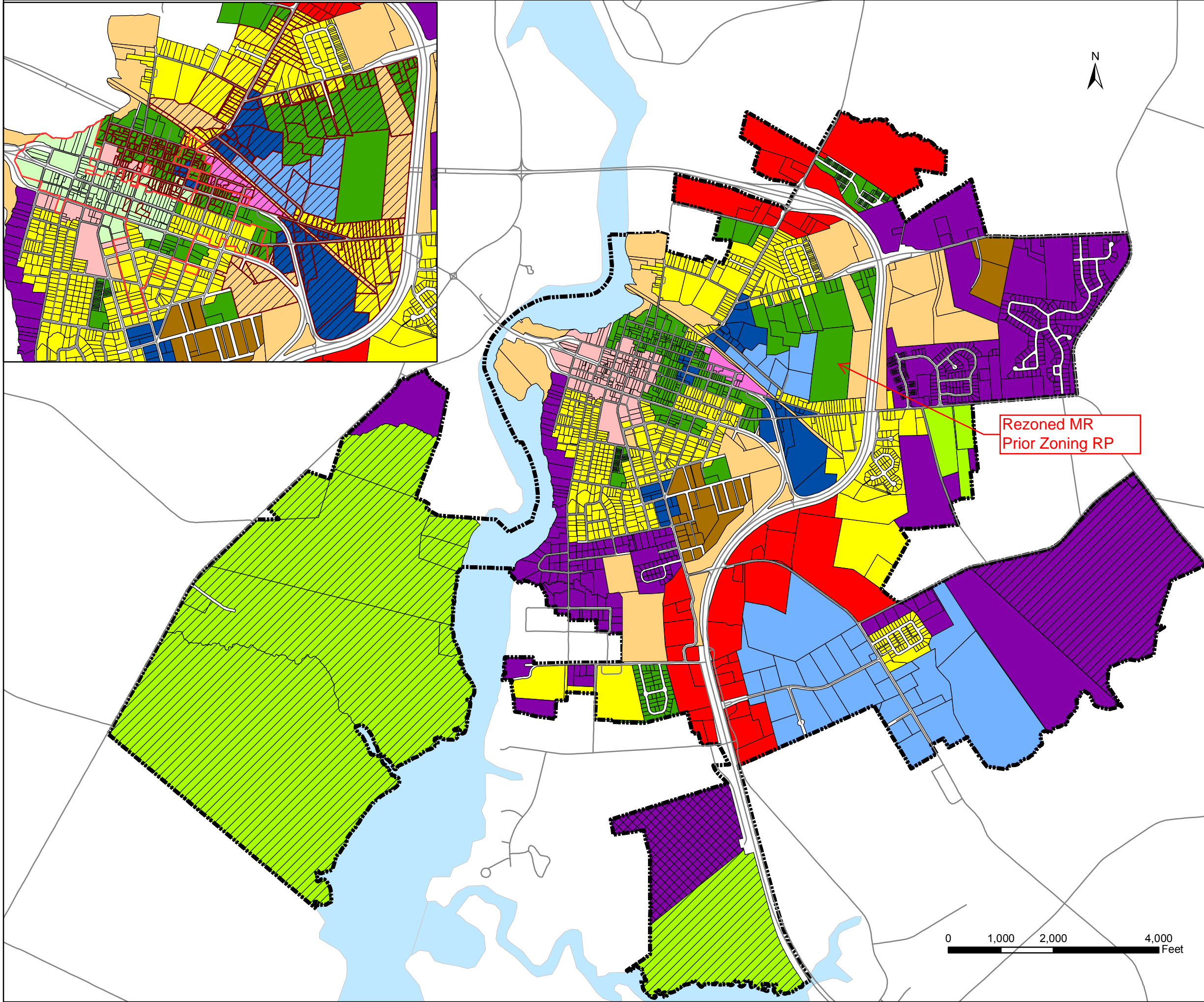
Ordinance No. 692 - An Ordinance of the Town of Denton granting the application of Denton Project, LLC to Rezone Parcel 903 on Caroline County Tax Map 104, Grid 13 from Recreation and Parks (RP) to Mixed Residential (MR).













Introduced: 07/05/18 Passed: 08/02/18 Effective: 08/12/18

Ordinance No. 693 - An Ordinance of the Town of Denton amending the Official Zoning Map of the Town of Denton to apply the Mixed Residential (MR) Zoning District to a parcel of land rezoned from Recreation and Parks (RP) in the Town of Denton located on Caroline County Tax Map 104, Grid 13, Parcel 903 and consisting of 21.34 acres of land, more or less.

