

1996 ANNUAL REPORT

CECIL COUNTY, MARYLAND

PREPARED BY:

**THE CECIL COUNTY
OFFICE OF PLANNING, ZONING AND PARKS & RECREATION**

FEBRUARY 1997

SUMMARY OF PLANNING ACTIVITIES FOR 1996

The Office of Planning and Zoning continued to process a heavy work load in 1996 as many of the tasks this office regularly engages in maintained or approached the levels from the previous year. The office's activities concerning rezonings, special exceptions, variances, subdivisions, zoning violations, building permits, agricultural preservation, and other associated projects and activities presented this office with a multitude of challenging and varied assignments.

With respect to compliance with Section 5-7A-02, Finance and Procurement Article, and per Section 3.09, Article 66B, during calendar year 1996, all county projects using state funding were reviewed for consistency with the County's Comprehensive Plan prior to approval. This review is completed as part of the Capital Improvement Program process. All projects found in the C.I.P. were determined to be consistent with the Comprehensive Plan. Additionally, all the changes in development patterns in the county were consistent with each other and with the adopted plans of the jurisdiction.

APPLICATIONS PROCESSED

1. Major Subdivisions - During 1996, the Planning Commission reviewed applications for major subdivisions and multi-family site plans. Projects reviewed included concept, preliminary, and final plan reviews. Of these applications, twenty-six (26) were granted final approval, resulting in the creation of two hundred and eight (208) new lots. Eleven (11) preliminary plats received approval creating potential for one hundred forty-eight (148) lots. Seven (7) concept plans were approved involving the potential creation of three hundred and forty-three (343) new lots in 1996. The most active district was Election District Five, which received then (10) final approvals and six (6) preliminary approvals. Election District Three created the most lots with the approval of sixty-five (65) units.
2. Minor Subdivisions - The Office of Planning and Zoning approved ninety-four (94) applications in 1996 for minor subdivisions. Of those applications approved, fifty-one (51) were for the creation of eighty-seven (87) new lots. The remainder were submittals for additions of land or for agricultural transfers.
3. Site Plans - A total of twelve (12) site plans were reviewed by the Office of Planning and Zoning in 1996.
4. Rezonings - During 1996, the Planning Commission made recommendations to the Board of County Commissioners on a total of nine (9) rezoning applications. The County Commissioners approved seven (7) rezonings and two were withdrawn.
5. Special Exceptions - The Planning Commission and Board of Appeals heard fifty-three (53) requests for Special Exceptions in 1996.

6. Variance and Appeals - The Board of Appeals heard forty-two variance requests in 1996. Four (4) appeals of Planning Commission decisions and administrative or enforcement actions were heard by the Board of Appeals in 1996.
7. Agricultural Preservation - The Planning Commission heard four (4) applications to form Agricultural Land Preservation District totaling nine hundred thirty-six (936) acres in 1996. All four (4) of the applications received favorable recommendations from the County Agricultural Land Preservation Advisory Board, The Planning Commission, and the Board of County Commissioners. Four thousand, eight hundred and ninety-seven (4,897) acres have had easements purchased to preserve the land for agricultural purposes. Another four thousand and twenty-seven (4,027) acres have offered easements and their sale is pending. The total acreage now participating in the Program is twelve thousand, one hundred and fifty-one (12,151) impressive acres.
8. Building Permits - The Office of Planning and Zoning processed six hundred and fifty-six (656) permits for residential development in the County. The estimated value of construction for 1996 was \$51,380,000. There was approximately 1,881,143 square feet of residential space constructed in the County in 1996.

THE OFFICE OF PLANNING AND ZONING

The Office of Planning and Zoning provides staff support for the County Commissioners, the Planning Commission, the Board of Appeals as well as other Boards and Commissions for the County. Members of the staff participate in various committees and represent the County on numerous State and Regional governmental organizations.

1996 Staff:

Alfred C. Wein, Jr., Director

Susan Alexander, Office Services Specialist

Louis E. Brammer, Compliance Inspector

Sandra Edwards, Planner I

Philip Giesing, Planner II

Joseph Johnson, Resource Inspector

Christopher Rogers, Principal Planner

Deborah J. Sample, Administrative Aide, Planning

Eric S. Sennstrom, Zoning Administrator

Rose Simpson-Walstrum, Administrative Aide, Zoning

THE CECIL COUNTY PLANNING COMMISSION

1996 Members:

Mr. Carl Walbeck, Chairperson

Ms. Pamela Spencer, Vice-Chairperson

Mr. Alexander Chicknoski

Mr. Richard Kilby

Mr. John Krummel

Mr. Don Williams

Mr. Russ Farrell - Alternate

Ms. Clara Campbell - Attorney

The Cecil County Planning Commission is appointed by the Board of County Commissioners in accordance with State Law. The Planning Commission serves as a citizen review board on County planning decisions. As set forth in Article 66B of the Annotated Code of Maryland, the Planning Commission is both an advisory and decision-making board. The Commission, in its advisory capacity, is required to make recommendations regarding rezoning cases, special exceptions, amendments or changes to County ordinances, and other planning decisions. In its decision-making capacity, the Planning Commission has approving authority on all major subdivisions of land.

The Planning Commission has regularly scheduled public meetings on the third Monday of each month. Subdivision proposals are heard at 2:00 p.m. in the Planning Office Conference Room (3rd floor of the Courthouse). Rezoning and other cases are heard at 7:00 p.m. in Court Room 1 (2nd floor of the Courthouse).

Contact the Office of Planning and Zoning (410) 996-5220 to confirm meeting dates and agendas.

THE CECIL COUNTY BOARD OF APPEALS

1996 Members:

Mr. John B. Upp, Chairperson

Mr. Douglas R. Cain, Vice-Chairperson

Mr. John Judway

Mrs. Nancy Polk

Mr. William Underwood

Mr. William Jeanes, Jr., Alternate

Mr. O. Robert Lidums, Attorney

The Cecil County Board of Appeals is appointed by the Board of County Commissioners in accordance with State law. The Board of Appeals serves as a citizen review board on County planning decisions, and as set forth in Article 66B of the Annotated Code of Maryland. The Board of Appeals is a quasi-judicial board which makes decisions on special exceptions, variances, and appeals.

The Board of Appeals holds a public hearing on the fourth Tuesday of each month at 7:00 p.m. in Court Room 1 (2nd floor of the Courthouse).

THE CECIL COUNTY AGRICULTURAL LAND PRESERVATION
ADVISORY BOARD

1996 Members:

Mr. Robert Knutsen, Chairperson

Mr. David Davis

Mr. Daniel Derr

Mr. Ulysses McCoy

Mr. Jack McKeown

Originally created to review applications for the Maryland Agricultural Land Preservation Program, this Board also reviews these applications to insure that requirements of State law are met. The Board is composed of farmers and citizens concerned with the continued success of agriculture in Cecil County.

