

1998 Annual Report



Cecil County

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

March 1999

SUMMARY OF PLANNING ACTIVITIES FOR 1998

The Office of Planning and Zoning continued to process a heavy work load in 1998 as many of the tasks this office regularly engages in maintained or exceeded the levels from the previous year. Residential building permit activity increased by 15% from the previous year. The office's activities concerning rezonings, special exceptions, variances, subdivisions, zoning violations, building permits, agricultural preservation, Critical Area issues and other associated projects 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 1998, 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 1998, the Planning commission reviewed applications for major subdivisions and multi-family site plans. Projects reviewed included concept, preliminary, and final plan reviews. Of the applications, fourteen (14) were granted final approval, resulting in the creation of two hundred one (201) new lots. Fourteen (14) preliminary plats received approval, creating potential for seven hundred twenty-five (725) lots. Twelve (12) concept plans were approved involving the potential creation of seven hundred ninety-four (794) new lots in 1998. The most active district was Election District Five, which received four (4) final approvals, five (5) preliminary approvals and five (5) concept approvals. Election District Eight created the most lots with the final approval of sixty (60) units.
2. Minor Subdivisions – The Office of Planning and Zoning approved one hundred nine (109) applications in 1998 for minor subdivisions. Of those applications approved, sixty-three (63) were for the creation of ninety-nine (99) new lots. The remainder were submittals for additions of land or agricultural transfers. The most active district was Election District Five, which received eighteen (18) applications for the creation of thirty-one (31) new lots.
3. Site Plans – A total of sixteen (16) site plans were reviewed by the Office of Planning and Zoning in 1998.

4. Rezoning – During 1998, the Planning Commission made recommendations to the Board of County Commissioners on a total of twelve (12) rezoning applications. The County Commissioners approved six (6), denied four (4) and two (2) were withdrawn.
5. Special Exceptions – The Planning Commission and Board of Appeals heard fifty-nine (59) requests for Special exceptions in 1998.
6. Variances and Appeals – The Board of Appeals heard twenty-five (25) variance requests in 1998. Two (2) appeals of Office of Planning and Zoning decisions and administrative or enforcement actions were heard by the Board of Appeals in 1998.
7. Agricultural Preservation – The Planning Commission heard three (3) applications to form Agricultural Land Preservation Districts totaling 447.49 acres in 1998. All three (3) of the applications received favorable recommendations from the County Agricultural Preservation Advisory Board, the Planning Commission, and the Board of County Commissioners. Six thousand, four hundred forty-two (6,442) acres have had easements purchased to preserve the land for agricultural purposes. The total acreage now participating in the Program is fourteen thousand, one hundred sixty-two (14,162) impressive acres.
8. Building Permits – The Office of Planning and Zoning processed six hundred twenty-two (622) permits for residential development in the County, of which forty-two (42) were within the Chesapeake Bay Critical Area Program. The estimated value of construction for 1998 was \$68,861,198. There was approximately 2,106,918 square feet of residential space constructed in the County in 1998.

CECIL COUNTY PLANNING COMMISSION

1998 MEMBERS:

Mr. Carl Walbeck, Chairman

Mr. John Krummel, Vice-Chairman

Mr. George Coudon

Mr. Richard Kilby

Mr. Don Williams

Ms. Michelle Bloothoofd

Mr. Russell Farrell, Alternate

Ms. Clara Campbell – Attorney

The Cecil County Planning Commission is appointed by the Board of County Commissioners. The Planning Commission serves as a citizen review board and makes recommendations to the Board of Appeals or County Commissioners regarding rezoning cases, special exceptions, amendments or changes to County ordinances. The Planning Commission has authority to approve all major subdivisions of land.

Planning Commission public meetings are scheduled on the third Monday of each month. Subdivision proposals are heard at 1:00 p.m. in the Planning Office conference room. Rezoning, Special Exceptions, and other cases are heard at 7:00 p.m., in Courtroom 1 of the Cecil County Courthouse.

CECIL COUNTY BOARD OF APPEALS

1998 MEMBERS:

Mr. John B. Upp, Chairman

Mr. Douglas R. Cain, Vice-Chairman

Mr. John Judway

Ms. Nancy Polk

Mr. William Underwood

Mr. William Jeanes, Alternate

Mr. John Buck – Attorney

The Cecil County Board of Appeals is appointed by the Board of County Commissioners, and serves as a citizen review board for county planning decisions. The Board is a quasi-judicial board, which makes decisions on special exceptions, variances and appeals.

Board of Appeals public meetings are scheduled on the fourth Tuesday of each month at 7:00 p.m., in Courtroom 1 of the Cecil County Courthouse.

THE CECIL COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD

1998 Members:

Mr. Robert Knutsen, Chairman

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 PARKS AND RECREATION

1998 Members:

Mr. Douglas Lort, Chairman

Mr. Mel Bacon

Ms. Rose Cinelli

Mr. Robert Porter

Mr. Darwin Struble

Mr. James H. Tolbert

The County Commissioners appoint the Board of Parks and Recreation. 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 appropriate to these purposes, and to keep the Board of County Commissioners informed as to the availability of Federal and State funds for these purposes.

THE OFFICE OF PLANNING, ZONING PARKS AND RECREATION

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.

