

***2021 Annual Report
Town of Denton
Planning Commission***

Doris Walls
William Quick
Stephen Mead

George Schwaeble
David Burroughs

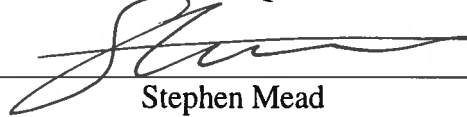
It is hereby resolved by the Town of Denton Planning Commission on January 25, 2022, to adopt as defined, herein, the 2021 Annual Report of the Town of Denton Planning Commission.

DENTON PLANNING COMMISSION



Doris Walls

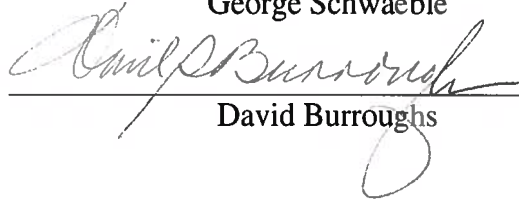
William Quick



Stephen Mead

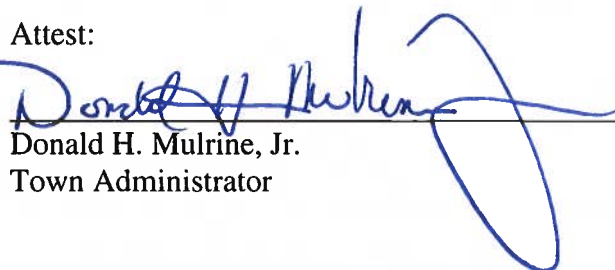
Absent

George Schwaeble



David Burroughs

Attest:



Donald H. Mulrine, Jr.
Town Administrator



February 1, 2022

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 2021

Dear Mr. Dahlstrom:

The Town of Denton Planning Commission approved the following Annual Report for the Reporting Year 2021 as required under §1-207(b) of the Land Use Article on January 25, 2022. 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 2021	PFA	Non - PFA	Total
# New Residential Permits Issued	30	0	30

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 ☒

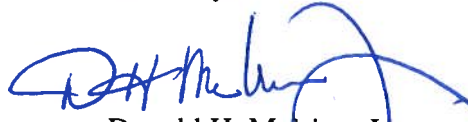
*Note: To find out if your jurisdiction is scheduled to submit this report, please consult the Transition Schedule section located at:
<https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx>*

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 2022? If yes, please list. Y ☒ N ☐
Comprehensive Plan

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

Zoning Ordinance Amendments

Ordinance No. 716 - An Ordinance of the Town of Denton repealing and reenacting with amendments Chapter 73, Land Subdivision of the Town Code.

Introduced: 04/01/21 Passed: 05/06/21 Effective: 05/13/21

Ordinance No. 718 - An Ordinance of the Town of Denton granting the application of J. Richard Bullock and Elizabeth J. Bullock to rezone Parcels 998 and 1000 on Caroline County Tax Map 103 from Town Scale Residential (TR) to General Commercial (GC).

Introduced: 06/03/21 Passed: 07/01/21 Effective: 07/11/21

Ordinance No. 719 - An Ordinance of the Town of Denton amending the Official Zoning Map of the Town of Denton to apply the General Commercial (GC) Zoning District to parcels of land rezoned from Town Scale Residential (TR) in the Town of Denton located on Caroline County Tax Map 103, Grid 12, Parcels 998 and 1000.

Introduced: 06/03/21 Passed: 07/01/21 Effective: 07/11/21

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
- RDE - Redevelopment Eligible
- PNA - Planned Neighborhood Applied
- PNE - Planned Neighborhood 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 #719 INTRODUCED JUNE 3, 2021
ADOPTED JULY 1, 2021

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



Denton Sewer Service Areas
Sharp Road Service Timing Category
S4 to S3 Map Amendment - July 2021