ELECTION DISTRICT #1 CECILTON

Town - Cecilton

District

Population:

1996 - 3518*

*MOP PROJECTIONS



DEVELOPMENT INFORMATION

Three (3) minor subdivisions were approved in 1996 resulting in the creation of four (4) lots.

No major subdivisions received concept approval in 1996.

No major subdivisions received preliminary approval in 1996.

Major subdivisions receiving final approval in 1996 created six (6) lots.

No site plans were approved for commercial or industrial activity in 1996.

Thirty-seven (37) building permits were issued for single family dwellings in 1996.

Forty-one (41) building permits were issued for residential units in 1996 with a total estimated construction cost of \$5,491,000.

ELECTION DISTRICT #2 CHESAPEAKE CITY

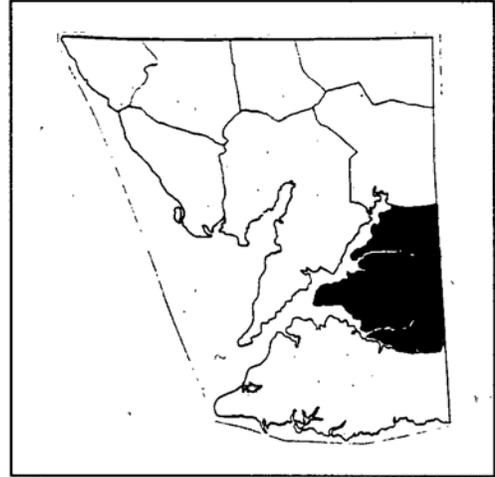
Town - Chesapeake City

District

Population:

1996 - 4570*

*MOP PROJECTIONS



DEVELOPMENT INFORMATION

Two (2) minor subdivisions were approved in 1996 resulting in the creation of three (3) lots.

There was one (1) major subdivisions receiving concept approval in 1996.

Major subdivisions receiving preliminary approval in 1996 proposed the creation of twelve (12) lots.

Major subdivisions receiving final approval in 1996 created thirteen (13) lots.

There was one site plan approved for commercial activity in 1996.

Forty-eight (48) building permits were issued for single family dwellings in 1996.

Fifty (50) building permits were issued for residential units in 1996 with a total estimated construction cost of \$4,662,000.

ELECTION DISTRICT #3 ELKTON

Town - Elkton

District

Population:

1996 – 19,049*

*MOP PROJECTIONS



DEVELOPMENT INFORMATION

Eight (8) minor subdivisions were approved in 1996 resulting in the creation of thirteen (13) lots.

Major subdivisions receiving concept approval in 1996 proposed the creation of twenty (20) lots.

Major subdivisions receiving preliminary approval in 1996 proposed the creation of forty-four (44) lots.

Major subdivision receiving final approval in 1996 created sixty-five (65) lots.

There were two (2) site plans approved for commercial/industrial activity in 1996.

Forty-seven (47) building permits were issued for single family dwellings in 1996.

Fifty-four (54) building permits were issued for residential units in 1996 with a total estimated construction cost of \$4,102,000.

ELECTION DISTRICT #4 FAIRHILL

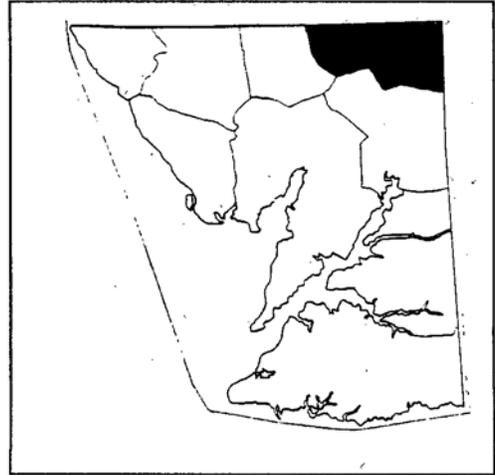
Village - Fairhill

District

Population:

1996 - 7,550*

*MOP PROJECTIONS



DEVELOPMENT INFORMATION

The minor subdivision approved during 1996 resulted in the creation of one (1) lot.

No major subdivisions received concept approval in 1996.

No major subdivisions received preliminary approval in 1996.

Major subdivisions receiving final approval in 1996 created thirty-two (32) lots.

Four (4) site plans were approved for light industrial activity in 1996.

Sixty-two (62) building permits were issued for single family dwellings in 1996.

Sixty-two (62) building permits were issued for residential units in 1996 with a total estimated construction cost of \$5,780,000.

ELECTION DISTRICT #5 NORTH EAST

Towns - North East/Charlestown

District

Population:

1996 – 17,169*

*MOP PROJECTIONS



DEVELOPMENT INFORMATION

Ten (10) minor subdivisions were approved in 1996 resulting in the creation of sixteen (16) lots.

Major subdivisions receiving concept approval in 1996 proposed the creation of two hundred twenty-three (223) lots.

Major subdivisions receiving preliminary approval in 1996 proposed the creation of eighty-two (82) lots.

Major subdivisions receiving final approval in 1996 created forty-nine (49) lots.

Four (4) site plans were approved for commercial/industrial activity in 1996.

One hundred forty-seven (147) building permits were issued for single family dwellings in 1996.

One hundred sixty-nine (169) building permits were issued for residential units in 1996 with a total estimated construction cost of \$13,680,000.

ELECTION DISTRICT #6 RISING SUN

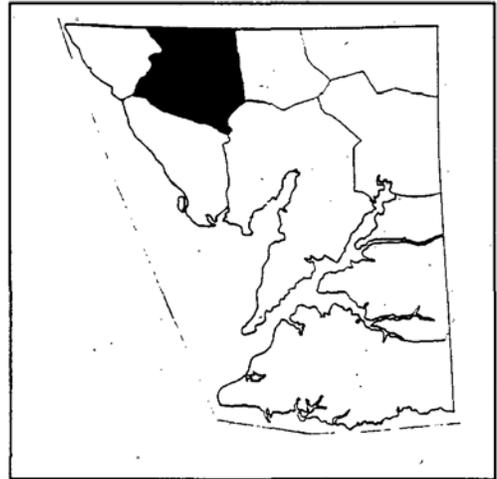
Town - Rising Sun

District

Population:

1996 - 7,721*

*MOP PROJECTIONS



DEVELOPMENT INFORMATION

Sixteen (16) minor subdivisions were approved in 1996 resulting in the creation of thirty-four (34) lots.