1998 Staff:

Eric S. Sennstrom, Director

Louis E. Brammer, Compliance Inspector

Rachael Brannon, Office Services Specialist

Sandra M. Edwards, Planner II

Philip Giesing, Planner II

Joseph Johnson, Resource Inspector

Vicky Rinkerman, Administrative Assistant, Zoning

Deborah J. Sample, Administrative Assistant, Planning

Joan Schwartzman, Office Services Specialist

Antoni Sekowski, Zoning Administrator

Ed Slicer, Manager, Parks and Recreation

Christina Testoni, Planning Aide

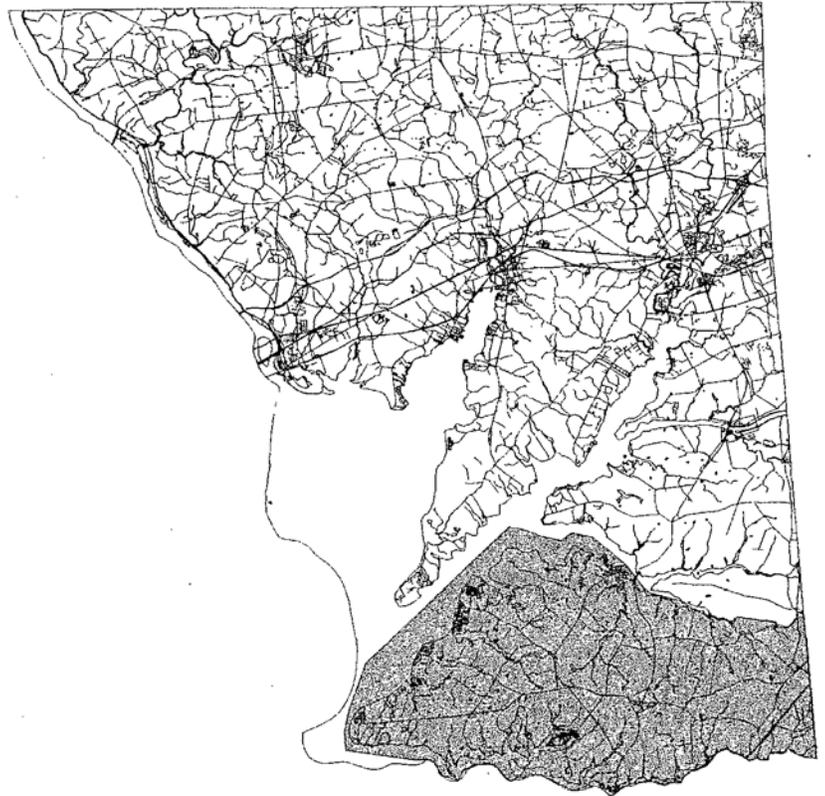
ELECTION DISTRICT #1 CECILTON

Town - Cecilton

District

Population: 3518*

*1996 MOP PROJECTIONS



DEVELOPMENT INFORMATION

Two (2) minor subdivisions were approved in 1998 resulting in the creation of three (3) lots.

Major subdivisions receiving concept approval in 1998 proposed the creation of eight (8) lots.

Major subdivisions receiving preliminary approval in 1998 proposed the creation of seven (7) lots.

Major subdivisions receiving final approval in 1998 created twenty-six (26) lots.

There was one (1) site plan approved for commercial/industrial activity in 1998.

Thirty-five (35) building permits were issued for single family dwellings in 1998.

Forty-three (43) building permits were issued for residential units in 1998 with a total estimated construction cost of \$5,926,400.

ELECTION DISTRICT #2 CHESAPEAKE CITY

Town - Chesapeake City

District

Population: 4570*

*1996 MOP PROJECTIONS



DEVELOPMENT INFORMATION

Four (4) minor subdivisions were approved in 1998 resulting in the creation of five (5) lots.

Major subdivisions receiving concept approval in 1998 proposed the creation of nineteen (19) lots.

No major subdivisions received preliminary approval in 1998.

Major subdivisions receiving final approval in 1998 created nine (9) lots.

No site plans were approved for commercial or industrial activity in 1998.

Forty-eight (48) building permits were issued for single family dwellings in 1998.

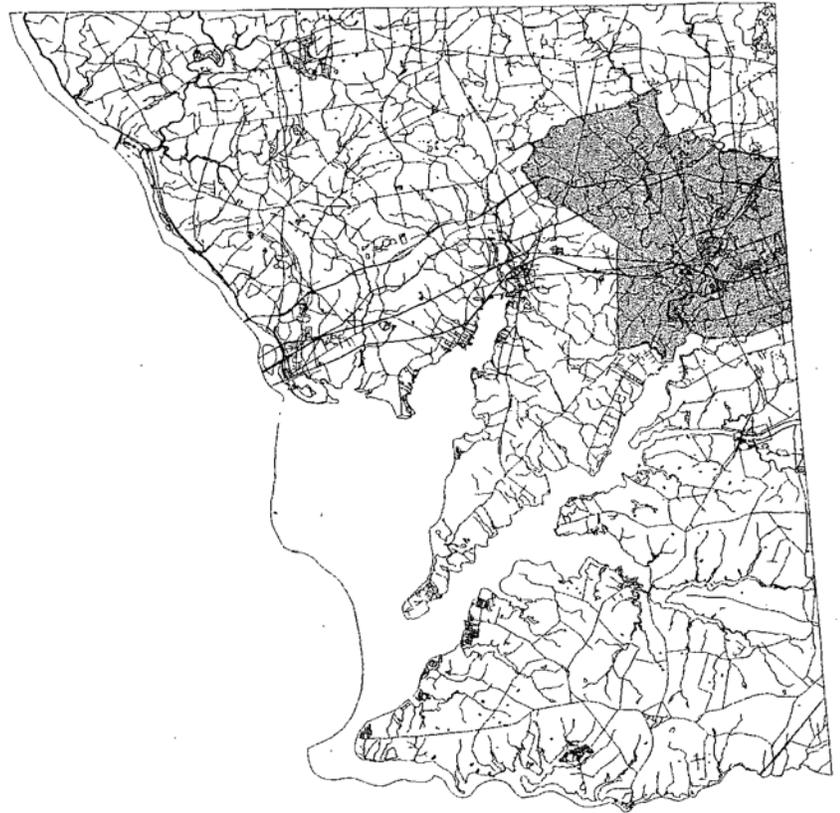
Forty-nine (49) building permits were issued for residential units in 1998 with a total estimated construction cost of \$5,659,900.

