



February 23, 2021

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 2020

Dear Mr. Dahlstrom:

The Town of Denton Planning Commission approved the following Annual Report for the Reporting Year 2020 as required under §1-207(b) of the Land Use Article on February 23, 2021. 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)**

Residential – Calendar Year 2020	PFA	Non - PFA	Total
# New Residential Permits Issued	20	0	20

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

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

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

Y N

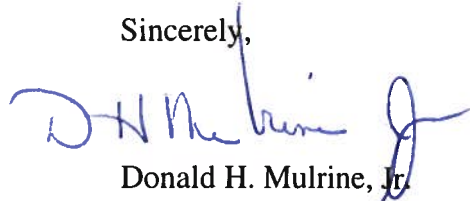
5. Are there any issues that Planning can assist you with in 2020? If yes, please list.

Y N

6. Have all members of the Planning Commission/Board and Board of Appeals completed an educational training course as required under §1-206(a)(2) of the Land Use Article?

Y N

Sincerely,



Donald H. Mulrine, Jr.
Town Administrator

2020 TOWN OF DENTON BOARD APPLICATIONS

PLANNING COMMISSION & ADMINISTRATIVE SITE PLANS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SP-20-001	Arcadia of Denton II, LLC	Minor Site Plan
		609 Daffin Lane
SP-20-002	Stahl Point Holdings LLC	Minor Site Plan
		907 Crystal Avenue
SP-20-003	Mid-Atlantic Real Estate Investments Inc.	Revised Major Site Plan SP-18-015
	Denton Plaza	31 Legion Road
SP-20-004	BidOnceBidTwiceBidTrice	Administrative Site Plan
		701 Lincoln Street
SP-20-005	Hutchins Bros, LLC	Administrative Site Plan
	M Tate Photography, LLC	1101 Industrial Parkway
SP-20-006	Korah Pulimood	Minor Site Plan
		101 N. Sixth Street
SP-20-007	Mick McCrea	Administrative Site Plan
	Honey and Co	406 Market Street
SP-20-008	Amanda Travers	Administrative Site Plan
	Hound Haberdashery	110 Market Street - 2nd Floor
SP-20-009	Kathy Roberts	Minor Site Plan
		810 S. Fifth Avenue
SP-20-010	Denton RT 404, LLC	Major Site Plan
	7-Eleven	1155 Industrial Parkway
SP-20-011	Doug Greene - Birdnickle /Hutchison	Administrative Site Plan
		819 Crystal Avenue
SP-20-012	JD's Look to the Hills, LLC	Administrative Site Plan
		12 N. Sixth Street
SP-20-013	Walmart Real Estate Business Trust	Administrative Site Plan
		610 Legion Road
SP-20-014	Marion Edwards Hair Studio	Administrative Site Plan
		601-D N. Sixth Street
SP-20-015	Jamie Darling	Administrative Site Plan
	Kreative Touch	410 Market Street
SP-20-016	Sean Parker	Administrative Site Plan
	Black Opal Piercing	403A Market Street
SP-20-017	Kathryn Belmonte	Administrative Site Plan
	Regola Consulting	322 S. Third Street
SP-20-018	Franz- Denton LLC	Administrative Site Plan
	THB Auto Ctr	322 Market Street
SP-20-019	Bittersweet Denton	Administrative Site Plan
	Ken Motter	223 Market Street
SP-20-020	Neal Family Partnership	Administrative Site Plan
	Mid-Shore Construction LLC	701-C Lincoln Street

2020 TOWN OF DENTON BOARD APPLICATIONS

PLANNING COMMISSION & ADMINISTRATIVE SITE PLANS continued

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SP-20-021	Mid-Atlantic Real Estate Investments Inc.	Revised Major Site Plan SP-20-003
	Denton Plaza	31 Legion Road
SP-20-022	Mark Giblin	Administrative Site Plan
	MAG Towing	921 Market Street

PLANNING COMMISSION & ADMINISTRATIVE SUBDIVISIONS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SD-20-001	Denton RT 404 LLC	Minor Subdivision
		1155 Industrial Parkway
SD-20-002	Tuckahoe Habitat for Humanity	Administrative Line Subdivision
		400-406 Lincoln St
SD-20-003	Tuckahoe Habitat for Humanity	Administrative Line Revision
		515-517 Lincoln St

BOARD OF APPEALS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
BOA-20-001	Jason Cronshaw	Appeals
		109 S. Sixth Street

Town of Denton Permits

	2020 Percent	2020	2019	2018	2017	2016
New Single Family Homes/Multi-Family	9%	20	17	13	9	12
New Accessory Structures	7%	15	25	12	8	9
New Roof/Repairs	24%	51	25	16	31	13
Building Maintenance	25%	54	46	83	66	96
Pools	1%	3	6	4	7	3
New Industrial Construction	0%	0	0	0	0	0
New Commercial Construction	1%	2	3	1	4	5
New Institutional Construction	0%	0	0	1	1	0
Demolition	0%	1	7	6	6	4
Signs (Banners)	8%	16	16	27	16	22
Other (Fence, Tree, Critical Area, Patio)	24%	50	29	21	30	25
Total	100%	212	174	184	178	189

Town of Denton Construction Dollars

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Residential	\$ 1,645,700	\$ 992,200	\$ 1,485,300	\$ 2,035,000	\$ 2,400,000
Accessories	\$ 104,100	\$ 49,004	\$ 78,742	\$ 85,176	\$ 58,327
Major Renovations (over \$5,000)	\$ 5,981,624	\$ 1,150,492	\$ 3,814,420	\$ 1,226,913	\$ 2,778,113
Minor Renovations (under \$5,000)	\$ 80,343	\$ 150,344	\$ 119,346	\$ 140,956	\$ 154,721
Pools	<u>\$ 29,400</u>	<u>\$ 95,750</u>	<u>\$ 14,052</u>	<u>\$ 57,221</u>	<u>\$ 53,267</u>
<i>Subtotal</i>	\$ 7,841,167	\$ 2,437,790	\$ 5,511,860	\$ 3,545,266	\$ 5,444,428
Commercial	\$ 2,527,103	\$ 916,945	\$ 97,000	\$ 288,895	\$ 743,000
Institutional	\$ -	\$ 7,500,000	\$ 5,741,342	\$ -	\$ -
Industrial	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<i>Subtotal</i>	\$ 2,527,103	\$ 8,416,945	\$ 5,838,342	\$ 288,895	\$ 743,000
TOTAL	<u><u>\$ 10,368,270</u></u>	<u><u>\$ 10,854,735</u></u>	<u><u>\$ 11,350,202</u></u>	<u><u>\$ 3,834,161</u></u>	<u><u>\$ 6,187,428</u></u>