Major subdivisions receiving concept approval in 1996 proposed the creation of ninety-five (95) lots.

No major subdivisions received preliminary approval in 1996.

Major subdivisions receiving final approval in 1996 created twenty-three (23) lots.

There was one (1) site plan approved for commercial or industrial activity in 1996.

Seventy-two (72) building permits were issued for single family dwellings in 1996.

Eighty-three (83) building permits were issued for residential units in 1996 with a total estimated construction cost of \$6,453,000.

ELECTION DISTRICT #7 PORT DEPOSIT

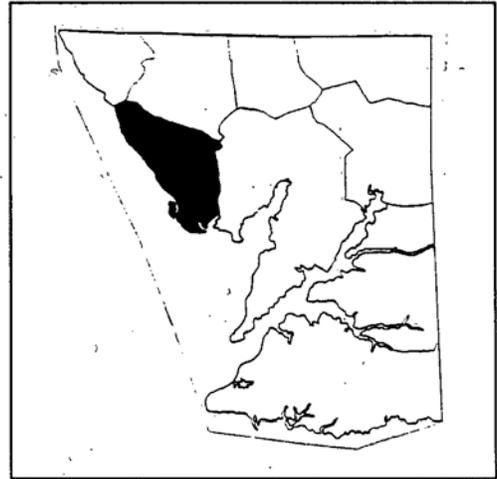
Towns - Port Deposit/Perryville

District

Population:

1996 – 10,333*

*MOP PROJECTIONS



DEVELOPMENT INFORMATION

Three (3) minor subdivisions were approved in 1996 resulting in the creation of six (6) lots.

No major subdivisions received concept or preliminary approval in 1996.

Major subdivisions receiving final approval proposed the creation of five (5) lots.

There were no site plans approved for commercial/industrial activity in 1996.

Seventy-six (76) building permits were issued for single family dwellings in 1996.

Ninety-four (94) building permits were issued for residential units in 1996 with a total estimated construction cost of \$6,095,000.

ELECTION DISTRICT #8 CONOWINGO

Village - Conowingo

District

Population:

1996 – 3,222*

*MOP PROJECTIONS



DEVELOPMENT INFORMATION

Six (6) minor subdivisions were approved in 1996 creating eight (8) lots.

No major subdivisions received concept approval in 1996.

No major subdivisions received preliminary approval in 1996.

No major subdivisions received final approval in 1996.

No site plans were approved for commercial/industrial activity in 1996.

Twenty-nine (29) building permits were issued for single family dwellings in 1996.

Fifty (50) building permits were issued for residential units in 1996 with a total estimated construction cost of \$2,297,000.

ELECTION DISTRICT #9 CALVERT

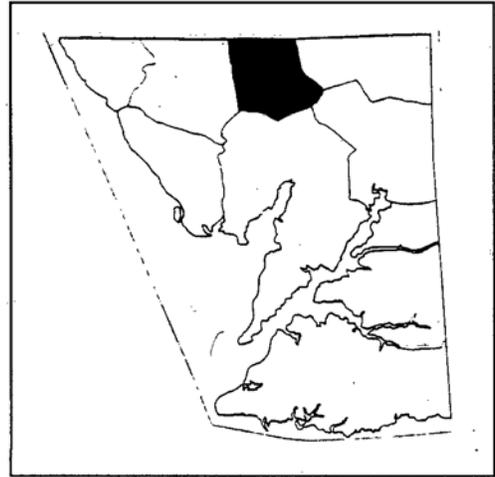
Village - Calvert

District

Population:

1996 - 4,067*

*MOP PROJECTIONS



DEVELOPMENT INFORMATION

One (1) minor subdivision was approved in 1996 creating one (1) lot.

No major subdivisions received concept approval in 1996.

No major subdivisions received preliminary approval in 1996.

No major subdivisions received final approval in 1996.

No site plans were approved in 1996 for commercial/industrial activity.

Twenty-seven (27) building permits were issued for single family units in 1996 with a total estimated construction cost of \$2,820,000.

APPENDICES

CECIL COUNTY MARYLAND
1996 MAJOR SUBDIVISION ACTIVITY
APPROVED CONCEPT SUBMITTALS

SUBDIVISION	DATE	ED ZONING	ACRES	LOTS	C.A.	C.A.	DEC.	L	U	D
					ACRES	LOTS				
Leeds Manor, Sec 2, L25-44	01/16/96	3 NAR	61.7	20	0.0	0	AC			RCD
One Eighty One Asc-Lds of	02/20/96	5 SR	191.4	153	0.0	0	AC			SD
Meadow Run	04/15/96	5 SR	89.0	70	0.0	0	AC			SD
Phillipstowne	07/15/96	6 NAR	60.5	20	0.0	0	AC			RCD
Wellingborough Estates	08/19/96	6 TR&	146.2	47	0.0	0	AC			RCD
Maguire, James J (Lds of)	08/19/96	2 SAR	81.1	5	57.0	2	AC			RPD
Montgomery Bros. (Lds of)	10/21/96	6 SR	44.8	28	0.0	0	AC			TD
*** Total ***			674.7	343	57.0	2				

CECIL COUNTY MARYLAND
1996 MAJOR SUBDIVISION ACTIVITY
APPROVED PRELIMINARY SUBMITTALS

SUBDIVISION	DATE	ED ZONING	ACRES	LOTS	C.A.	C.A.	DEC.	L	U	D
					ACRES	LOTS				
Fineburg Village	01/16/96	5 SR	24.5	24	0.0	0	AC			SD
East Ridge	02/20/96	5 NAR	43.4	4	0.0	0	AC			RCD
Leeds Manor, Sec 2, Lt25-44	04/15/96	3 NAR	61.7	20	0.0	0	AC			RCD
Chesapeake Club, Units 19-24	04/15/96	5 RM	4.4	6	0.0	0	AC			DD
Meadow Run, Sec 1, Lts 1-25	06/17/96	5 SR	19.2	25	0.0	0	AC			SD
Northwoods, Sec 2, L11-38	06/17/96	5 RM	11.5	28	0.0	0	AC			SD
Summer Meadows, Sec. 2	08/19/96	3 SR	10.8	7	0.0	0	AC			SD
Mobile Trust Prtnr, L8-14	08/19/96	2 SAR	119.6	7	60.2	3	AC			RPD
Autumn Wood Ridge	10/21/96	3 DR	32.5	17	0.0	0	AC			DD
Mullins, Gregory, Lts 1-5	11/18/96	5 NAR	14.0	5	0.0	0	AC			RCD
Overview, Lots 1-5	12/16/96	2 SAR	81.1	5	57.0	2	AC			RPD
*** Total ***			422.7	148	117.2	5				