ELECTION DISTRICT #3 ELKTON

Town - Elkton

District
Population: 19,049*

*1996 MOP PROJECTIONS



DEVELOPMENT INFORMATION

Seven (7) minor subdivisions were approved in 1998 resulting in the creation of thirteen (13) lots.

No major subdivisions received concept approval in 1998.

No major subdivisions received preliminary approval in 1998.

Major subdivisions receiving final approval in 1998 created seventeen (17) lots.

There were four (4) site plans approved for commercial/industrial activity in 1998.

Seventy-five (75) building permits were issued for single family dwellings in 1998.

Eighty-one (81) building permits were issued for residential units in 1998 with a total estimated construction cost of \$13,941,200.

ELECTION DISTRICT #4 FAIRHILL

Village - Fairhill

District
Population: 7550*

*1996 MOP PROJECTIONS



DEVELOPMENT INFORMATION

Five (5) minor subdivisions were approved in 1998 resulting in the creation of seven (7) lots.

Major subdivisions receiving concept approval in 1998 proposed the creation of twenty-six (26) lots.

Major subdivisions receiving preliminary approval in 1998 proposed the creation of ten (10) lots.

Major subdivisions receiving final approval in 1998 created ten (10) lots.

There were two (2) site plans approved for commercial/industrial activity in 1998.

Seventy (70) building permits were issued for single family dwellings in 1998.

Seventy-one (71) building permits were issued for residential units in 1998 with a total estimated construction cost of \$10,210,490.

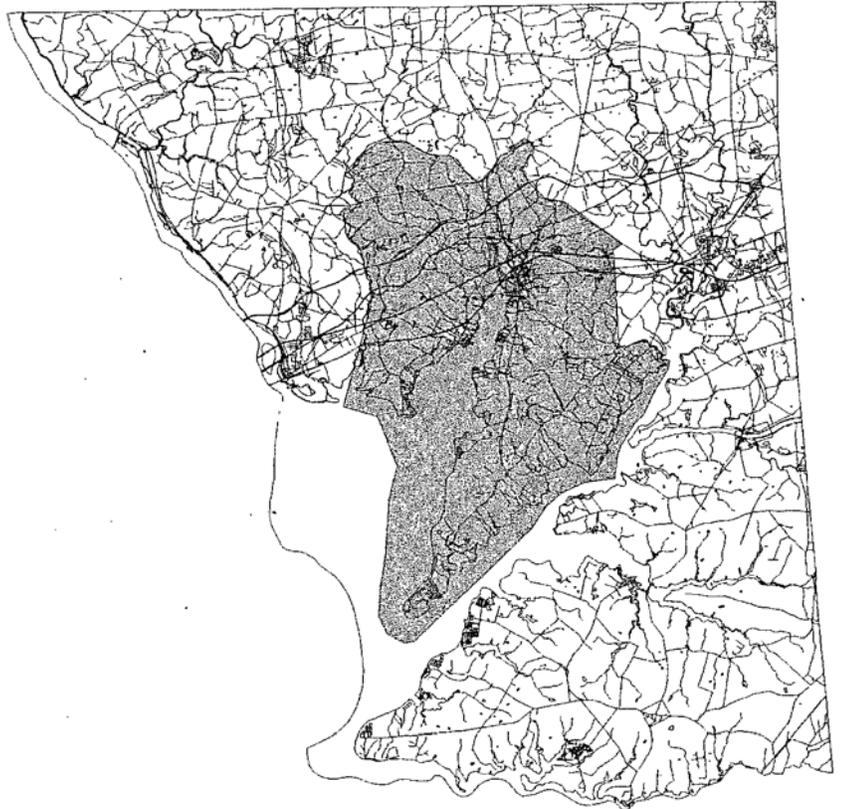
ELECTION DISTRICT #5 NORTH EAST

Towns - North East/Charlestown

District

Population: 17,169*

*1996 MOP PROJECTIONS



DEVELOPMENT INFORMATION

Eighteen (18) minor subdivisions were approved in 1998 resulting in the creation of thirty-one (31) lots.

Major subdivisions receiving concept approval in 1998 proposed the creation of Four hundred Fifty-nine (459) lots.

Major subdivisions receiving preliminary approval in 1998 proposed the creation of three hundred thirty-three (333) lots.

Major subdivisions receiving final approval in 1998 created thirty-seven (37) lots.

There were seven (7) site plans approved for commercial/industrial activity in 1998.

One hundred fourteen (114) building permits were issued for single family dwellings in 1998.

One hundred fifty-eight (158) building permits were issued for residential units in 1998 with a total estimated construction cost of \$12,921,949.

ELECTION DISTRICT #6 RISING SUN

Town - Rising Sun

District
Population: 7,721*

*1996 MOP PROJECTIONS



DEVELOPMENT INFORMATION

Eleven (11) minor subdivisions were approved in 1998 resulting in the creation of fourteen (14) lots.

Major subdivisions receiving concept approval in 1998 proposed the creation of twenty-five (25) lots.

Major subdivisions receiving preliminary approval in 1998 proposed the creation of twenty-eight (28) lots.

Major subdivisions receiving final approval in 1998 created twenty-six (26) lots.

No site plans were approved for commercial or industrial activity in 1998.