Legend

Municipal Boundary

PFA Boundary

S1 Service Area

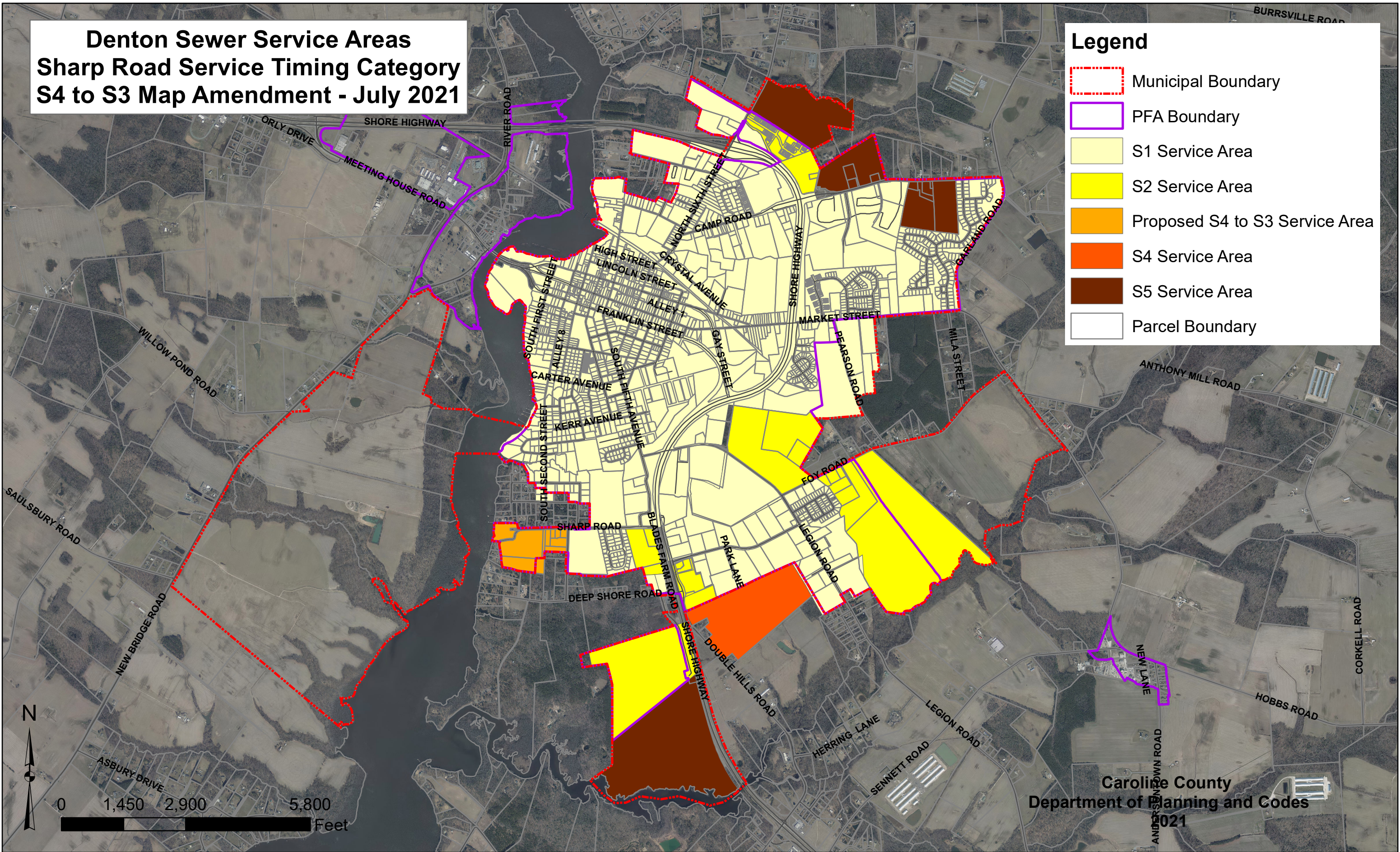
S2 Service Area

Proposed S4 to S3 Service Area

S4 Service Area

S5 Service Area

Parcel Boundary



2021 TOWN OF DENTON BOARD APPLICATIONS

PLANNING COMMISSION & ADMINISTRATIVE SITE PLANS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SP-21-001	Mirror Image Premier Detailing	Administrative Site Plan
		1101 Industrial Parkway, Suite 7
SP-21-002	Application Withdrawn	NA
SP-21-003	Sean Parker	Administrative Site Plan
	Earthtones Café	5 North Third Street
SP-21-004	Application Withdrawn	NA
SP-21-005	5001 SHR L.C.	Major Site Plan
	Mid-Atlantic Real Estate Investments, Inc.	Denton Plaza II
SP-21-006	Mid-Atlantic Real Estate Investments, Inc.	Comprehensive Sign Plan
		Denton Plaza I & II
SP-21-007	Mid-Atlantic Real Estate Investments, Inc.	Administrative Site Plan
	Denton Diner	34 Denton Plaza
SP-21-008	MidShore Construction, LLC.	Administrative Site Plan
	David Smith	701C Lincoln Street
SP-21-009	Shore Reliable Tag & Title, LLC	Administrative Site Plan
		601 North Sixth Street, Suite E
SP-21-010	Core of Care Medical Office	Administrative Site Plan
		601 North Sixth Street, Suite I
SP-21-011	Jennifer Reals	Administrative Site Plan
	Jennifer's Loving Care Daycare	102 Briarwood Circle
SP-21-012	5001 SHR L.C.	Major Site Plan
	Mid-Atlantic Real Estate Investments, Inc.	Denton Plaza II
SP-21-013	In God We Trust Church Ministries, Inc.	Administrative Site Plan
		Power Plaza /601 North Sixth - Unit J
SP-21-014	Bittersweet/Jason Edwards	Administrative Site Plan
	Edwards All Star Barber Shop	220 Market Street
SP-21-015	JV Land Holdings LLC	Architectural Plans/Home Models
	Mallard Homes	Trice Meadows Subdivision
SP-21-016	Shoreline Vinyl Systems	Administrative Site Plan
		1114 Park Lane
SP-21-017	Blough/Lydia Wainwright	Administrative Site Plan
	Harbor Holistic	104 Franklin Street
SP-21-018	Mid-Atlantic Real Estate Investments, Inc.	Administrative Site Plan
	FIVE NINE Tag & Title	4 Denton Plaza
SP-21-019	Power Plaza Assoc	Administrative Site Plan
	Elegant Eyes, LLC	601 North Sixth Street, Suite B
SP-21-020	Teresa L. Goss	Administrative Site Plan
		104 Riverton Avenue