CECIL COUNTY MARYLAND
1996 MAJOR SUBDIVISION ACTIVITY
APPROVED FINAL SUBMITTALS

SUBDIVISION	DATE	ED ZONING	ACRES	LOTS	C.A.	C.A.	DEC.	L	U	D
					ACRES	LOTS				
Leeds Manor, S1, L2-12&23&24	01/16/96	3 NAR	0.0	13	0.0	0	AC			RCD
River Point Landing West	02/20/96	3 SR	63.3	25	0.0	0	AC			SD
KNK Inc (Lands of)	03/18/96	5 NAR	22.3	2	0.0	0	AC			RCD
Colonial Way, Lot 1	03/18/96	6 TR	24.9	1	0.0	0	AC			TD
East Ridge	04/15/96	5 NAR	43.4	4	0.0	0	AC			SD
Barry Montgomery Co (Lds)	04/15/96	5 SR	1.0	2	0.0	0	AC			SD
Montgomery's Sta. Lt17-28	04/15/96	6 SR	57.5	12	0.0	0	AC			RCD
Burrows, Howard, Lot 2	04/15/96	1 SAR	1.7	1	0.0	0	AC			RPD
Sunnybrook Estates, Sec 2	06/17/96	2 RR	4.7	4	0.0	0	AC			RCD
Walbeck, Richard (Lds of)	06/17/96	5 NAR	0.9	1	0.9	1	AC			RCD
Talbot's Haven, L2-3, 33-40	06/17/96	6 NAR	30.0	10	0.0	0	AC			RCD
Montgomery Oaks, Sec1, L30	06/17/96	5 DR	0.0	1	0.0	0	AC			DD
Leeds Manor, Sec 1, L13-22	07/15/96	3 NAR	31.3	10	0.0	0	AC			RCD
Walbeck, Richard (Lds of)	07/15/96	5 NAR	0.9	1	0.9	1	AC			RCD
Mobile Trust Prtnr, Lot 7	08/19/96	2 SAR	257.0	1	91.2	1	AC			RPD
Booth, William R & Sylvia	08/19/96	5 RR	19.3	2	0.0	0	AC			RCD
Mobile Trust Prtnr, Lot 7	09/16/96	2 SAR	257.0	1	91.2	1	AC			RPD
North View, Lots 2-11	10/21/96	7 NAR	33.3	10	0.0	0	AC			RCD
Fineburg Village	10/21/96	5 SR	24.5	24	0.0	0	AC			SD
Leeds Manor, Sec 2, L25-44	10/21/96	3 NAR	61.8	20	0.0	0	AC			RCD
Lilly, Gary & Surgent, John	10/21/96	1	131.1	5	113.4	5	AC			RPD
Persimmon Crk, Sc3, L156-187	10/21/96	4 RM	5.1	32	0.0	0	AC			DD
Mobile Trust Prtnr Lt8-14	11/18/96	2 SAR	119.6	7	60.2	3	AC			RPD
Montgomery Springs, L5-14	11/18/96	5 RM	13.2	10	0.0	0	AC			DD
Haggerty, George & Leona	12/16/96	5 SR	14.4	2	0.0	0	AC			RCD
Summer Meadows, Sec. 2	12/16/96	3 SR	10.8	7	0.0	0	AC			RCD
*** Total ***			1229	208	357.8	12				

CECIL COUNTY MARYLAND
1996 MINOR SUBDIVISION ACTIVITY

FIRST ELECTION DISTRICT

OWNER	MAP PARCEL	LOTS	ACRES	DATE APPROVED
RATH, DWIGHT	62 6 & 7	0	18.600	06/18/96
HURTT, WOODLAND	57 4	2	7.993	07/16/96
GENTILE, DOMINICK	59 3	1	1.018	06/10/96
MARYED, INC.	67 52	0	0.285	06/25/96
WHITE, WALTER	60 349	1	1.400	11/14/96
*** Total ***		4	29.296	

SECOND ELECTION DISTRICT

OWNER	MAP PARCEL	LOTS	ACRES	DATE APPROVED
WIESER, RUDOLPH	47 264	0	0.086	05/13/96
YONKO, MICHAEL	43 157	0	9.188	07/03/96
HOTRA, JOSEPH	43 5	2	30.173	09/18/96
SENSEINIG, GLENN	38 344	1	27.522	12/03/96
*** Total ***		3	66.969	

THIRD ELECTION DISTRICT

OWNER	MAP PARCEL	LOTS	ACRES	DATE APPROVED
BEAL EUGENE K	19 370	4	9.331	09/13/96
KINGS WAY 95, INC.	27 190	3	34.570	07/22/96
WADDELL, P. L.	21 428	0	0.196	01/11/96
THEMAL, BETTY ANN	20 146	1	1.582	11/27/96
GUNS, HAROLD	19 318	1	0.941	07/15/96
FOX, ELWOOD	20 117	0	0.724	07/30/96
WARNER, HELEN	19 186	0	0.949	08/30/96
MALONEY, M. ELLA	33 441	1	39.240	09/30/96
FABRIZI, JANE	20 721	1	2.795	10/11/96
MANLOVE, BETTY	21 49	0	0.500	11/19/96
MALONEY, MARY	33 441	1	6.000	10/29/96
MALONEY	33 441	1	44.618	12/26/96
*** Total ***		13	141.446	

FOURTH ELECTION DISTRICT

OWNER	MAP PARCEL	LOTS	ACRES	DATE APPROVED
WONG, ANTHONY	13 408	1	4.607	02/16/96
LANZI, J.G., ET AL	21 586	0	10.003	02/20/96
CAIRNS, EDWARD S	14 249	0	0.505	06/28/96
MURRAY, JOHN	14 690	0	2.760	08/19/96
MURRAY, JOHN	14 690	0	1.490	10/10/96
AYERS, BESSIE	13 164	0	1.216	12/02/96
*** Total ***		1	20.581	