Ninety-two (92) building permits were issued for single family dwellings in 1998.

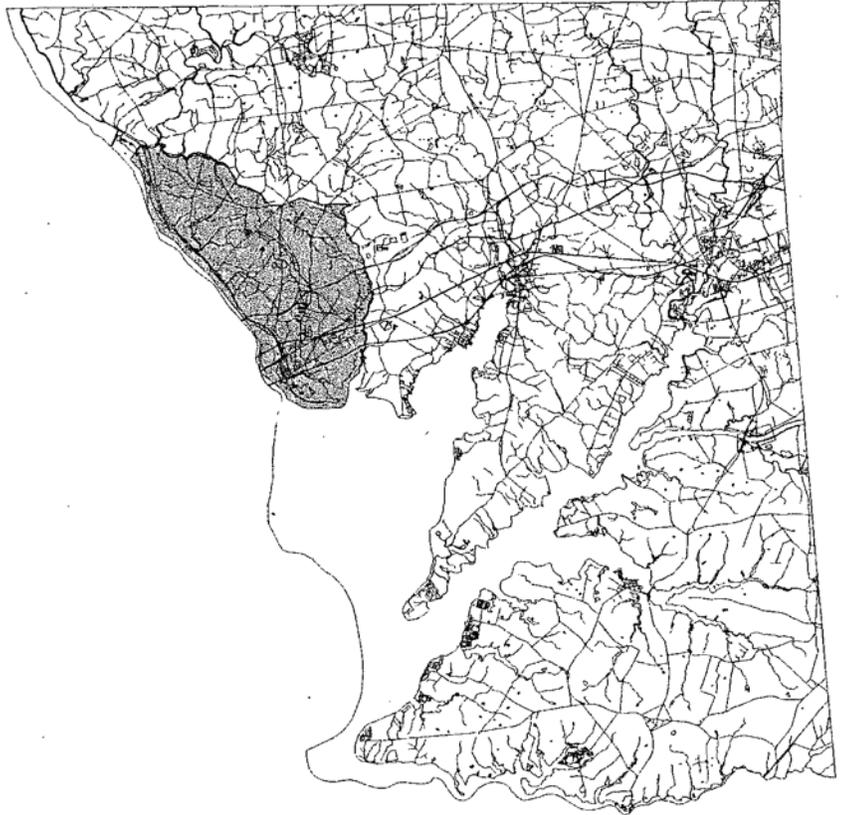
Ninety-five (95) building permits were issued for residential units in 1998 with a total estimated construction cost of \$9,510,900.

ELECTION DISTRICT #7 PORT DEPOSIT

Towns - Port Deposit/Perryville

District
Population: 10,333*

*1996 MOP PROJECTIONS



DEVELOPMENT INFORMATION

Five (5) minor subdivisions were approved in 1998 resulting in the creation of six (6) lots.

Major subdivisions receiving concept approval in 1998 proposed the creation of fifty-seven (57) lots.

Major subdivisions receiving preliminary approval in 1998 proposed the creation of four (4) lots.

Major subdivisions receiving final approval in 1998 created four (4) lots.

There was one (1) site plan approved for commercial/industrial activity in 1998.

Thirty-three (33) building permits were issued for single family dwellings in 1998.

Forty-four (44) building permits were issued for residential units in 1998 with a total estimated construction cost of \$3,900,659.

ELECTION DISTRICT #8 CONOWINGO

Village - Conowingo

District

Population: 3,222*

*1996 MOP PROJECTIONS



DEVELOPMENT INFORMATION

Four (4) minor subdivisions were approved in 1998 resulting in the creation of eleven (11) lots.

Major subdivisions receiving concept approval in 1998 proposed the creation of two hundred (200) lots.

Major subdivisions receiving preliminary approval in 1998 proposed the creation of three hundred forty-three (343) lots.

Major subdivisions receiving final approval in 1998 created sixty (60) lots.

There was one (1) site plan approved for commercial/industrial activity in 1998.

Forty-five (45) building permits were issued for single family dwellings in 1998.

Fifty-four (54) building permits were issued for residential units in 1998 with a total estimated construction cost of \$3,997,800.

ELECTION DISTRICT #9 CALVERT

Village - Calvert

District
Population: 4,067*

*1996 MOP PROJECTIONS



DEVELOPMENT INFORMATION

Seven (7) minor subdivisions were approved in 1998 resulting in the creation of nine (9) lots.

No major subdivisions received concept approval in 1998.

No major subdivisions received preliminary approval in 1998.

No major subdivisions received final approval in 1998.

No site plans were approved in 1998 for commercial/industrial activity.

Twenty-five building permits were issued for single family dwellings in 1998.

Twenty-seven (27) building permits were issued for residential units in 1998 with a total estimated construction cost of \$2,791,900.

APPENDICES

1998 MAJOR SUBDIVISION ACTIVITY

APPROVED CONCEPT SUBMITTALS								
SUBDIVISION	DATE	ED	ZONING	ACRES	LOTS	CA AC	CA LTS	LUD
Russell, Susan G. (Lands)	3/16/98	5	NAR	134.3	46			RCD
Chesapeake Cl, Sec C D E F	3/16/98	5	RM	33.4	114			DD
Montgomery, H. Barry(Lds)	6/15/98	4	NAR	100.2	26			RCD
Whittaker Woods	6/15/98	5	SR	182.3	182			SD
Mount Zoar Mobile Home Pk	8/17/98	8	MH	77.1	200			RCD
Montgomery Bros, Inc -Lds	8/17/98	6	SR	9.0	6			RCD
Boettcher, Josephine M.	9/21/98	5	SR	204.3	77	37.6	1	SD
Graham, Acres	9/21/98	2	SAR	98.7	19	57.3	2	RPD
Russell, Susan G. (Lands)	10/19/98	5	NAR	134.3	40			RCD
Butler, Ernest E., et ux.	11/16/98	1	SAR	169.3	8			RPD
Merlyn Park	11/16/98	7	SR&NAR	121.7	57			SD&RCD
Spring Hill	12/21/98	6	NAR	98.5	19			RCD
TOTALS				1363.09	794	94.9	3	