2021 TOWN OF DENTON BOARD APPLICATIONS

PLANNING COMMISSION & ADMINISTRATIVE SITE PLANS continued

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SP-21-021	M. Cesarini	Administrative Site Plan
		301 South Sixth Street
SP-21-022	Davis Strategic, LLC	Administrative Site Plan
		322 Market Street
SP-21-023	ADBM/Denton Ford	Administrative Site Plan
		1207 Double Hills Road
SP-21-024	Mid-Atlantic Real Estate Investments, Inc.	Administrative Site Plan Revision
		Denton Plaza I - Dairy Queen

PLANNING COMMISSION & ADMINISTRATIVE SUBDIVISIONS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
SD-21-001	5001 SHR L.C.	Major Commercial Subdivision/Preliminary
	Kevin Sills	Denton Plaza II
SD-21-002	Pam Geib/ Ryan Maloney	Administrative Line Subdivision
		200-204 North Sixth Street
SD-21-003	5001 SHR L.C.	Major Commercial Subdivision/Final
	Kevin Sills	Denton Plaza II
SD-21-004	Caroline County Commissioners	Administrative Line Revision
		Hospice/403 South Seventh Street
SD 21-005	Marion Annette Wales	Administrative Line Revision
		517 South Second Street & 701 South Second Street

BOARD OF APPEALS

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
BOA-21-001	Eugene Hicks	Special Exception/Intermediate-Care Home
		1233 Painted Fern Road

REZONING

<i>Number</i>	<i>Applicant Name</i>	<i>Project</i>
RZ-21-001	JRB/Rick & Elizabeth Bullock	Tax Map 103, Parcels 998 & 1000
		617 Camp Road & 506 North Sixth Street

Town of Denton Permits

	<i>2021 Percent</i>	<i>2021</i>	<i>2020</i>	<i>2019</i>	<i>2018</i>	<i>2017</i>
New Single Family Homes/Multi-Family	12%	30	20	17	13	9
New Accessory Structures	6%	14	15	25	12	8
New Roof/Repairs	20%	48	51	25	16	31
Building Maintenance	26%	62	54	46	83	66
Pools	1%	3	3	6	4	7
New Industrial Construction	0%	0	0	0	0	0
New Commercial Construction	2%	4	2	3	1	4
New Institutional Construction	0%	0	0	0	1	1
Demolition	2%	6	1	7	6	6
Signs (Banners)	6%	15	16	16	27	16
Other (Fence, Tree, Critical Area, Patio)	25%	61	50	29	21	30
<i>Total</i>	100%	243	212	174	184	178

Town of Denton Construction Dollars

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Residential	\$ 992,200	\$ 1,485,300	\$ 2,035,000	\$ 2,400,000	\$ 4,037,643
Accessories	\$ 49,004	\$ 78,742	\$ 85,176	\$ 58,327	\$ 77,188
Major Renovations (over \$5,000)	\$ 1,150,492	\$ 3,814,420	\$ 1,226,913	\$ 2,778,113	\$ 2,311,100
Minor Renovations (under \$5,000)	\$ 150,344	\$ 119,346	\$ 140,956	\$ 154,721	\$ 141,355
Pools	<u>\$ 95,750</u>	<u>\$ 14,052</u>	<u>\$ 57,221</u>	<u>\$ 53,267</u>	<u>\$ 89,806</u>
<i>Subtotal</i>	\$ 2,437,790	\$ 5,511,860	\$ 3,545,266	\$ 5,444,428	\$ 6,657,092
Commercial	\$ 916,945	\$ 97,000	\$ 288,895	\$ 743,000	\$ 1,400,000
Institutional	\$ 7,500,000	\$ 5,741,342	\$ -	\$ -	\$ -
Industrial	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<i>Subtotal</i>	\$ 8,416,945	\$ 5,838,342	\$ 288,895	\$ 743,000	\$ 1,400,000
TOTAL	<u>\$ 10,854,735</u>	<u>\$ 11,350,202</u>	<u>\$ 3,834,161</u>	<u>\$ 6,187,428</u>	<u>\$ 8,057,092</u>