FIFTH ELECTION DISTRICT

OWNER	MAP PARCEL	LOTS	ACRES	DATE APPROVED
BENNER, KENNETH	24 168	2	13.407	08/29/96
STEN, JOHANNES(ESTATE	41 90	0	0.600	04/01/96
MONTGOMERY, BARRY	31 1097	3	2.976	01/18/96
FUNK, ESTELLE(ESTATE	26 105	3	95.777	07/08/96
STATE OF MD (D.N.R.)	37 5	0	4.220	03/29/96
HALL & HAMILTON	41 18	0	3.124	02/12/96
MAY, JAMES	25 162	1	6.594	03/21/96
WEAVER & ZEISE	25 110	2	0.838	03/01/96
HAWKINS, JOHN C.	41 226	1	3.487	05/14/96
PHILLIPS, LYNN	46 245	1	0.984	05/14/96
SKINNER, PHILLIPS	25 650.55	0	0.314	03/21/96
LaMONICA, VINCENT	36 129	0	0.823	05/01/96
SCHUMWAY, RICHARD	32 949	0	0.253	04/18/96
BALTAZAR, ROLAND	25 79	0	0.155	04/26/96
PATCHELL, ELLA	18 48	1	0.942	06/21/96
MORAN, JAMES	41 286	0	233.970	08/30/96
HARBISON-WALKER REF.	24 47	0	94.794	08/20/96
ROSE, MITCHELL	26 317	1	2.000	09/09/96
HARBISON-WALKER REF.	24 47	0	5.000	09/16/96
VANWINGERDEN, ARTHUR	18 20	0	34.890	10/08/96
KINGS WAY 95, INC.	31 659	1	2.137	12/05/96
PECO ENERGY CO.	35 459 &	0	0.000	12/18/96
MONTGOMERY BROS..INC	24 33&ETC	0	0.000	12/26/96

*** Total ***

16 507.285

SIXTH ELECTION DISTRICT

OWNER	MAP PARCEL	LOTS	ACRES	DATE APPROVED
VANDERHOFF, CLIFFORD	10 61	1	3.650	05/09/96
BILES PART/TALBOT L1	17 22	1	53.388	11/12/96
MURRAY, MICHAEL	3 90	2	20.829	01/04/96
BLAKELY, MARION	9 183	1	2.119	01/11/96
ROBINSON, FREDERICK	3 8	1	2.765	02/12/96
MOYER, ROGER	10 318	1	0.750	04/12/96
McCARDELL, RICHARD	16 333 &	1	3.926	06/07/96
MONTGOMERY BROS, INC	17 163	3	8.303	06/13/96
KULL, GEORGE	17 172	4	26.417	04/30/96
MONTGOMERY BROS, INC	17	4	4.513	07/03/96
MONTGOMERY BROS, INC	10 247	4	7.000	06/14/96
BURLIN, ROBERT	9 660	0	0.807	06/18/96
BOYLE FARMS, INC.	4 14	4	4.203	07/22/96
BOYLE FARMS, INC.	4 6	4	19.010	07/22/96
MONTGOMERY-CECIL LTD	10 773+	0	44.163	06/28/96
PORTER, GEORGE	10 566	1	2.198	09/20/96
MONTGOMERY BROS, INC	10 247	0	0.939	09/27/96
MAHAFFEY, TED	17 396	1	1.003	11/20/96
MONTGOMERY BROS, INC	10 247	0	0.939	10/23/96
WEBB, HUBERT	10 23	1	3.986	12/24/96

*** Total ***

34 210.908

SEVENTH ELECTION DISTRICT

OWNER	MAP PARCEL	LOTS	ACRES	DATE APPROVED
WEBB, LARRY	16 89	2	7.849	03/13/96
BURLIN, GRACE	23 177	0	3.308	06/07/96
MERRIMAN, ROBERT	23 26	3	6.017	03/28/96
VIARS, JOHN	29 6	0	5.341	03/04/96
DORSEY, ALYSIA	16 89	0	0.000	08/12/96
KILBY, JOHN	16 251	1	1.500	09/10/96
MONTGOMERY, BARRY	23 221	0	6.425	08/29/96
DOLOTA, ERIC	22 16	0	2.004	10/11/96
McMILLAN, JESSE	23 622	0	1.130	10/11/96
HONORE, ETHEL MARY	22 16	0	0.351	10/25/96
VIARS, JOHN	29 6	0	29.640	12/05/96
*** Total ***		6	63.565	

EIGHTH ELECTION DISTRICT

OWNER	MAP PARCEL	LOTS	ACRES	DATE APPROVED
SADLER, BILLY	8 110	2	0.000	04/17/96
M.H.M. JOINT VENTURE	8 169	2	4.578	01/23/96
COLE, CHARLES	2 92	1	1.060	01/11/96
WILLARD, RONALD	2 148	1	1.720	05/29/96
NEWSOME, WILLIAM	8 287	1	2.520	07/09/96
McCLANE, CHANDLER	16 37	1	3.000	09/30/96
BORLAND, RAYMOND	9 296	0	0.046	10/10/96
ANDERS, LARRY	9 61	0	0.000	12/11/96
*** Total ***		8	12.924	

NINTH ELECTION DISTRICT

OWNER	MAP PARCEL	LOTS	ACRES	DATE APPROVED
WADE, ANDREW	12 61	0	8.789	05/22/96
WADE, DOROTHY	12 388	0	15.980	06/28/96
RACINE, DAVID	19 39	1	3.057	09/24/96
*** Total ***		1	27.826	

SITE PLAN APPROVALS
1996

NAME	LOCATION	ZONING	PROPOSED USE	ELEC DIST
W. L. Gore & Associates	Elk Mills/Appleton Site	M1	Manf, offc, whse	4
Maryland Materials Transt	Mechanics Valley Rd	M2	Transfer Station	5
Hodge, Robert J.	U. S. Rte. 40	M2	Shop addition	5
W. L. Gore & Associates	Elk Mills Site-Appleton Rd	M1	office, manuf, wh	4
D & J Mini Storage Expans	Telegraph Road	BG	Mini storage	6
William J. Swyka	MD Rte. 213	BG	Storage	2
W. L. Gore & Associates	Appleton Road, Elk Mills	M1	office, manuf, wh	4
Chesapeake Bay Golf Club	Chesapeake Club Drive	RM	Clubhouse	5
Liqui-Box Corp.	Triumph Industrial Park	M2	warehouse	3
York Building Products	Red Toad Mine	BG	Surface Mining	5
Freng, William	U. S. Rte. 40	BG	Warehouse	3
W. L. Gore & Associates	Elk Mills, Bldg. 5	M1	office, mfg, whse	4