APPROVED PRELIMINARY SUBMITTALS								
Maybelle Manor M H Park	1/20/98	8	MH	28.3	170			RCD
Honore, Ethel Mary, Lts5-8	2/17/98	7	NAR	39.8	4	16.6	2	RCD
Chesapeak Club, Sec CDE&F	4/20/98	5	RM	13.9	54			DD
Panacek, Herman, L4A-10	4/20/98	1	SAR	129.1	7			RPD
Benjamin's Landing, L1-15	5/18/98	8	NAR	37.8	15			RPD
Great Oak, Ph 2, L 14-25	6/15/98	6	SR	20.0	12			RCD
Mount Gomerie, L1-3&19-25	7/20/98	4	NAR	42.3	10			RCD
Meadow Run, Sec. 2, L 20-37	8/17/98	5	SR	24.3	18			SD
Whitaker Woods	9/21/98	5	SR	182.3	171			SD
Mount Zoar Mobile Home Pk	10/19/98	8	MH	77.1	158			RCD
Thomasville, Ph 2, Lots 9-24	11/16/98	6	NAR	88.8	15			RCD
Coach and Four, Lot 24	12/21/98	6	RR	3.8	1			RCD
Northwoods, Sec 3, Lts 39-95	12/21/98	5	RM	15.8	57			SD
Meadow Run, Sec. 3	12/21/98	5	SR	37.2	33			SD
TOTALS				740.39	725	16.6	2	

APPROVED FINAL SUBMITTALS								
Fox Valley Farm	2/17/98	2	SAR	257.0	9	91.2	2	RPD
Wellingborough Estates	3/16/98	6	TR	47.5	26			RCD
Heron Place, Lots 5A-10	3/16/98	5	SR	22.8	6	22.8	6	DD
Autumn Wood Ridge	3/16/98	3	DR	32.5	17			DD
Honore, Ethel Mary, L5-8	4/20/98	7	NAR	39.8	4	18.7	1	RCD
Anchorage Farms, Lts 1-19	5/18/98	1	TR	21.6	19			RPD
Chesapeake Club-Cross Crk	6/15/98	5	RM	0.9	7			DD
Chesapeake Club-Fairhaven	6/15/98	5	RM	3.2	6			DD
Benjamin's Lndng, S1, L1-15	7/20/98	8	NAR	37.9	15			RPD
Glenmaple, Lots 4A-10	7/20/98	1	SAR	129.1	7			RPD
Maybelle Manor M H Park	9/21/98	8	MH	28.4	45			RCD
Great Oak, Ph 2, L 14-25	9/21/98	6	SR	20.0	12			RCD
Meadow Run, Sec. 2, L 20-37	10/19/98	5	SR	24.3	18			SD
Mount Gomerie, L1-3&19-25	12/21/98	4	NAR	42.3	10			RCD
TOTALS				707.2	201.0	132.7	9.0	

**MINOR SUBDIVISIONS APPROVED IN 1998
BY ELECTION DISTRICT**

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUS	LOTS	ACRES	APPROVED	CAD
CRAIGLAND FARMS, INC.	62	15	16	1	SAR	RPD	1	22.500	10/20/98	
BUTLER, ERNEST	64	2	3	1	SAR		2	2.000	2/4/98	
DISTRICT 1 - TOTALS							3	24.500		

TAYLOR, RICHARD	47	8	322	2	RR	RPD	1	2.030	2/13/98	
WHITEOAK, PATRICIA ANN	38	17	30	2	NAR	RCD	1	9.000	9/9/98	RCA
CARVER, LAWRENCE	44	13	3	2	SAR	RPD	1	3.500	9/29/98	
SUND, JON	43	22	21	2	SR	TD	2	3.340	10/20/98	
DISTRICT 2 - TOTALS							5	17.870		

REECE J & M	41	0	28	3	RR	RPD	3	7.950	7/22/98	LDA
SLACK, JOHN	20	20	758	3	VR	SD	2	2.210	2/26/98	
PODOLAK, PAUL	13	22	474	3	RR	RCD	4	11.030	12/1/98	
IRWIN, CHANDLER	33	24	185	3	NAR	RCD	1	29.519	6/23/98	
HODGE, JOHN	20	5	20 & 47	3	NAR	RCD	1	2.002	5/20/98	
EDWARDS, JAMES	33	17	86	3	DR	DD	1	2.060	11/18/98	
THOMPSON, JEAN	13	23	108	3	NAR	RCD	1	15.300	8/3/98	
DISTRICT 3 - TOTALS							13	70.071		

MACCARI, ORLANDO	12	11	31	4	NAR	RCD	3	9.831	4/22/98	
DVORAK, MARY	13	24	66	4	NAR	RCD	1	10.798	3/2/98	
YUNINGER, ALLEN	13	3	524	4	NAR	RCD	1	1.339	7/13/98	
MILBURN, JOHN	6	13	62	4	NAR	RCD	1	2.405	6/18/98	
TAYLOR, JAMES	12	18	27	4	NAR	RCD	1	7.190	8/10/98	
DISTRICT 4 - TOTALS							7	31.563		

