

1997 Annual Report

Cecil County



**Prepared by:
The Cecil County
Office of Planning and Zoning**

March 1998

SUMMARY OF PLANNING ACTIVITIES FOR 1997

The Office of Planning and Zoning continued to process a heavy work load in 1997 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 1997, 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 1997, 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-three (23) were granted final approval, resulting in the creation of one hundred ninety-five (195) new lots. Fifteen (15) preliminary plats received approval creating a potential for one hundred sixty-two (162) lots. Seven (7) concept plans were approved involving the potential creation of one hundred eight (108) new lots in 1997. The most active district was Election District Five, which received nine (9) final approvals and six (6) preliminary approvals. Election District Five also created the most lots with the final approval of ninety-seven (97) units.
2. Minor Subdivisions - The Office of Planning and Zoning approved seventy-eight (78) applications in 1997 for minor subdivisions. Of those applications approved, thirty-nine (39) were for the creation of sixty-four (64) new lots. The remainder were submittals for additions of land or for agricultural transfers.
3. Site Plans - A total of fifteen (15) site plans were approved by the Office of Planning and Zoning in 1997.
4. Rezonings - During 1997, the Planning Commission made recommendations to the Board of County Commissioners on a total of eight (8) rezoning applications. The County Commissioners approved four (4) rezonings and denied four (4).
5. Special Exceptions - The Planning Commission and Board of Appeals heard forty-nine (49) requests for Special Exceptions in 1997.

6. Variance and Appeals - The Board of Appeals heard twenty-six (26) variance requests in 1997. The Board of Appeals approved twenty-one (21) variances and disapproved five (5). One (1) appeal of Planning Office decisions and administrative or enforcement actions were heard by the Board of Appeals in 1997.
7. Agricultural Preservation - The Planning Commission heard four (4) applications to form Agricultural Land Preservation Districts totaling nine hundred nineteen (919) acres in 1997. All four of the applications received favorable recommendations from the County Agricultural Land Preservation Advisory Board and the Planning Commission. The Board of County Commissioners approved the four applications. Presently five thousand seven hundred eleven (5,711) acres have had easements purchased to preserve the land for agricultural purposes. Another four thousand thirty-five (4,035) acres have offered easements and their sale is pending. The total acreage now participating in the Program is twelve thousand four hundred nine (12,409) impressive acres.
8. Buildings Permits - The Office of Planning and Zoning processed three hundred forty-seven (347) permits for residential development in the County.

THE CECIL COUNTY PLANNING COMMISSION

1997 Members:

Mr. Carl Walbeck, Chairperson

Mr. Jack Shagena, Vice-Chairperson

Mr. George Coudon

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 1:00 p.m. in the Planning Office Conference Room (3rd floor of the Courthouse). Rezoning, Special Exceptions, 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 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.

1997 Staff:

Alfred C. Wein, Jr., Director

Sharon Weygand, Zoning Administrator

Louis E. Brammer, Compliance Inspector

Sandra Edwards, Planner I

Joan Finnefrock, Clerk Typist II

Philip Giesing, Planner II

Joseph Johnson, Resource Inspector

Christopher Rogers, Principal Planner

Deborah J. Sample, Administrative Aide, Planning

Joan Schwartzman, Office Services Specialist

Rose Simpson-Walstrum, Administrative Aide, Zoning

Ed Slicer, Manager Parks and Recreation

Christina Testoni, Planning Aide

THE CECIL COUNTY AGRICULTURAL LAND
PRESERVATION ADVISORY BOARD

1997 Members:

Mr. Robert Knutsen, Chairperson

Mr. David Davis

Mr. Daniel Derr

Ms. Phyllis Kilby

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.

THE CECIL COUNTY BOARD OF APPEALS

1997 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 BOARD OF PARKS AND RECREATION

1997 Members:

Mr. Douglas Lort, Chairperson

Mr. Mel Bacon

Mr. Daniel Mahan, Jr.

Mr. Robert Porter

Mr. Darwin Struble

Mr. James H. Tolbert

The Board of Parks and Recreation is appointed by the County Commissioners. The Board is authorized to determine all questions of general policy relating to parks and public recreation in Cecil County, to supervise the expenditure of funds appropriated to these purposes, and to keep the Board of County Commissioners informed as to the availability of federal and state funds for these purposes.