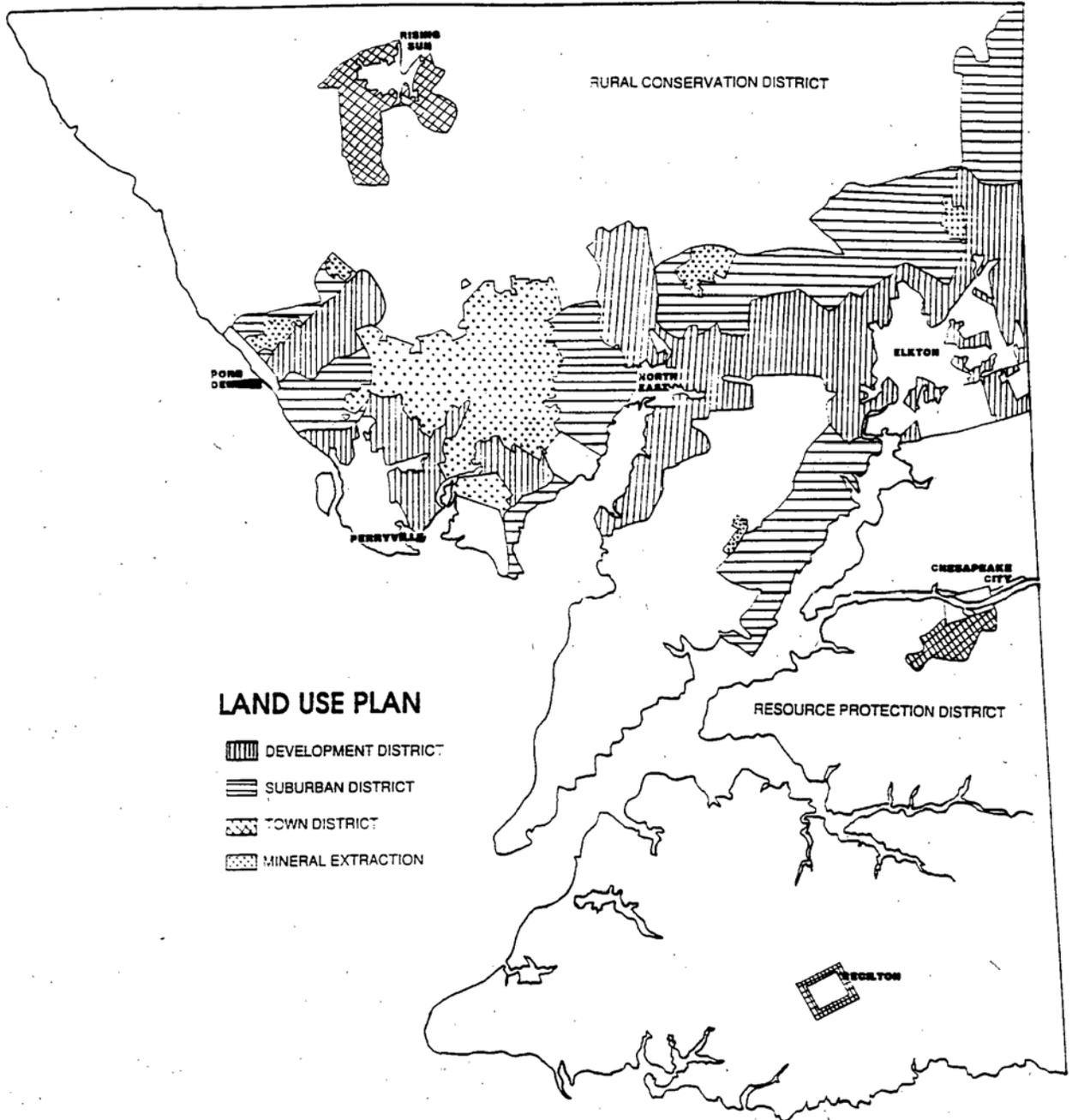
BOARD OF APPEALS ACTIVITY

1996

I. SPECIAL EXCEPTION REQUESTS	53
A. Manufactured Home	28
1. Hardship	14
2. Farm Help	11
3. Security	3
a. Approved	24
b. Denied	3
B. Home Occupations	19
1. Approved	17
2. Denied	2
C. Others	6
II. VARIANCE REQUESTS	42
A. Approved	33
B. Denied	9
III. APPEALS	4
A. Affirmed	4
B. Reversed	0

ZONING INSPECTIONS 1996

MANUFACTURED HOMES	59
MANUFACTURED HOME SPECIAL EXCEPTION	30
UNTAGGED VEHICLES	58
SALVAGE YARDS	58
CAMPGROUNDS	19
ILLEGAL BUSINESS	15
SETBACKS	8
RV/TRAVEL TRAILERS	11
SIGNS	9
SWIMMING POOLS	10
DWELLING CONVERSIONS	2
KENNELS	4
ANIMAL HUSBANDRY	5
COURT CASES	47
TOTAL	335



RESIDENTIAL BUILDING PERMITS
1996
LAND USE DISTRICTS

	TOWNS & DEVEL.	SUB- URBAN	TOWN	RCD	RPD	TOTAL
JAN.	21	2	---	9	3	35
FEB.	13	5	---	17	5	40
MARCH	26	9	2	33	8	78
APRIL	40	9	8	30	5	92
MAY	24	6	---	23	5	58
JUNE	20	13	2	28	6	69
JULY	6	2	2	19	2	31
AUG.	14	9	1	29	8	61
SEPT.	96	5	3	32	9	145
OCT.	52	7	3	20	6	88
NOV.	26	6	---	20	3	55
DEC.	22	7	3	12	1	45
TOTAL	360	80	24	272	61	797

58% of permits in DD, SD, TD, or Towns

RESIDENTIAL BUILDING PERMIT ACTIVITY*
01/01/96 - 12/31/96

E.D.		SF	MH	MOD
1	#	37	3	1
	Sq. Ft.	160,106	2,486	1,680
	\$	5,341,000	90,000	60,000
2	#	48	1	1
	Sq. Ft.	170,885	2,252	1,232
	\$	4,536,000	70,000	56,000
3	#	47	5	2
	Sq. Ft.	155,788	5,708	7,472
	\$	3,807,000	151,000	144,000
4	#	62		
	Sq. Ft.	211,252		
	\$	5,780,000		
5	#	147	20	2
	Sq. Ft.	447,438	25,545	2,570
	\$	12,995,000	624,000	61,000
6	#	72	10	1
	Sq. Ft.	234,760	12,878	3,260
	\$	6,153,000	265,000	35,000
7	#	76	18	
	Sq. Ft.	176,026	24,188	
	\$	5,689,000	406,000	
8	#	29	20	1
	Sq. Ft.	91,450	22,888	2,972
	\$	1,870,000	372,000	55,000
9	#	27		
	Sq. Ft.	118,307		
	\$	2,820,000		

*From information provided by the Department of Permits & Inspections.