BECK, FRANK	31	1	143	5	SR	SD	1	1.600	2/9/98	
MARTINUK, JOSEPH	32	22	103	5	SR	SD	1	3.620	4/23/98	
MONTGOMERY, HAROLD	31	4	218	5	DR	DD	1	1.080	1/29/98	
JACKSON, HAROLD	37	9	273	5	NAR	RCD	1	3.705	6/3/98	
N.Z. BOUND, INC.	18	9	20	5	NAR	RCD	1	2.034	2/6/98	
NEWTON, HELGA	24	13	176	5	NAR	RCD	1	3.040	3/10/98	
HARBISON-WALKER REFR	24	11	45	5	NAR	MED	4	23.198	4/23/98	
HARBISON-WALKER REFR	24		47	5	NAR	RCD	2	28.431	4/23/98	
REYNOLDS, DOROTHY	36	3	70	5	SR	DD	1	1.269	3/25/98	LDA
ASHBY, SARAH	18	23	36	5	NAR	RCD	1	2.050	4/28/98	
LOCKARD, ROBERT	36	24	343	5	NAR	RCD	1	10.890	7/23/98	
FOREAKER, HOWARD	41	3	72	5	NAR	RCD	1	4.306	7/24/98	
WALKER, SCOTT	24	18	59	5	SR	SD	2	6.640	10/27/98	
CROUCH FAMILY PRTRSHP	36	24	341	5	NAR	RCD	1	1.851	8/10/98	
TREUT, CAROLINE	31	22	564	5	MH	DD	3	16.250	12/9/98	

**MINOR SUBDIVISIONS APPROVED IN 1998
BY ELECTION DISTRICT**

WARD, ERNEST	18	16	24	5	NAR	RCD	1	1.268	9/11/98	
GOSS-MONTGOMERY PRTRS	24	12	46&322	5	NAR	RCD	6	12.000	12/10/98	
GOSS-MONTGOMERY	24	12	322	5	NAR	RCD	2	8.061	12/17/98	
DISTRICT 5 - TOTALS							31	131.293		

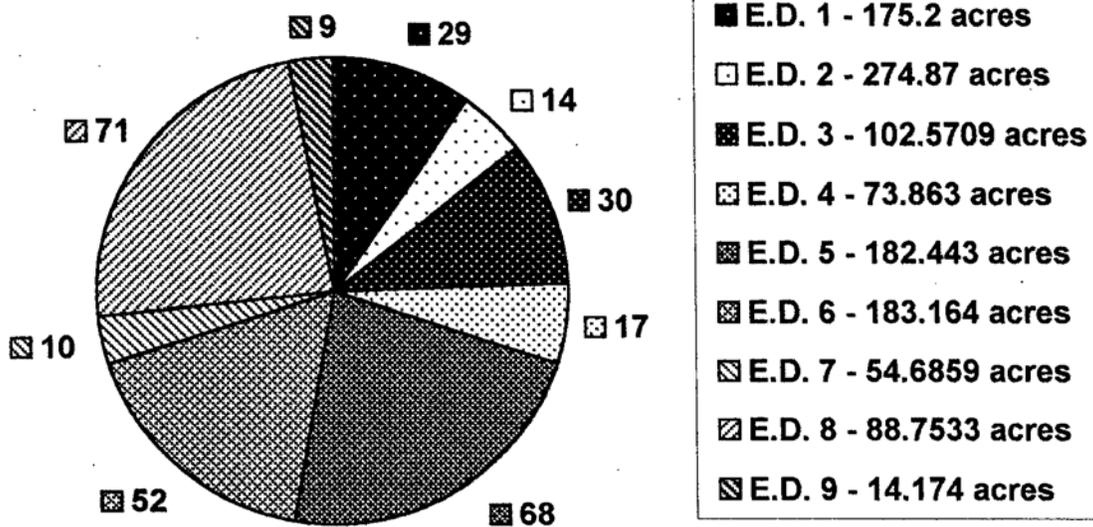
SHERRARD, FAVA	2	24	37	6	NAR	RCD	1	25.030	1/7/98	
KILBY, RICHARD	17	15	508	6	NAR	RCD	1	4.316	1/15/98	
MCCOY, GARY	2	24	45	6	NAR	RCD	1	1.226	2/13/98	
WEBB, LARRY	17	6	53	6	NAR	RCD	1	1.241	1/28/98	
SHERRARD LTD PRTRSHIP	2	24	39	6	NAR	RCD	2	10.260	6/23/98	
NORTH HILLS	3	22	123	6	BG	TD	1	1.544	4/15/98	
TRIPLE L & J L.L.C.	3	20	38	6	NAR	RCD	3	28.263	6/11/98	
SPROUT, HORACE	3	20	24	6	NAR	RCD	1	2.924	9/3/98	
KILBY'S, INC.	17	8	13	6	NAR	RCD	1	2.000	7/31/98	
KOHLBUS, JOHN	17	14	466	6	RR	RCD	1	1.860	11/6/98	
GUETHLER, GLADYS	17	18	20	6	NAR	RCD	1	37.000	10/20/98	
DISTRICT 6 - TOTALS							14	115.664		

BURLIN, MARGARET	23	8	354	7	NAR	RCD	2	2.005	2/9/98	
HONORE, LAMONT	22	16	227	7	NAR	RCD	1	4.995	5/5/98	
CLARK, RICHARD	29	3	261	7	MH	SD	1	0.886	7/13/98	
PATTERSON, MELVIN	29	21	12	7	DR	DD	1	2.000	10/7/98	
MCCOY, ULYSSES	22	12	70	7	NAR	RCD	1	5.000	11/12/98	
DISTRICT 7 - TOTALS							6	14.886		