MAJOR SUBDIVISION ACTIVITY BEFORE THE PLANNING COMMISSION

DATE	SUBDIVISION	LOCATION	ED	STAGE	ACTION	ZONING	ACRES	LOTS	LUD	MAP	PARCEL
1/21/97	ScotchmansGlen, Sc3, L30-32	Glebe Road	1	Final	AC	RR	110.3	3	RPD	52	8
1/21/97	Montgomery Sta, L3-5&11-12	Harrisville Road	6	Prel	AC	SR	11.2	3	TD	10	109
2/18/97	Matthews, Harold & Lura	Gravel Pit Road, L1-3&5-9	5	Exten	AC	NAR	42.9	8	RCD	24	7
2/18/97	Matthews Landing L1-3&5-9	Gravel Pit Road	5	Final	WD	NAR	49.7	8	RCD	24	7
2/18/97	Meadow Run, Section One	Fineburg Road	5	Final	AC	SR	27.4	19	SD	25	85
2/18/97	Honore, Ethel Mary (Lds)	Liberty Grove Road	7	Concept	AC	NAR	48.6	4	RCD	22	16
2/18/97	Montgomery's Station L3-5	Harrisville Road	6	Final	AC	SR	10.2	4	RCD	10	109
2/18/97	River Point Landing West	Oldfield Point Road	3	Prel	AC	SR	14.1	7	RCD	32	477
2/18/97	ChesapeakeClub U19-21, Sc1	MD Rte. 272 & IrishtownRd	5	Final	AC	RM	4.4	3	DD	31	1265
2/18/97	Craig, Phyllis, Lot 5	Mill Lane	1	PF	AC	SAR	2.0	1	RPD	57	83
3/17/97	Jess, Steven F. (Lnds of)	Cassidy Wharf Road	1	PF	AC	SAR	3.1	2	RPD	61	14
3/17/97	39 Cherry Hill Venture	Molitor Road	3	Prel	WD	VR	37.6	8	SD	20	95
4/21/97	Summer Meadows, Lot 3	Blue Ball Rd & Leeds Rd	3	Other	T	NAR			RCD	20	79
4/21/97	Foxcatcher Fairhill Lt 39	Rock Church Road	4	Other	AC	RR			RCD	6	16
4/21/97	Maybelle Manor M H Park	Mt. Zoar Road	8	Prel	T	MH	28.3	74	RCD	8	82
4/21/97	Bradfield, Sec 2, L 23-42	Oldfield Point Road	5	Prel	AC	NAR	32.6	20	RCD	41	97
4/21/97	Matthews Landing, Sec II	Gravel Pit Road	5	Final	AC	NAR	42.9	8	RCD	24	7
4/21/97	River Point Landing West	Oldfield Point Road	3	Final	AC	SR	25.1	15	RCD	32	477
4/21/97	Orchard View	Liberty Grove Road	6	Prel	AC	NAR	37.6	7	RCD	17	163
5/19/97	Summer Meadows, Lot 3	Blue Ball Rd & Leeds Rd	3	Other	WD	NAR			RCD	20	79
5/19/97	Honore, Ethel Mary (Lds)	Liberty Grove Road	7	Concept	AC	NAR	48.6	4	RCD	22	16
5/19/97	Anchorage Farms, Lot 15	MD Rte. 213	1	Prel	WD	TR	1.0	1	RPD	57	7
5/19/97	Bradfield, Sec 2, L 23-42	Oldfield Point Road	5	Final	AC	NAR	134.8	20	RCD	41	97
5/19/97	Wellingborough Est, Lot 9	Little New York Road	6	PF	D	NAR	44.3	1	RCD	4	6
5/19/97	Wellingborough, L40-50&COS	Little New York & Sylmar	6	Prel	D	NAR	40.3	11	RCD	4	6
5/19/97	Great Oak, Ph. 1	MD 276 & Barnes Corner Rd	6	Prel	AC	SR	44.8	13	TD	10	247
5/19/97	Talbot's Haven, Lots 4-32	Principio Road	6	Final	AC	NAR	37.2	29	RCD	17	45
5/19/97	Gibney, Thomas A (Lds of)	Nesbitt Road	6	Concept	D	NAR	74.6	27	RCD	10	18
6/16/97	Summer Meadows, Lot 3	Blue Ball Road & Leeds Rd	3	Other	AC	NAR			RCD	20	79
6/16/97	Seneca Shores	Carpenters Point Road	5	Concept	AC	SR	184.9	7	SD	35	459
6/16/97	Ches Club, S1, U25-29&31-36	MD Rte 272 & Irishtown Rd	5	Prel	AC	RM	4.4	11	DD	31	1265
6/16/97	Anchorage Farms, Lot 15	MD Rte. 213	1	PF	AC	TR	0.9	1	RPD	57	7
7/21/97	Maybelle Manor M H Park	Mt. Zoar Road	8	Prel	WD	MH	28.3	49	RCD	8	82
7/21/97	Gorin, Amos W & Eleanor R	Principio Road	6	PF	WD	NAR	28.1	3	RCD	24	278
7/21/97	Phillipstowne	Colora & Liberty Grove Rd	6	Prel	DA	NAR	60.5	19	RCD	17	163
7/21/97	Todd Estates, Lots 3A&5-12	Red Toad Road	5	Prel	AC	SR	8.3	9	SD	31	659
7/21/97	Benjamin's Landing	MD Rte 222, Old ConwngorD	8	Concept	DA	NAR	75.4	25	RCD	8	13
7/21/97	Howe's Landing, Lots 1-5	Old Elk Nk Rd & Piney Crk	5	Prel	AC	NAR	107.4	5	RCD	41	286

KEY:
A - Approved
AC - Approved with conditions
D - Disapproved
T - Tabled
WD - Withdrawn

MAJOR SUBDIVISION ACTIVITY BEFORE THE PLANNING COMMISSION

DATE	SUBDIVISION	LOCATION	ED	STAGE	ACTION	ZONING	ACRES	LOTS	LUD	MAP	PARCEL
7/21/97	Knight's Island	Knight's Island Road	1	Amend	AC	SAR			RPD	66	1
8/18/97	Gorin, Amos W. & Eleanor	Principio & Theodore Rds.	6	PF	AC	NAR	28.1	3	RCD	24	278
8/18/97	Benjamin's Landing	MD Rte. 222	8	Concept	AC	NAR	79.5	26	RCD	8	13
9/15/97	Sky View Farms, L.L.C.	MD Rte. 342	2	Concept	A	SAR	257.0	9	RPD	43	438
9/15/97	Gorin, Amos W & Eleanor R	Principio & Theodore Rds	6	PF	AC	NAR	28.1	3	RCD	24	278
9/15/97	Herman, Eugene & Nancy	Stemmers Run & Pond Neck	1	PF	AC	SAR	83.6	3	RPD	56	35
9/15/97	Montgmy Bros & Goss-Mont	Ebenezer Church Road	5	PF	AC	NAR	10.0	2	MED	24	318
9/15/97	Wellingborough Est, 40-50	Little New York & Sylmar	6	Final	AC	NAR	40.3	11	RCD	4	6
9/15/97	Wellingborough Est, 10-39	Little New York & Sylmar	6	Prel	AC	TR	47.5	30	RCD	4	6
9/15/97	Thomasville	Nesbitt & Liberty Grove	6	Concept	T	NAR	108.9	36	RCD	10	18
9/15/97	Thomasville L 1-8 & 26-36	Nesbitt & Liberty Grove	6	Prel	T	NAR	20.0	19	RCD	10	18
9/15/97	Howe's Landing, Lots 1-5	Old Elk Neck Rd & Piney C	5	Final	AC	NAR	107.4	5	RCD	41	286
9/15/97	Doordan, B, Patrick, Jr.	Hance Point Road	5	Prel	D	SR	23.4	5	DD	36	624
10/20/97	Montgomery Bros. (Lds of)	Bethel Church Road	5	Concept	AC	SR	36.7	26	SD	24	49
10/20/97	Anchorage Farms, Lts 1-19	MD Rte. 213	1	Ext	AC	TR	21.6	19	RPD	57	7
10/20/97	Thomasville	Nesbitt & Liberty Grove	6	Concept	T	NAR	108.9	36	RCD	10	18
10/20/97	Thomasville, Lts 1-8&26-36	Nesbitt & Liberty Grove	6	Prel	T	NAR	20.0	19	RCD	10	18
10/20/97	Fox Valley Farm	MD Rte. 342	2	Prel	AC	SAR	257.0	9	RPD	43	438
10/20/97	Seneca Shores	Carpenters Point Road	5	Prel	AC	SR	184.9	7	SD	35	459
11/17/97	Seneca Shores	Carpenter's Point Road	5	Final	AC	SR	184.9	7	SD	35	459
11/17/97	Fox Valley Farm	MD Rte. 342	2	Final	WD	SAR	257.0	9	RPD	43	421
11/17/97	Mullins, Gregory (Lds of)	Ebenezer Church Road	5	Final	AC	NAR	14.2	5	RCD	24	24
11/17/97	Thomasville	Nesbitt & Liberty Grove	6	Concept	WD	NAR	108.9	36	RCD	10	18
11/17/97	Thomasville, Lts 1-8&26-36	Nesbitt & Liberty Grove	6	Prel	WD	nar	20.0	19	RCD	10	18
11/17/97	Great Oak, Sec 1, Lts 1-13	Barnes Corner Road	6	Final	AC	SR	44.8	13	RCD	10	247
11/17/97	Orchard View, Lots 1-7	Liberty Grove Road	6	Final	AC	NAR	37.5	7	RCD	17	163
11/17/97	Bethel Springs	Bethel Church Road	5	Prel	AC	SR	36.7	24	SD	25	49
11/17/97	Perch Creek Lts 2-4 Resub	Locust Point Road	2	Prel	AC	NAR	42.5	3	RCD	38	518
12/15/97	Doordan, B, Patrick, Jr.	Hance Point Road	5	Prel	AC	SR	22.9	6	DD	36	624
12/15/97	Razor Strap Road Partners	MD Rte 276 & Dr. Jack Rd	7	PF	AC	SR	12.3	3	SD	23	13
12/15/97	Fox Valley Farm	MD Rte 342	2	Final	WD	SAR	257.0	9	RPD	43	421
12/15/97	Thomasville	Nesbitt & Liberty Grove	6	Concept	AC	NAR	108.9	36	RCD	10	18
12/15/97	Thomasville	Nesbitt & Liberty Grove	6	Prel	AC	NAR	20.1	19	RCD	10	18
12/15/97	Northwoods, Sec 2, L11-38	Razor Strap Road	5	Final	AC	RM	11.5	28	SD	31	150