MAJOR SUBDIVISION APPROVALS

1996

LAND USE DISTRICT

	<u>TOWN AND DEVELOPMENT</u>	<u>SUBURBAN</u>	<u>TOWN</u>	<u>RCD</u>	<u>RPD</u>	<u>TOTAL</u>
# Of Subdivisions	15	4	1	13	5	38
# Of Lots	847*	55	1	94	15	1039
% Of Subdivisions	40	11	2	34	13	100
% Of Lots	84	6	0	9	1	100
*Includes 312 apartment units in Eikton						

REZONING ACTIVITY

1996

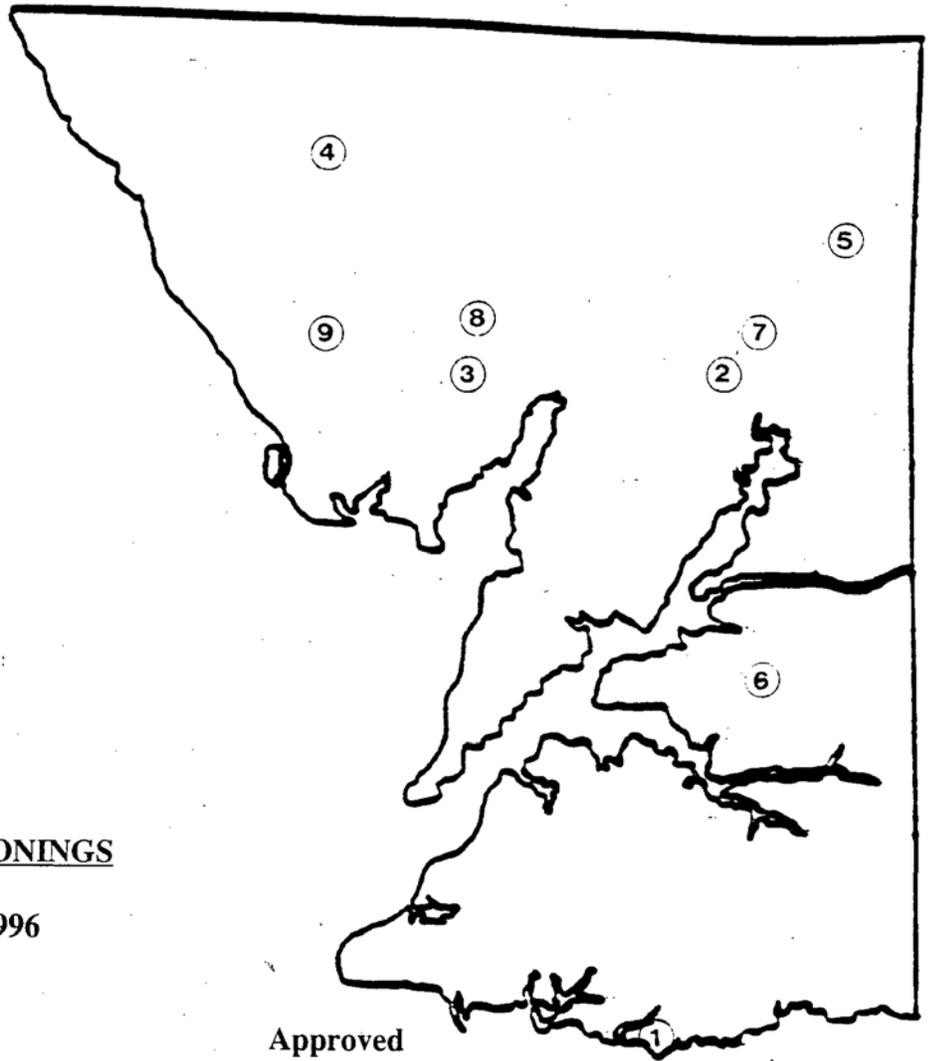
<u>NAME</u>	<u>REQUEST</u>	<u>ACTION</u>	<u>CENSUS TRACT</u>	<u>ELECTION DISTRICT</u>
1. JOSEPH SMITH	VR TO MB	A	301	1
2. BLYNNE ASSOC.	BL TO BG	A	309.02	5
3. DLB JOINT VENT.	BG TO M1	WD	309.01	5
4. J. & B. WARD	BG TO SR	WD	313	6
5. STEPHEN BRISTOW	DR TO BG	A	306.02	4
6. W. B. OBENSHAIN	SAR TO BL	A	302	2
7. TIFFIN INVEST.	DR TO BG	A	305.03	3
8. HARBISON-WALKER	SR TO M2	A	309.01	5
9. JOHNSON - TYSON	BG TO M1	A	312.01	7

A=APPROVED

D=DENIED

WD=WITHDRAWN

4



REZONINGS

1996

1. Joseph Smith	Approved
2. Blynne Associates	Approved
3. DLB Joint. Vent.	Withdrawn
4. J. & B. Ward	Withdrawn
5. Stephen Bristow	Approved
6. W. B. Obenshain	Approved
7. Tiffin Investments	Approved
8. Harbison-Walker	Approved
9. Johnson-Tyson	Approved

NEW AGRICULTURAL LAND PRESERVATION DISTRICTS

1996

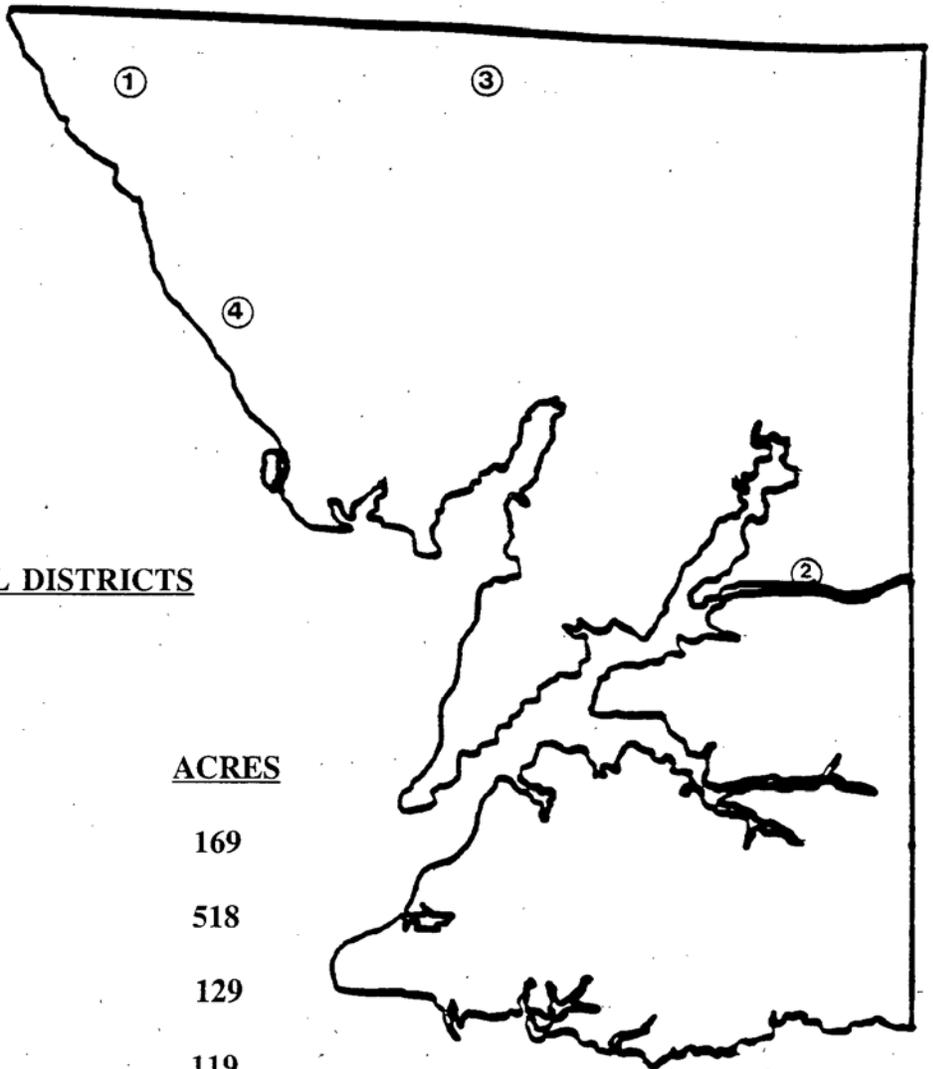
<u>OWNER</u>	<u>LOCATION</u>	<u>ACRES</u>	<u>ELEC.DIST.</u>
1. Bruce Limited Partnership	1-21-24	169.0	8
2. Long Creek Ranch, LLC	31-21-27	518.76	2
3. Leonard Wilson	4-15-11	129.38	9
4. R. Sherrard Linton	22-17-9	118.98	7