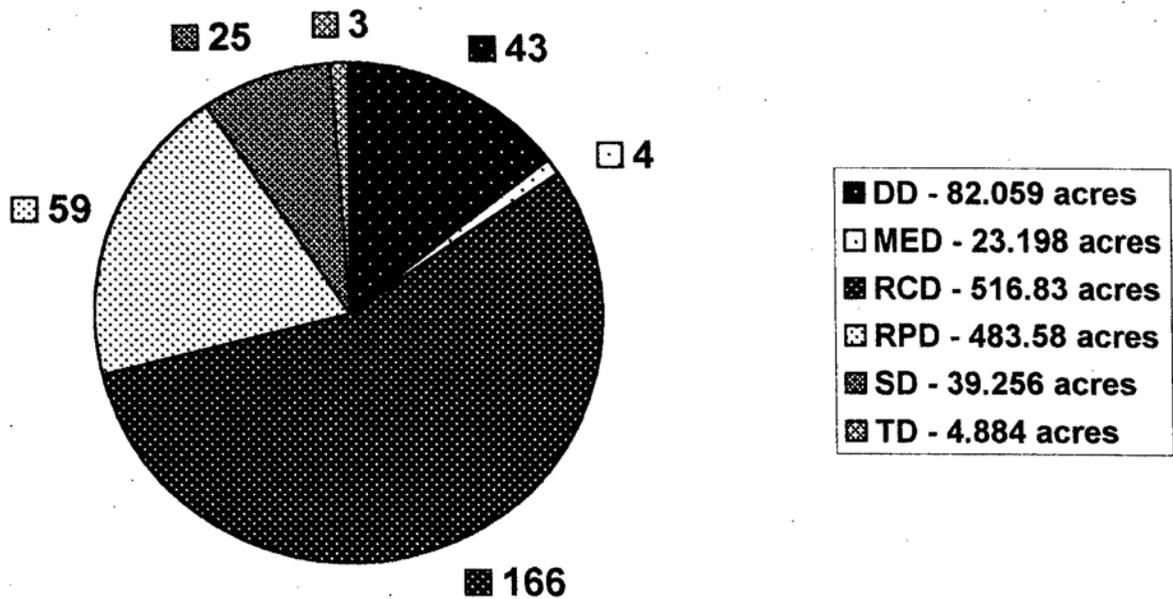
8-D LAND CO, LLC	9	2	39	8	NAR	RCD	4	10.770	5/18/98	
8-D LAND CO, LLC	9	3	627	8	NAR	RCD	3	2.924	6/29/98	
MCCOY ENTERPRISES INC	9	13	19	8	NAR	RCD	3	5.881	8/28/98	
HEWITT, ROGER	1	22	12	8	NAR	RCD	1	2.911	8/20/98	
DISTRICT 8 - TOTALS							11	22.486		

HUDLER, RICHARD	19	15	103	9	NAR	RCD	3	2.605	2/17/98	
MCMILLAN, JESSE	5	19	1	9	NAR	RCD	1	1.400	3/5/98	
JOHNSON, DOUGLAS	5	16	44	9	RR	RCD	1	2.348	6/12/98	
RACINE, DAVID	19	13	39	9	BG	RCD	1	3.038	7/28/98	
ENGLAND, CLIFFORD	11	11	26	9	NAR	RCD	1	1.899	9/4/98	
MOORE, CHARLES	12	3	90	9	NAR	RCD	1	2.174	9/8/98	
VAN DYKE, CLYDE	12	24	75	9	RR	RCD	1	0.710	9/9/98	
DISTRICT 9 - TOTALS							9	14.174		
GRAND TOTALS:							99	442.507		

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 = 300

1998 APPROVED LOTS AND ACRES WITHIN THE CHESAPEAKE BAY CRITICAL AREA

ELECTION DISTRICT	LOTS	ACRES	CRITICAL AREA DESIGNATION
2	10	266.0	RCA
3	3	7.95	LDA
5	7	24.07	LDA
7	4	39.8	RCA
TOTALS	24	337.82	

SITE PLANS APPROVED IN 1998

APPROVAL DATE	NAME	LOCATION	ED	ZONING	PROPOSDUSE	PROPSQFT	TOTALACRES	TAXMAP	PARCEL
1/14/98	Chesapeake Bay Golf Club	MD Rte. 272	5	RM	Clubhouse	13717	105.33	31	1265
1/27/98	J H Const-a/k/a Reynolds	U.S. Rte. 40	5	BG	Office	1925	0.41	25	747
2/3/98	Sentinel Self Storage	U. S. Rte. 40	5	BG	Self Storage	47916	3.93	25	110
2/3/98	W L Gore, Elk Mills V	Appleton Road	4	M1	Offc,manuf,wrhs	211387	76.38	21	826
2/5/98	T & G Contractors, Inc.	Nottingham Road	3	M2	Maint/Storage	5520	8.00	26	530
2/17/98	Builders Choice	Molitor Road	3	BG	Storage	8000	3.34	20	731
2/27/98	Reb's Used Cars	U. S. Rte. 40	3	BG	Vehicle sales	1267	0.93	32	7
4/3/98	High's of Baltimore	Appleton Rd & MD Rte 273	4	BL	Convenience str	2424	2.76	14	2
4/13/98	Harrison, John,'98 add't'n	US Rte 40/Mechanics Vally	5	BG	Storage	6000	14.70	25	712
5/18/98	Landhope Farms (Canopy)	MD Rte. 222 & U.S. Rte. 1	8	BG	Conv store/fuel	2100	2.89	9	29
5/21/98	Builder's Choice -Revised	Molitor Road	3	BG	Storage	8000	3.34	20	731
6/22/98	Furnace Bay Golf Course	MD Rte. 7	7		golf course		148.25	35	143
7/28/98	Richmond's Marina	Glebe Road	1	MB	Pool & Drainfld	196020	224.12	52	12
9/18/98	Gibson, Francis (Lands of)	Mechanics Valley Rd & Rte. 40	5	BI	Office & Mini-wrhs	31099	10.37	25	113 127 207 481
10/14/98	King Salvage	U. S. Rte. 40	5	M2	Warehouse	11840	13.53	31	862
11/5/98	Elkton Sparkler	Peninsula Industrial Park	5	M1	office & warehouse	24000	9.35	25	729