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MINOR SUBDIVISIONS APPROVED IN 1997

OWNER	MAP	BLOCK	PARCEL	E.D	ZONING	LANDUSE	LOTS	ACRES	APPROVED
ALBECK FARMS	11	8	15	6	NAR		1	3.373	1/6/97
DENT, ALFRED duPONT	47	13	11	2	SAR		1	14.753	2/26/97
MEADOWS, HARVEY	11	1	12	6	TR		0	16.348	1/8/97
RUSSELL, SUSAN	16	24	18	6	NAR		0	20.000	2/25/97
MACE, WILLARD	9	0	663	6	BG	RCD	0	0.597	1/22/97
MCGRADY, HARVEY	18	9	19	5	NAR	RCD	0	1.000	2/14/97
FARMER & TENNIS	22	5	81&175	7	RR	RCD	0	0.000	1/28/97
DRUMMOND, WALT	59	19	27	1	SAR	RPD	2	10.000	2/12/97
UPP, JOHN	67	1	83	1	SAR	RPD	0	0.000	2/28/97
MURRAY, JOHN	14	17	69	4	SR	SD	0	2.760	2/14/97
JESS, STEVEN	61	14	14	1	SAR	RPD	0	50.000	2/13/97
MONTGOMERY, BARRY	29	21	667	7	DR	DD	0	0.232	2/28/97
SCHRADER, WILLIAM	61	6	37	1	SAR	RPD	1	1.062	3/5/97
VANWINGERDEN,ARTHUR	18	11	163	9	RR	RCD	1	2.000	4/3/97
DUFF, SAMUEL	57	8	5	1	SAR	RPD	1	2.918	3/5/97
STUBBS, WILLIAM	38	20	21	2	NAR	RCD	1	14.877	3/14/97
OBENSHAIN, WALLACE	43	21	8	2	BL	RPD	1	3.018	4/8/97
MONTGOMERY-CECIL PRT	10	19	772	6	NAR	RCD	1	26.225	4/1/97
HERMAN,E & P. ULRICH	16	5	314	6	NAR	RCD	4	8.000	5/16/97
BAKER, ROSEMARY	43	14	368	2	RR	RPD	0	1.000	3/14/97
GUNS, HAROLD	19	17	318	3	NAR	RCD	1	0.820	4/3/97
WOLF, NORMA	1	15	7	8	NAR	RCD	0	0.493	3/20/97
KINGSWAY NINETY-FIVE	31	1	659	5	SR	SD	3	1.722	6/23/97
DENT, ALFRED DUPONT	47	13	11	2	SAR	RPD	0	12.883	4/8/97
MONTGOMERY BROS INC	31	2	1167	5	MH	SD	1	1.698	6/30/97
MONTGOMERY, BARRY	13	9	42	4	NAR	RCD	0	73.685	4/15/97
HERMAN, EUGENE	56	21	35	1	SAR	RPD	0	1.280	4/17/97
LILLEY, CHARLES	16	17	229	7	NAR	RCD	0	0.316	4/15/97
JESS, STEVEN	61	14	14	1	SAR	RPD	0	180.860	4/11/97
HILLYER,J & HOCIAK,W	23	15	43	7	NAR	RCD	1	60.102	6/10/97
HERMAN, EUGENE	56	21	35	1	SAR	RPD	4	6.596	6/2/97
CROUSE, LARRY	43	14	40	2	RR	RPD	1	1.000	6/30/97
GRAYBEAL, ERNEST	10	16	27	6	SR	TD	1	1.700	5/13/97
MONTGOMERY BROS INC	24	10	29 30&	5	NAR	MED	0		5/30/97
GRAY, HAZEL	19	13	170	9	NAR	RCD	1	1.525	6/27/97
REILLY, HUGH	27	22	1123	3	DR	DD	0	0.209	5/15/97
BARTEAU, JOHN	41		141 &	5	RR	RCD	0	3.310	6/26/97
GREER, EMILY	6	16	31	4	NAR	RCD	1	2.248	6/20/97
SCHRADER, WILLIAM	61	6	37	1	SAR	RPD	1	1.062	6/6/97
BROWN, ROLAND									12/9/97
JONES, DORIS	3	20	38	6	NAR	RCD	0	6.271	6/20/97
JONES & N BR BAPTIST	10	15	85	6	SR	TD	0	0.645	6/24/97
REYNOLDS, HELEN	10	4	106	6	TR	TD	1	2.090	6/25/97
BOLTON, JOHN	13	11	19	4	RR	RCD	1	0.973	8/7/97
BLOMQUIST, ROBERT	36	6	332	5	RR	RCD	0	0.370	7/22/97
MACHULSKI, EUGENE	27	1	11	3	DR	DD	1	1.063	6/10/97
BURLIN, MARGARET	23	8	354	7	NAR	RCD	2	19.182	10/15/97
W. L. GORE ASSOC INC	21	10	867 &	4	M1&	DD	0		7/10/97
FRAZER, JAMES	33	18	1061	3	NAR	RCD	1	1.008	7/31/97
HOLBROOK, EMORY	2	19	180	8	NAR	RCD	0	0.333	7/11/97
MONTGOMERY BROS/GOSS	24	0	318	5	NAR	MED	1	2.000	9/5/97
CSALA, ALADAR	11	11	302	9	NAR	RCD	1	1.500	7/31/97
McCARTHY & HUGHES	26	20	233	5	BG	DD	2	5.739	10/23/97
WEAVER, ROGER	5	14	108	9	NAR	RCD	1	1.140	8/15/97