Four applications to form Agricultural Land Preservation Districts were received in 1996. Combined, the four applications totaled 936.12 acres. The County Agricultural Land Preservation Advisory Board, the Planning Commission, and the Board of County Commissioners approved all four applications.

Total Acres in Agricultural Districts = 12,151.88

Total Acres subject to an Easement = 4,897.71

Total Acres pending Easement sale = 4,027.6



AGRICULTURAL DISTRICTS

1996

<u>NAME</u>	<u>ACRES</u>
1. Bruce Limited Partnership	169
2. Long Creek Ranch	518
3. Leonard Wilson	129
4. R. Sherrard Linton	119

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
PARTICIPANTS, CECIL COUNTY, 12/96**

1. Bohemia Stables/A. duPont	336.80	Easement Sold
	183.00	Easement Sold
	102.02	Easement Sold
	230.11	Easement Sold
2. Penowa Farms/A. Sasso	319.00	
3. Helena duPont Wright	237.00	
	182.50	
4. R. Golden	325.00	
5. C. Irwin	75.00	
6. S. Siple	59.73	Easement Sold
7. M. McLeary	103.32	
8. J. Haines	30.35	Easement Sold
9. D. Mackie	142.18	
10. John V. Mackie	136.84	Easement Sold
11. F. Durborow	23.36	Easement Sold
12. P. duPont	182.27	Easement Sold
13. R. Mackie	217.15	Easement Sold
	155.98	Easement Sold
14. Joseph Mackie	231.08	Easement Sold
15. S. Snyder	46.00	
16. Albeck Farm/W. Haines	100.00	
	90.96	
17. F. G. Miller	193.18	Easement Sold
	110.03	Easement Sold
18. Quiet Acre Farm/John Loller	368.00	Easement Sold
19. David Davis	277.00	Easement Pending
Indian Range Farm	189.00	Easement Pending

20. Ed Stubbs Farm	122.00	
21. Louisa Pleasanton	352.08	Easement Pending
22. Walton Mason	103.524	Easement Sold
23. William Hill	78.78	Easement Pending
24. Creamery Road Farm	155.299	Easement Sold
	72.796	Easement Sold
	52.825	Easement Sold
25. Allaire C. duPont	73.77	Easement Pending
	63.07	Easement Pending
26. Albert Ewing	157.83	Easement Sold
27. Joe Thomason/formerly K.Burris	78.939	Easement Sold
28. Lawrence Elliot	40.00	Easement Sold
29. David Williams	52.00	Easement Sold
30. Roland Farm/Thomas Bowman	106.65	Easement Pending
	90.26	Easement Pending
31. Northview Stallion Station/ Richard Golden	187.81	Easement Sold
32. Emily Manlove	517.00	Easement Sold
33. Alaine Carrion	253.30	Easement Sold
34. Ralph Workman	317.00	
35. Caroline duPont	100.00	
	100.00	
	160.60	
	161.60	
36. Robert E. Wilson	347.23	Easement Pending
37. Paul Schlosser, Sr.	105.58	
38. Clarence W. Brown	169.00	
39. Gary L. Stover	124.68	Easement Pending
40. Infinite Options/K.O'Day Boyd	20.709	Easement Pending
41. Joe McKee Thomson	539.58	Easement Sold
42. Luthermead, Inc.	62.34	Easement Pending

43. Cecile T. McCaffery	15.00	Easement Sold
44. Ronald G. Cullis	111.91	Easement Sold
45. Burnard Cline	37.98	Easement Pending
	92.16	Easement Pending
46. William Price, IV	587.25	Easement Pending
47. William Carter	133.31	
48. Richard D. Mackie	57.12	Easement Pending
49. Richard D. Mackie	18.15	Easement Pending
50. Helena duPont Wright	191.92	
51. J. & R. Haines	6.00	Easement Pending
52. Sterling Snyder	24.00	Easement Pending
53. Nancy duPont	112.47	
54. Lowell McCoy	208.00	
55. Robert Price	275.00	Easement Pending
56. Lowell McCoy	226.82	
	32.59	
57. Larry Jones	166.65	
58. Arty Johnston	145.42	District Pending
59. Robert Hunt	70.95	Easement Pending
60. Lloyd and Mary Garren	108.09	Easement Pending
61. The Garren Family Partnership	50.00	Easement Pending
62. Bruce Limited Partnership	169.00	Easement Pending
63. Long Creek Ranch/R. Dann	518.76	Easement Pending
64. Leonard Wilson	129.38	Easement Pending
65. R. Sherrard Linton	118.9	Easement Pending
66. Joe Thomson	44.397	Easement Pending

TOTALS

12,151.88 Acres in Agricultural Districts

145.42 Acres Pending District Establishment

4,897.71 Acres upon which an Easement has been sold.

***4,027.6 Pending Easement Sale
(*Includes those pending District Establishment)**

Revised 12/20/96