Introduced: 07/05/18 Passed: 08/02/18 Effective: 08/12/18

OFFICIAL ZONING MAP DENTON, MARYLAND



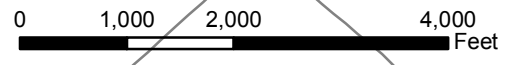
-  Corporate Boundary
-  CBC - Central Business Commercial
-  CM - Commercial Medical
-  GC - General Commercial
-  I - Industrial
-  MI - Mixed Industrial
-  MR - Mixed Residential
-  RA - Rural Agriculture
-  RHC - Regional Highway Commercial
-  RP - Recreation and Parks
-  SR - Suburban Residential
-  TR - Town Scale Residential

Overlay & Floating Zones

-  AE - Arts & Entertainment District
-  HD - Historic District
-  PNA - Planned Neighborhood Applied
-  PNE - Planned Neighborhood Eligible
-  RDE - Redevelopment Eligible

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION 128-10 OF THE ZONING REGULATION OF THE TOWN OF DENTON, MARYLAND
ORDINANCE #693 INTRODUCED JULY 5, 2018
ADOPTED AUGUST 2, 2018

Abigail McNinch, Mayor	_____	Date
Lester L. Branson, Vice Mayor	_____	Date
Dallas Lister, Councilperson	_____	Date
Walter Keith Johnson, Councilperson	_____	Date
Doncella Wilson, Councilperson	_____	Date
ATTEST:		
Donald H. Mulrine Jr., Administrator	_____	Date



2018 TOWN OF DENTON BOARD APPLICATIONS

PLANNING COMMISSION & ADMINISTRATIVE SITE PLANS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SP-18-001	Temple Lodge 128 Holding Company Project Chesapeake, LLC	Administrative Site Plan 114 Market Street, Suite 103
SP-18-002	Town of Denton Wastewater Treatment Plant	Administrative Site Plan/Upgrade 650 Legion Road
SP-18-003	Choptank Community Health System, Inc.	Final Site Plan 808 South Fifth Avenue
SP-18-004	Gem III Real Properties, LLC DaVita Dialysis	Administrative Site Plan 842 South Fifth Avenue
SP-18-005	Sean Parker/Teresa Goss Kent Liberty Tattoo	Administrative Site Plan 403 Market Street
SP-18-006	Monica McCafferty Blown Away Hair Studio	Administrative Site Plan 402 North Sixth Street
SP-18-007	Mid-Atlantic Real Estate Investments, Inc.	Preliminary Site Plan Revision Denton Plaza
SP-18-008	Michael McCrea/406 Market LLC Scissor Sexy Hair Salon	Administrative Site Plan 406 Market Street
SP-18-009	Provident State Bank	Minor Site Plan 209 Franklin Street
SP-18-010	JM Hospitality Group LLC 404 Tap House	Administrative Site Plan 42 Denton Plaza
SP-18-011	Sonny's Pizza and Pasta	Administrative Site Plan 30 Denton Plaza
SP-18-014	Jamie Johansen	Administrative Site Plan 118 Market Street
SP-18-015	Mid-Atlantic Real Estate Investments, Inc.	Final Site Plan Revision Denton Plaza
SP-18-016	For All Seasons	Administrative Site Plan 114 Market Street, Suite 207
SP-18-017	Lost Sheep Recovery Mission	Administrative Site Plan 322 Market Street
SP-18-018	Matala Enterprises, LLC Nuttle Builders	Minor Site Plan 1139 Industrial Parkway
SP-18-019	Harry Wyre Pendragon Curios	Administrative Site Plan 101 North 6th Street
SP-18-020	Donavan Marine	Administrative Site Plan 65 Engerman Avenue
SP-18-021	Jamie Johansen Top Knot	Administrative Site Plan 920 Gay Street
SP-18-022	Calvary Baptist Church	Administrative Site Plan 1120 Market Street
SP-18-023	Heather Mitchell Choptank Cleaning Services	Administrative Site Plan 7 North First Street
SP-18-024	World Nails	Administrative Site Plan 601G North Sixth Street

2018 TOWN OF DENTON BOARD APPLICATIONS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SP-18-025	Night Kitchen Coffee	Administrative Site Plan 12-14 South Third Street

PLANNING COMMISSION & ADMINISTRATIVE SUBDIVISIONS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SD-18-001	Wanda & Joseph Green	Administrative Line Revision 1010 Gay Street
SD-18-002	Provident State Bank	Administrative Line Revision 209 Franklin Street
SD-18-004	Korah Pulimood	Administrative Line Revision 535 Gay Street

BOARD OF APPEALS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
BOA-18-001	Choptank Community Health System, Inc.	Variance/Sign 808 South Fifth Avenue
BOA-18-002	Rede, LLC	Special Exception/Health Care Clinic Corner of Sixth & Caroline Streets
BOA-18-003	Thomas Chambers C&N Rentals LLC	Special Exception/Combination Use 15 South Third Street

REZONING

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
RZ-18-001	Denton Project LLC	Mixed Residential Market Street/Map 104, Parcel 903