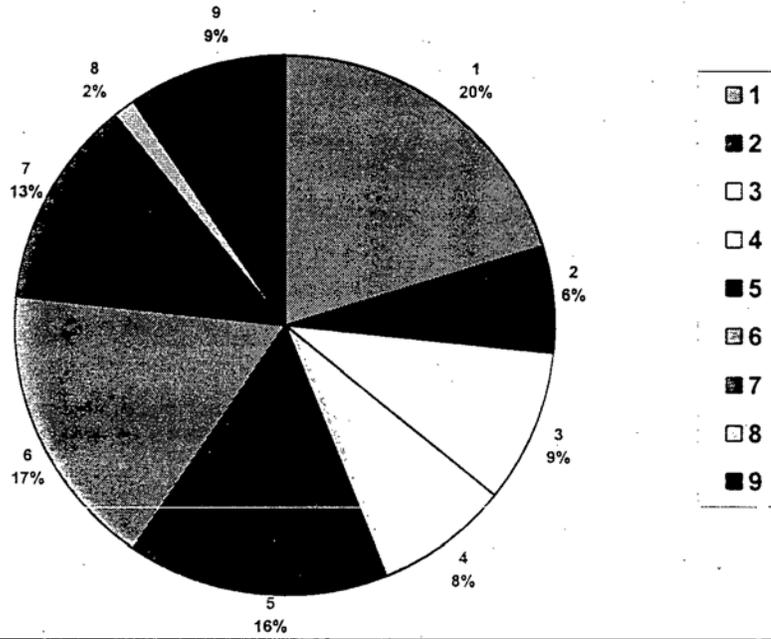
MINOR SUBDIVISIONS APPROVED IN 1997

OWNER	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	APPROVED
MORAN, JAMES	41	16	351	5	NAR	RCD	0	3.327	8/4/97
LANZI, JOSEPH	21	1	586	4	NAR	RCD	0	0.907	7/18/97
GARVIN, J&T. & ROSS, J	2	21	21	8	NAR	RCD	1	1.500	7/25/97
HARBISON-WALKER REFR	24	11	29 &	5	NAR	MED	0		8/6/97
MONTGOMERY BROS/GOSS	24	12	47&49	5	NAR		0		8/22/97
GILBERT, K LEE	37	13	450	5	NAR	RCD	0	20.000	8/7/97
ROTHWELL, THELMA	13	22	100	3	NAR	RCD	0	1.714	8/12/97
W. L. GORE & ASSOC	21	23	826 &	3	M1&	DD	0	195.258	8/22/97
LUZETSKY, PETER	38	23	176	2	RR	RCD	0		10/14/97
RAZOR STRAP RD PRTNR	23	9	13	7	SR	SD	4	20.844	10/17/97
WARD, JAMES	20	8	290	3	NAR	RCD	3	9.166	10/14/97
THOMAS, STERLING	31	2	1203	5	RM	SD	1	0.699	11/4/97
DAVIES, ALLEN	43	6	394	2	RR	TD	0	0.054	8/25/97
OSPREY COVE	46	14	48 &	5	NAR	RCD	2	41.417	11/6/97
GIBNEY, THOMAS	10	20	18	6	NAR	RCD	3	2.155	9/15/97
VIARS, JOHN	29	4	6	7	RR	MED	0	29.820	9/11/97
CLARK, DONALD	29	3	595	7	MH	SD	1	0.500	10/3/97
PIRI, JOSEPH	63		39	1	SAR	RPD	4	8.500	11/20/97
JOHNSON, DOUGLAS	5	16	44	9	RR	RCD	2	1.783	10/14/97
SPENCER, JEAN	29	4	705	7	MH	SD	0	0.300	11/6/97
ROTHWELL, THELMA	13	22	100	3	NAR	RCD	0	10.000	11/25/97
SPROUT, HORACE	3	20	24 & 179	6	NAR	RCD	0	0.820	11/13/97
DVORAK, ROBERT	13	24	66	4	NAR	RCD	3		11/13/97
STATE OF MARYLAND	32	2	217 & 123	5	OS	RCD	0	1.585	11/21/97

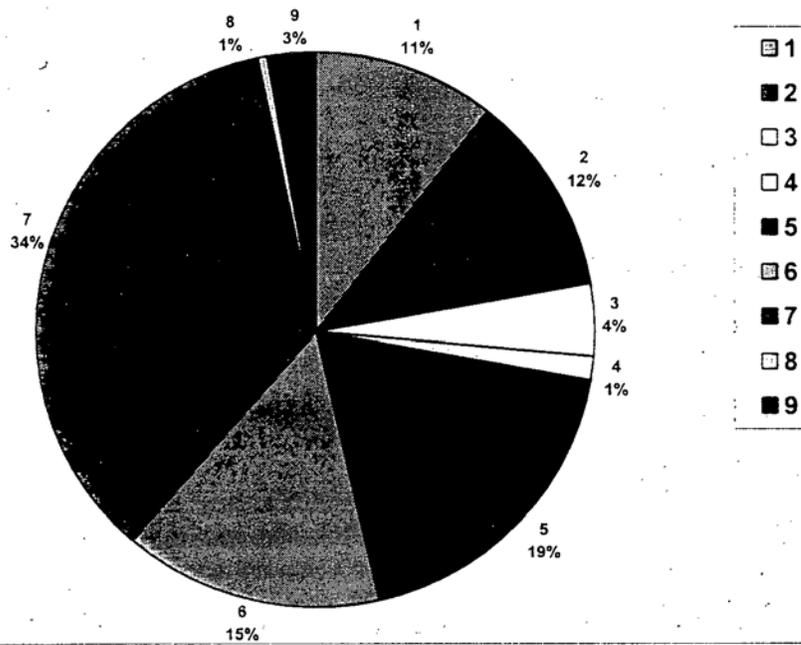
MINOR SUBDIVISIONS APPROVED IN 1997 BY ELECTION DISTRICT

