



**PLANNING  
AND CODES**  
TOWN OF DENTON

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 2015

Dear Mr. Dahlstrom:

The Town of Denton Planning Commission approved the Annual Report for the Reporting Year 2015 as required under the Land Use Article on March 29, 2016. In addition, this report has been filed with the local legislative body.

The following Annual Report was approved:

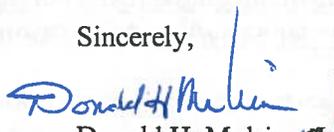
1. Number of new Residential Permits Issued:

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

<b>Residential – Calendar Year 2015</b>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b># New Residential Permits Issued</b>	8	0	8

2. Is your jurisdiction scheduled to submit a 5-Year Report as required under §1-207(c)(6) of the Land Use Article?  
If yes, include the 5-Year Report as an attachment. Y  N
3. Where there any growth related changes which includes Land Use Changes, Zoning Ordinance Changes, New Schools, Changes in Water or Sewer Service Area, etc? If yes, list. Y  N
4. Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, list. Y  N
5. 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? Y  N

Sincerely,

  
Donald H. Mulrine Jr.  
Town Administrator

**Note: Please scan as a PDF and email to [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov)**

**No hardcopy required**

## **Submitting Annual Reports and Technical Assistance**

- (A)** Annual Reports may be submitted via email or hyperlink to [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov) (preferred) or one copy may be mailed to:

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

- (B)** Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report.

1. Was this Annual Report approved by the planning commission/board? Y  N
2. Was this Annual Report filed with the local legislative body? Y  N
3. Does the cover letter:
  - a. Acknowledge that the planning commission/board has approved the Annual Report. Y  N
  - b. Acknowledge that the Annual Report has been filed with the local legislative body? Y  N
  - c. Answer if all members of the Planning Commission/Board and Board of Appeals have completed an educational training course as required under §1-206(a)(2) of the Land Use Article? Y  N   
(See <http://planning.maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml> for a list having completed the course.)
  - d. Indicate a point of contact(s)? Y  N

- (C)** You may wish to send an additional copy of your Annual Report directly to your MDP Regional Office via email or hyperlink (preferred) or hardcopy.

- (D)** If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: <http://planning.maryland.gov/OurWork/local-planning-staff.shtml>

- (E)** Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: <http://planning.maryland.gov/YourPart/SGGAnnualReport.shtml>

- (F)** If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov).

## Comprehensive Plan Summary 2010-2015

During the last five years, the new residential development has remained constant. However, there has been an increase in the rehabilitation of vacant and abandoned residential properties. New commercial construction included a big box store, Walmart, and the rehabilitation and retail addition to the Denton Plaza, located adjacent to the Walmart store. Infill and redevelopment commercial projects include small businesses purchasing and rehabilitating vacant properties for the relocation of their businesses. Some of these businesses include 7-Eleven, Nationwide, 404 Auto Repair, Domino's Pizza, and the Parlour 7 Salon.

The Denton Planning Commission implemented several zoning ordinance amendments to encourage infill commercial redevelopment projects. An increase in commercial development has been rated a priority to support the Town's residential growth.

In June 2011, the Maryland Department of Planning approved the amendments to expand the Denton Municipal Priority Funding Area boundary to promote future development and eligibility for state funding for roads, water and sewer plants, economic development, and other growth related needs.

Affordable housing has been implemented through the Town of Denton collaborating with the Tuckahoe Habitat for Humanity. Funding was obtained to purchase and demolish targeted blighted properties in the core of town. Tuckahoe Habitat for Humanity provides housing opportunities for approved applicants.

Significant changes to the 2010 Comprehensive Plan include amendments to the Arts and Entertainment District Overlay, the adoption of the Growth Tier Map, and establishing the Sustainable Communities Area boundary. During 2015, the State of Maryland approved an expansion area to the current Arts and Entertainment District boundary to encourage growth in arts and cultural facilities. The Septic Tier Map (Growth Tier Map) was adopted in 2012 per Senate Bill 236, The Sustainable Growth and Agricultural Preservation Act of 2012. Lastly, the State approved Denton's Sustainable Communities Area Boundary in 2012 to implement the smart growth approaches to maintain Denton's rural character and enhance the Town's quality of life.

State and Federal Regulations that directly affect development within the Town include the Water Improvement Program (WIP), stormwater management regulations, and Critical Area regulations. The Choptank River has been identified as poor quality due to agricultural runoff and State Highway Route 404 runoff that feeds into the tributaries. State mandates for regulation of stormwater management features to improve water quality may counter Maryland's Smart Growth principles for redevelopment projects. Critical Area buffer regulations restricts cleanup of the water at the source with improvements to stormwater outfalls. The conflict of various State and Federal Regulations may increase the cost and approval process of potential development projects.

Future land use challenges and issues are identified in the current Comprehensive Plan related to the Planned Neighborhood Eligible/Applied (PNE/PNA) Overlay areas may no longer be appropriate for such development. The State's Smart Growth principles promote growth

centered in established towns. The Planned Neighborhood designation was applied to areas in conflict with the Smart Growth principles in more recent annexation agreements. The Town may wish to amend some of the annexation agreements to allow development in another form.

A summary of potential updates to the current 2010 Comprehensive Plan include the following:

- Amending the Land Use Plan and Zoning Ordinance to promote smart growth principles
- Update State approved Arts and Entertainment Overlay District
- Include the State approved Growth Tier Map (Septic Tier Map)
- Update the Critical Area Map
- Review and update the Trail System Plan to include the Maryland Scenic Byways, and review bike paths
- Update the Community Facilities to include the YMCA and a review of the schools and parks section
- Include State approved Sustainable Communities Area Boundary

**2015 Annual Report  
Town of Denton  
Planning Commission**

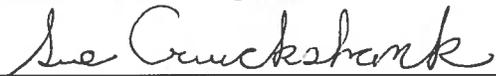
Doris Walls  
Sue Cruickshank  
Nicholas Iliff, Jr.

Marina Dowdall  
William Quick  
Dean Danielson

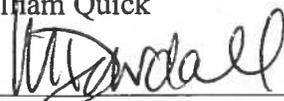
It is hereby resolved by the Town of Denton Planning Commission on March 29, 2016, to adopt as defined, herein, the 2015 Annual Report of the Town of Denton Planning Commission.

**DENTON PLANNING COMMISSION**

  
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Doris Walls, Chairperson

  
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Sue Cruickshank, Vice Chairperson

  
\_\_\_\_\_  
William Quick

  
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Marina Dowdall

\_\_\_\_\_  
Dean Danielson

  
\_\_\_\_\_  
Nicholas Iliff, Jr.

Attest:

  
\_\_\_\_\_

Thomas E. Batchelor  
Acting Planning Director