OWNER	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	APPROVED
DRUMMOND, WALT	59	19	27	1	SAR	RPD	2	10.000	2/12/97
SCHRADER, WILLIAM	61	6	37	1	SAR	RPD	1	1.062	3/5/97
DUFF, SAMUEL	57	8	5	1	SAR	RPD	1	2.918	3/5/97
HERMAN, EUGENE	56	21	35	1	SAR	RPD	4	6.596	6/2/97
SCHRADER, WILLIAM	61	6	37	1	SAR	RPD	1	1.062	6/6/97
PIRI, JOSEPH	63		39	1	SAR	RPD	4	8.500	11/20/97
							13	30.138	
DENT, ALFRED duPONT	47	13	11	2	SAR	RPD	1	14.753	2/26/97
STUBBS, WILLIAM	38	20	21	2	NAR	RCD	1	14.877	3/14/97
OBENSHAIN, WALLACE	43	21	8	2	BL	RPD	1	3.018	4/8/97
CROUSE, LARRY	43	14	40	2	RR	RPD	1	1.000	6/30/97
							4	33.648	
GUNS, HAROLD	19	17	318	3	NAR	RCD	1	0.820	4/3/97
MACHULSKI, EUGENE	27	1	11	3	DR	DD	1	1.063	6/10/97
FRAZER, JAMES	33	18	1061	3	NAR	RCD	1	1.008	7/31/97
WARD, JAMES	20	8	290	3	NAR	RCD	3	9.166	10/14/97
							6	12.057	
DVORAK, ROBERT	13	24	66	4	NAR	RCD	3		11/13/97
GREER, EMILY	6	16	31	4	NAR	RCD	1	2.248	6/20/97
BOLTON, JOHN	13	11	19	4	RR	RCD	1	0.973	8/7/97
							5	3.221	
KINGSWAY NINETY-FIVE	31	1	659	5	SR	SD	3	1.722	6/23/97
MONTGOMERY BROS INC	31	2	1167	5	MH	SD	1	1.698	6/30/97
MONTGOMERY BROS/GOSS	24	0	318	5	NAR	MED	1	2.000	9/5/97
McCARTHY & HUGHES	26	20	233	5	BG	DD	2	5.739	10/23/97
THOMAS, STERLING	31	2	1203	5	RM	SD	1	0.699	11/4/97
OSPREY COVE	46	14	48 &	5	NAR	RCD	2	41.417	11/6/97
							10	53.275	
ALBECK FARMS	11	8	15	6	NAR	RCD	1	3.373	1/6/97
MONTGOMERY-CECIL PRT	10	19	772	6	NAR	RCD	1	26.225	4/1/97
HERMAN, E & P. ULRICH	16	5	314	6	NAR	RCD	4	8.000	5/16/97
GRAYBEAL, ERNEST	10	16	27	6	SR	TD	1	1.700	5/13/97
REYNOLDS, HELEN	10	4	106	6	TR	TD	1	2.090	6/25/97
GIBNEY, THOMAS	10	20	18	6	NAR	RCD	3	2.155	9/15/97
							11	43.543	
HILLYER, J & HOCIAK, W	23	15	43	7	NAR	RCD	1	60.102	6/10/97
BURLIN, MARGARET	23	8	354	7	NAR	RCD	2	19.182	10/15/97
RAZOR STRAP RD PRTNR	23	9	13	7	SR	SD	4	20.844	10/17/97
CLARK, DONALD	29	3	595	7	MH	SD	1	0.500	10/3/97
							8	100.628	
GARVIN, J&T & ROSS, J	2	21	21	8	NAR	RCD	1	1.500	7/25/97
							1	1.500	
VANWINGERDEN, ARTHUR	18	11	163	9	RR	RCD	1	2.000	4/3/97
GRAY, HAZEL	19	13	170	9	NAR	RCD	1	1.525	6/27/97
CSALA, ALADAR	11	11	302	9	NAR	RCD	1	1.500	7/31/97
WEAVER, ROGER	5	14	108	9	NAR	RCD	1	1.140	8/15/97
JOHNSON, DOUGLAS	5	16	44	9	RR	RCD	2	1.783	10/14/97
							6	7.948	
TOTALS							64	285.958	

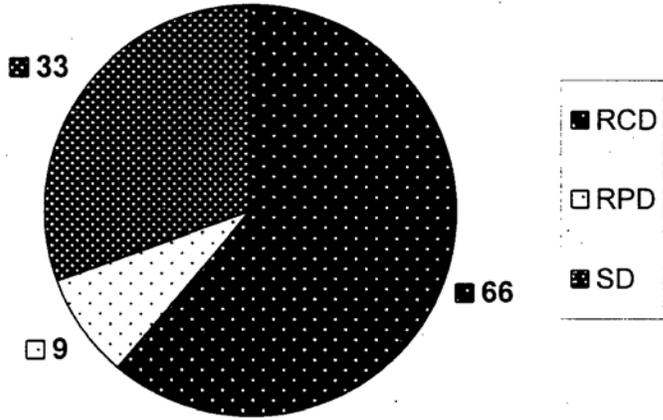
MINOR SUBDIVISION LOTS APPROVED IN 1997 BY ELECTION DISTRICT



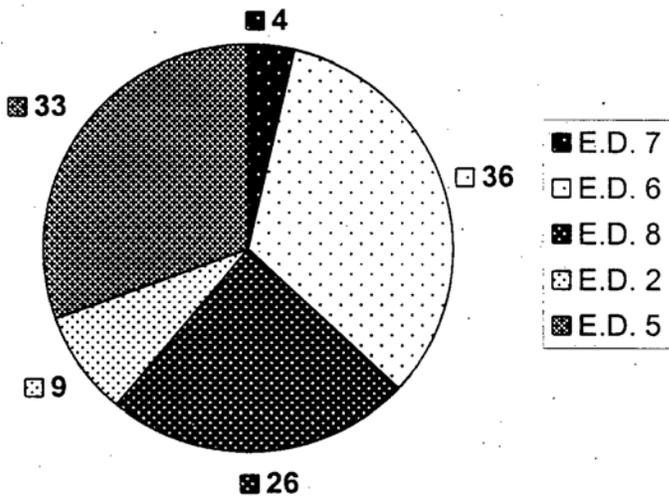
MINOR SUBDIVISION ACRES APPROVED IN 1997 BY ELECTION DISTRICT



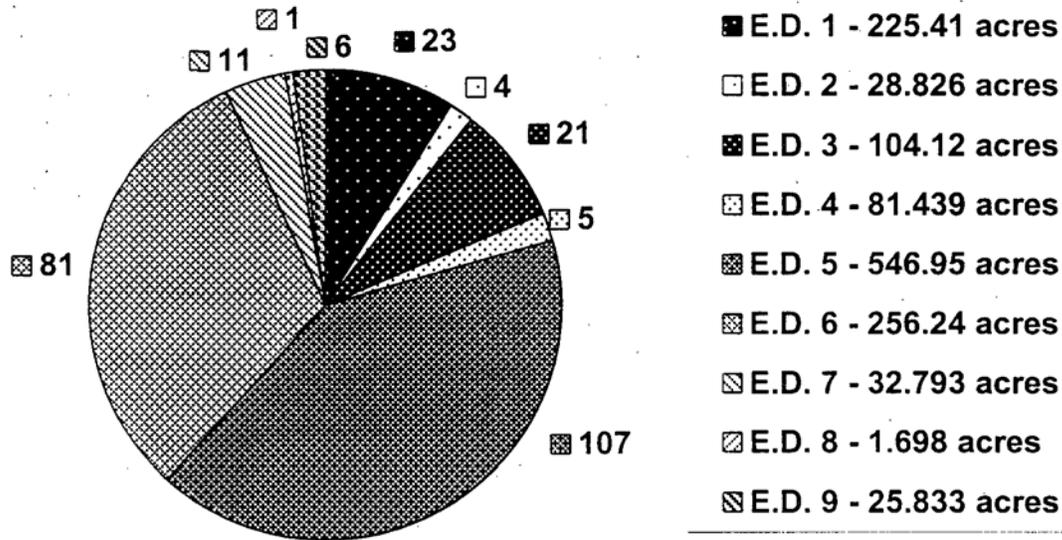
**LOTS WITH CONCEPT APPROVAL BY
LAND USE DISTRICT**



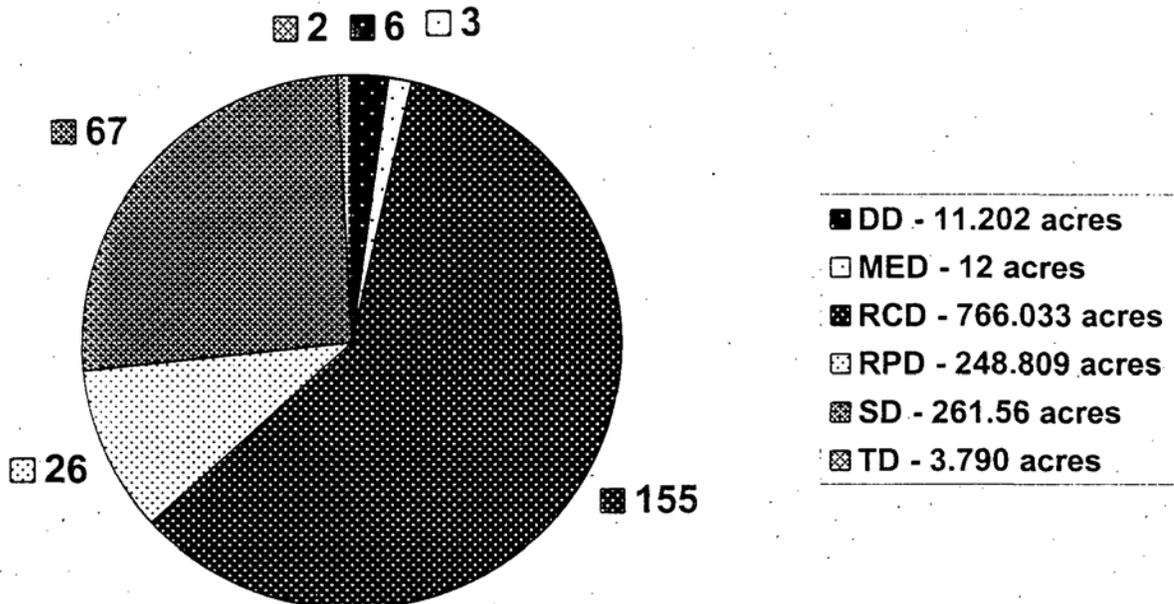
**LOTS WITH CONCEPT APPROVAL BY
ELECTION DISTRICT**



APPROVED LOTS* BY ELECTION DISTRICT



APPROVED LOTS* BY LAND USE DISTRICT



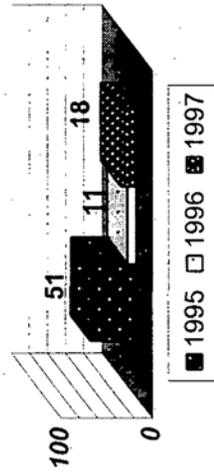
* "Lots" refer to approved Final Major Subdivision lots and approved Minor Subdivision lots.

TOTAL LOTS APPROVED = 259

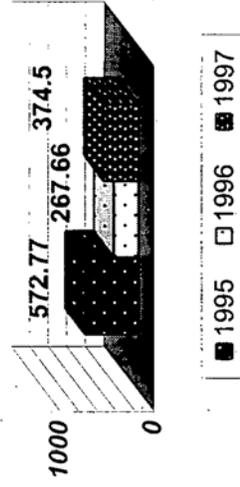
1997 APPROVED LOTS AND ACRES WITHIN THE CHESAPEAKE BAY CRITICAL AREA

ELECTION DISTRICT	LOTS	ACRES	CRITICAL AREA DESIGNATION
1	3	61.8	RCA
2	1	14.7	RCA
5	2	41.4	LDA
	12	256.6	RCA
TOTAL	18	374.5	

1995-1997 APPROVED LOTS IN CBCAC



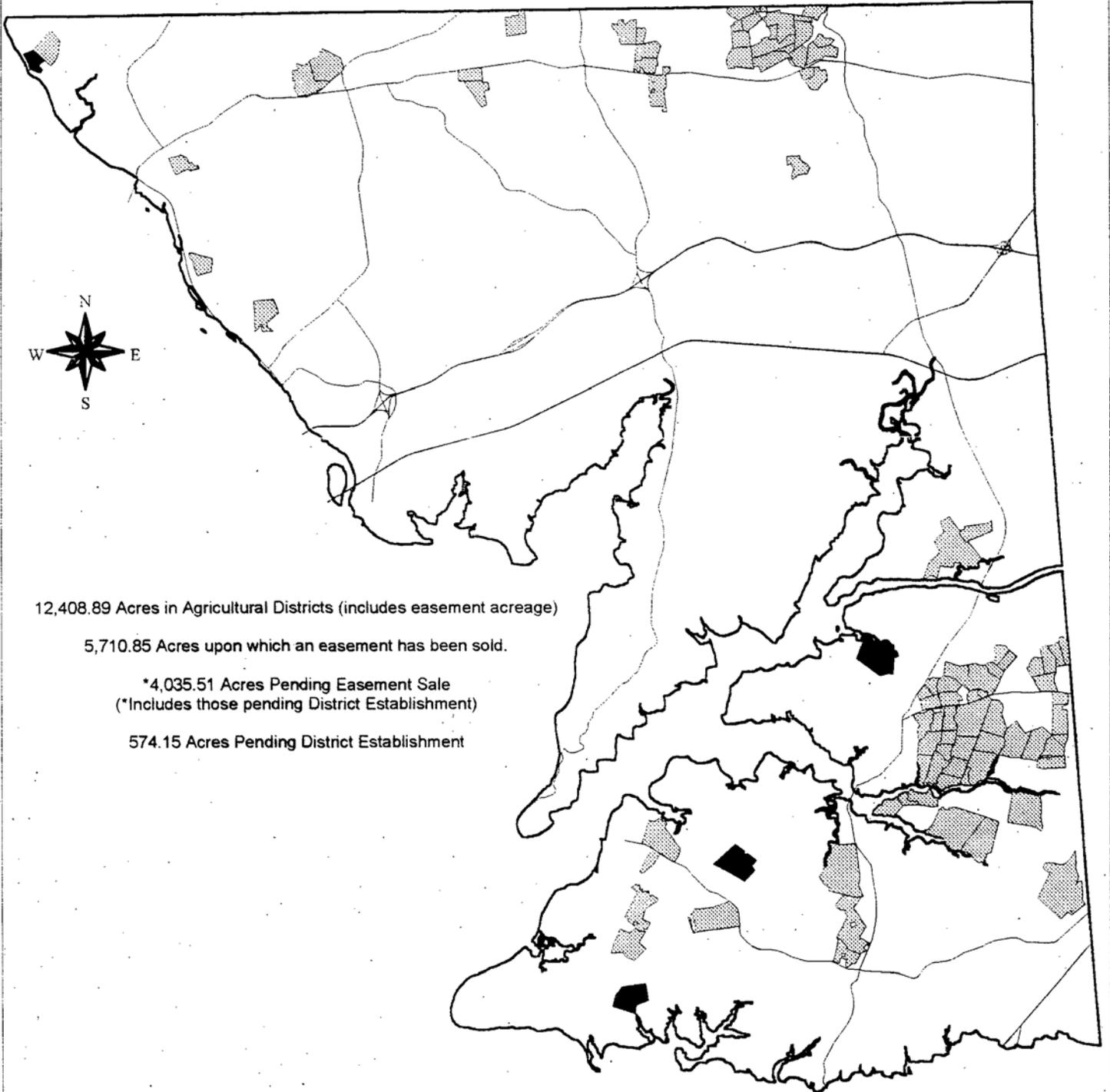
1995-1997 APPROVED ACRES IN CBCAC



SITE PLANS APPROVED IN 1997

APPROVAL DATE	NAME	LOCATION	ED	ZONING	USE	PROP SQ FT	TOTAL ACRES	TAX MAP	PRCL
2/27/97	Anguish & Anguish	1882 W. Pulaski Hwy.	5	BG	Mini Storage	15400	1.30	25	216
3/7/97	T C Simons Asphalt Plant	Route 40, Elkton	3	M2	Asphalt Plant	3084	4.72	32	262
3/29/97	W. L. Gore & Associates	Rte. 316, Appleton Bldg 3	4	M1	Off Manuf, Wrhse	145000	76.40	21	826
4/9/97	Greenhurst Market	Calvert Road	6	BL	Grocery	1800	1.60	18	61
4/25/97	Taylor's Marina (JP Assoc)	River Road, Locust Point	2	MB	Swimming Pool	37495	0.91	38	186
5/23/97	Carpenters Point Water Co	Carpenter's Point Road	5	SR	Water Treatment	8712	0.95	35	310
6/17/97	Fletchwood Square	MD Rte 277	3	BI	Retail/Service	5100	0.83	21	786
6/26/97	York Bldg Products	Mountain Hill Rd	5	M2	Mining		8.28	30	2
7/29/97	Cecil Comm Cig Careers BI	MD Rte. 272	3	SR	Community Collg	16300	92.05	25	500
7/29/97	T. C. Simons Asphalt Plnt	U. S. Rte. 40	3	M2	Asphalt Plant	3080	4.72	32	262
8/1/97	High's - Rising Sun	Horseshoe Rd & Rte. 1	6	BG	ConvncStore/Gas	2109	2.04	9	671
8/12/97	Bay Country Assoc., Inc.	U. S. Rte. 40	3	BG	Mini storage	12800	2.00	33	1030
9/8/97	W. L. Gore, Bldg. #5 Add.	Applton-North	4	M1	Manuf. & Office	29463	76.38	21	15
9/18/97	Harrison, John - Lands of	US Rte 40 & Mechanics Val	5	BG	Storage	6000	14.70	25	712
10/17/97	Nottingham Dev Co., Inc.	Rock Sprngs & Woody Brown	8	BG	Mini Storage	9150	2.13	2	122

Agricultural Land Preservation



12,408.89 Acres in Agricultural Districts (includes easement acreage)

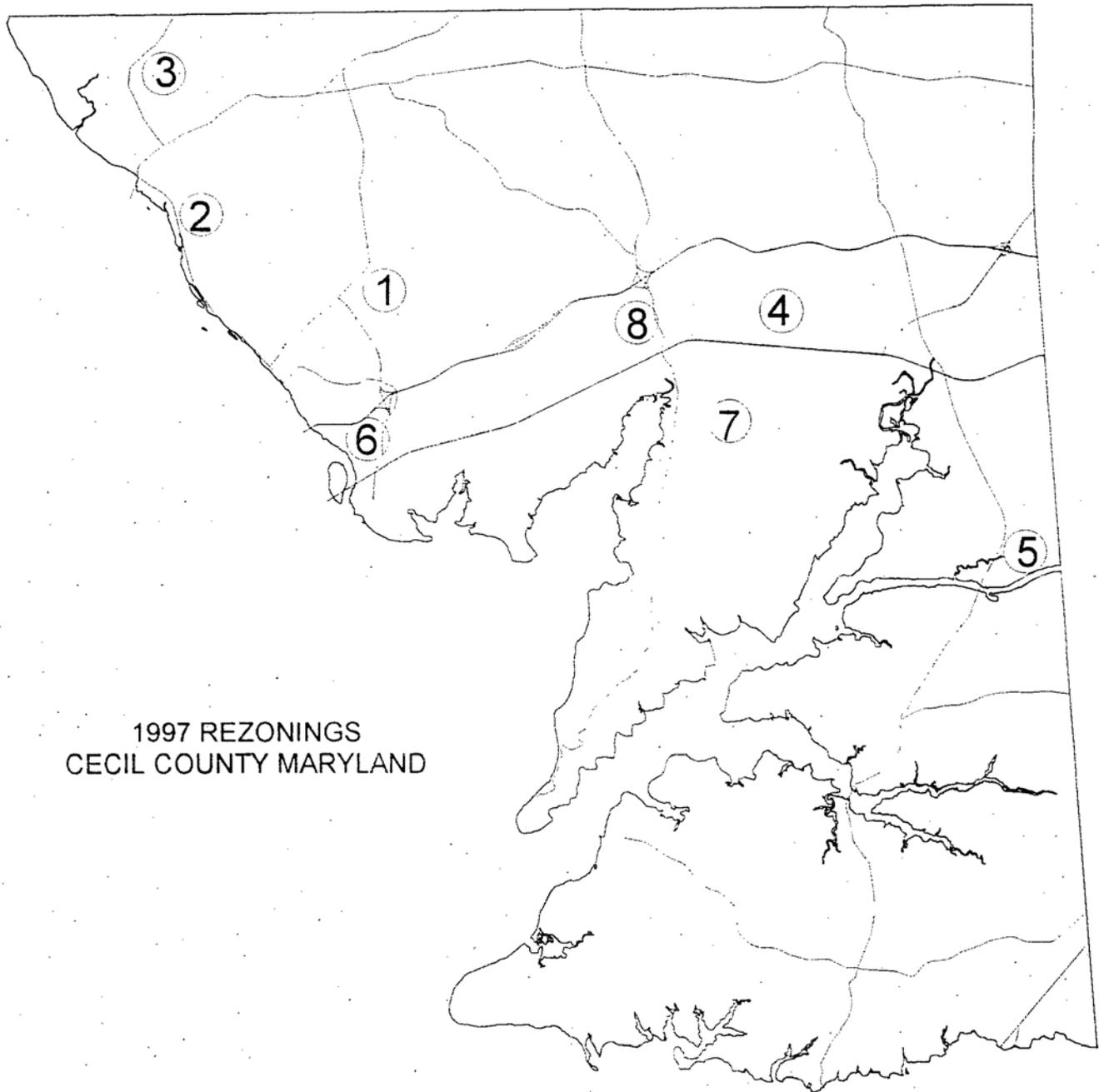
5,710.85 Acres upon which an easement has been sold.

*4,035.51 Acres Pending Easement Sale
(*Includes those pending District Establishment)

574.15 Acres Pending District Establishment

 Agricultural Districts Approved in 1997
 Other Agricultural Districts and/or Easements

1997 REZONINGS
CECIL COUNTY MARYLAND



Name	Request From/To	Decision	Land Use District
3. Nottingham Dev. Co.	BL to BR	Approved	Rural Conservation
1. Landhope Realty Corp.	BL/NAR to BR	Approved	Development
8. Mars	RM to BR	Disapproved	Development
7. Abramowicz	RS to SR	Disapproved	Rural Conservation
2. Dooling	NAR to BR	Approved	Rural Conservation
4. Dunlap	NH to BR	Approved	Development
5. Bardus	NAR/BR to BR	Disapproved	Rural Conservation
6. Barrow/Hrabec	BL to BR	Disapproved	Suburban

BOARD OF APPEALS

<u>Special Exceptions</u>						
	MANUFACTURED HOME HARDSHIP	MANUFACTURED HOME AGRICULTURE PURPOSES	MANUFACTURED HOME SECURITY	HOME OCCUPATION	TELECOMMUNICATIONS	OTHER
APPROVED	12	4	7	15	1	7
DISAPPROVED	1	1	1	0	0	0
TOTAL	13	5	8	15	1	7

<u>VARIANCES</u>	
APPROVED	21
DENIED	5

<u>APPEALS</u>	
AFFIRMED	1

ZONING INSPECTIONS 1997

MANUFACTURED HOMES	51
MANUFACTURED HOME SPECIAL EXCEPTION	25
UNTAGGED VEHICLES	61
SALVAGE YARDS	58
CAMPGROUNDS	14
ILLEGAL BUSINESS	20
SETBACKS	12
RV/TRAVEL TRAILERS	9
SIGNS	8
SWIMMING POOLS	13
DWELLING CONVERSIONS	3
KENNELS	2
ANIMAL HUSBANDRY	8
COURT CASES	45
TOTAL	329

BUILDING PERMITS ISSUED BY ELECTION DISTRICT AND LAND USE DISTRICT

		<u>SF</u>	<u>MOD</u>	<u>MH</u>	<u>DUP</u>	<u>CONDO</u>	<u>TH</u>
1	RCD	2					
	RPD	8	3				
2	RCD	19	1				
	DD	3					
3	RPD	8	1				
	DD	56		1	2		45
	RCD	22	5				
4	SD	23	1	3			
	RCD	30		1			
5	SD	2	1				
	DD	23	3	12	1	33	10
	RCD	25	2				
6	SD	29	4	2			
	RCD	35	5	4			
7	TD	6					
	DD	17	1	7			13
	RCD	10	2				
8	SD	2		3			
	RCD	23	2	2			
9	DD	5	1				
	RCD	18	2				
TOTALS		366	34	35	3	33	68

	<u>SF</u>	<u>MOD</u>	<u>MH</u>	<u>DUP</u>	<u>TH</u>	<u>CONDO</u>
RCD	184	19	7			
RPD	16	4				
DD	104	5	20	3	68	33
SD	56	6	8			
TD	6					
Totals	366	34	35	3	68	33

KEY:

SF - Single Family
 MOD - Modular
 MH - Manufactured Home
 DUP - Duplex
 TH - Townhouse

RCD - Resource Conservation District
 RPD - Resource Protection District
 DD - Development District
 SD - Suburban District
 TD - Town District

BUILDING PERMITS ISSUED IN INCORPORATED TOWN LIMITS

	<u>SINGLE FAMILY</u>	<u>TOWN HOUSE</u>	<u>DUPLEX</u>	<u>APART- MENT</u>	<u>CONDO</u>	<u>MODULAR</u>	<u>MOBILE HOME</u>
ELKTON	53	45	2				
CHARLESTOWN	14						
CHESAPEAKE CITY	3						
NORTH EAST		6			33		
PERRYVILLE	16	13				1	1
RISING SUN	5						
TOTAL	91	64	2	0	33	1	1

BUILDING PERMITS ISSUED OVER THE PAST FIVE YEARS