1998 NEW AGRICULTURAL PRESERVATION DISTRICTS

OWNER	TAX MAP – GRID – PARCEL	ACRES	ELECTION DISTRICT
Wayne and Ruth Brown	4 – 21 – 12	69.46	9
St. Stephens Church	57 – – 1	257.0	1
Roy and Sue Carpenter	56 – 15 – 35	121.03	1
TOTAL ACRES		447.49	

In 1998, three (3) applications to form Agricultural Preservation Districts were received and approved by the County Agricultural Preservation Advisory Board, Planning Commission and Board of County Commissioners. The combined acres for the three applications totaled 447.49.

Total acres in Agricultural Districts - 7,719.68

Total acres subject to an Easement - 6,442.39



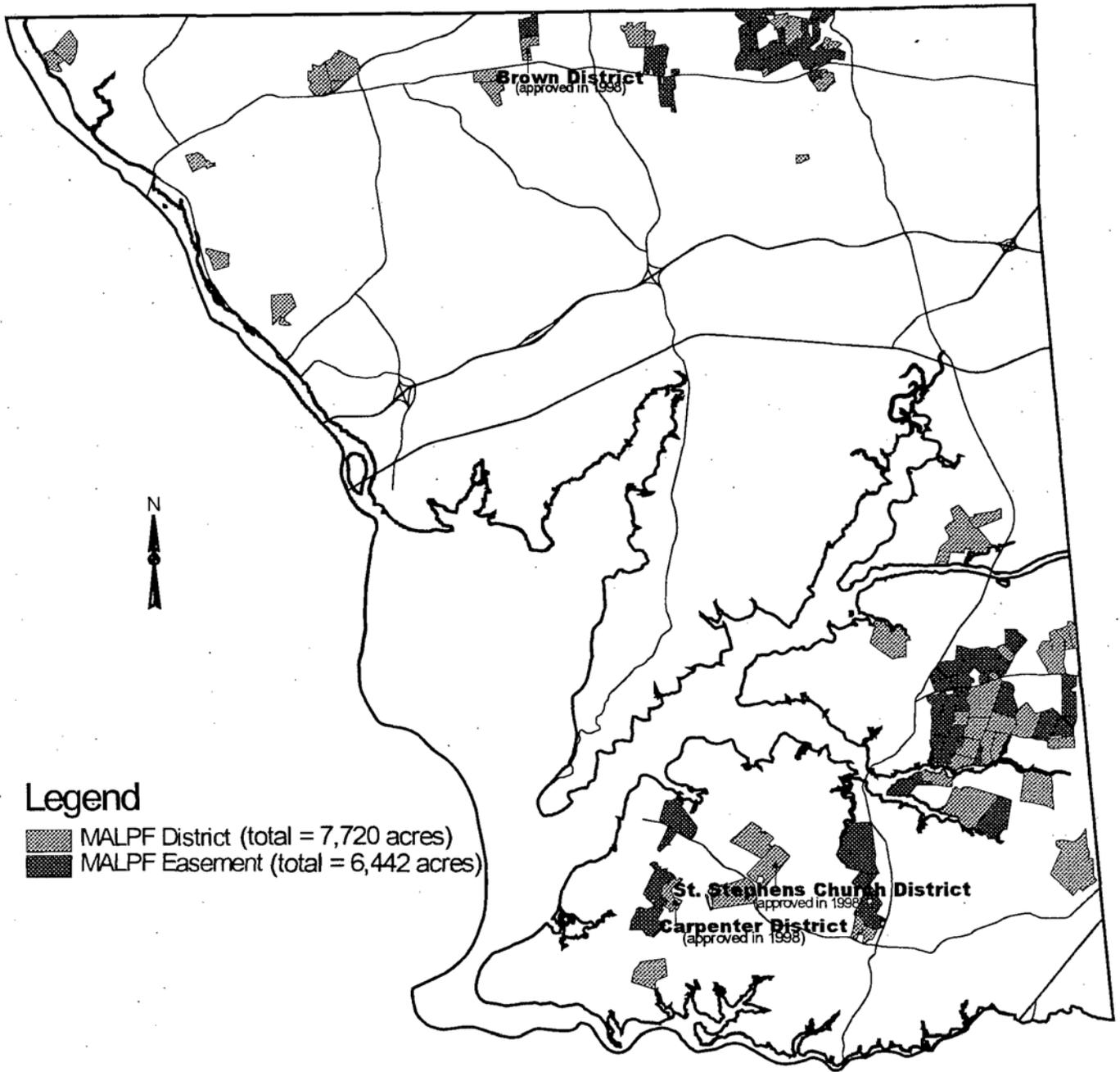
AGRICULTURAL DISTRICTS

1998

NAME	ACRES
1. Wayne & Ruth Brown	69.46
2. St. Stephens Church	257.0
3. Roy & Sue Carpenter	121.03

CECIL COUNTY

Properties Participating In The Maryland Agricultural Land Preservation Program



Legend

-  MALPF District (total = 7,720 acres)
-  MALPF Easement (total = 6,442 acres)

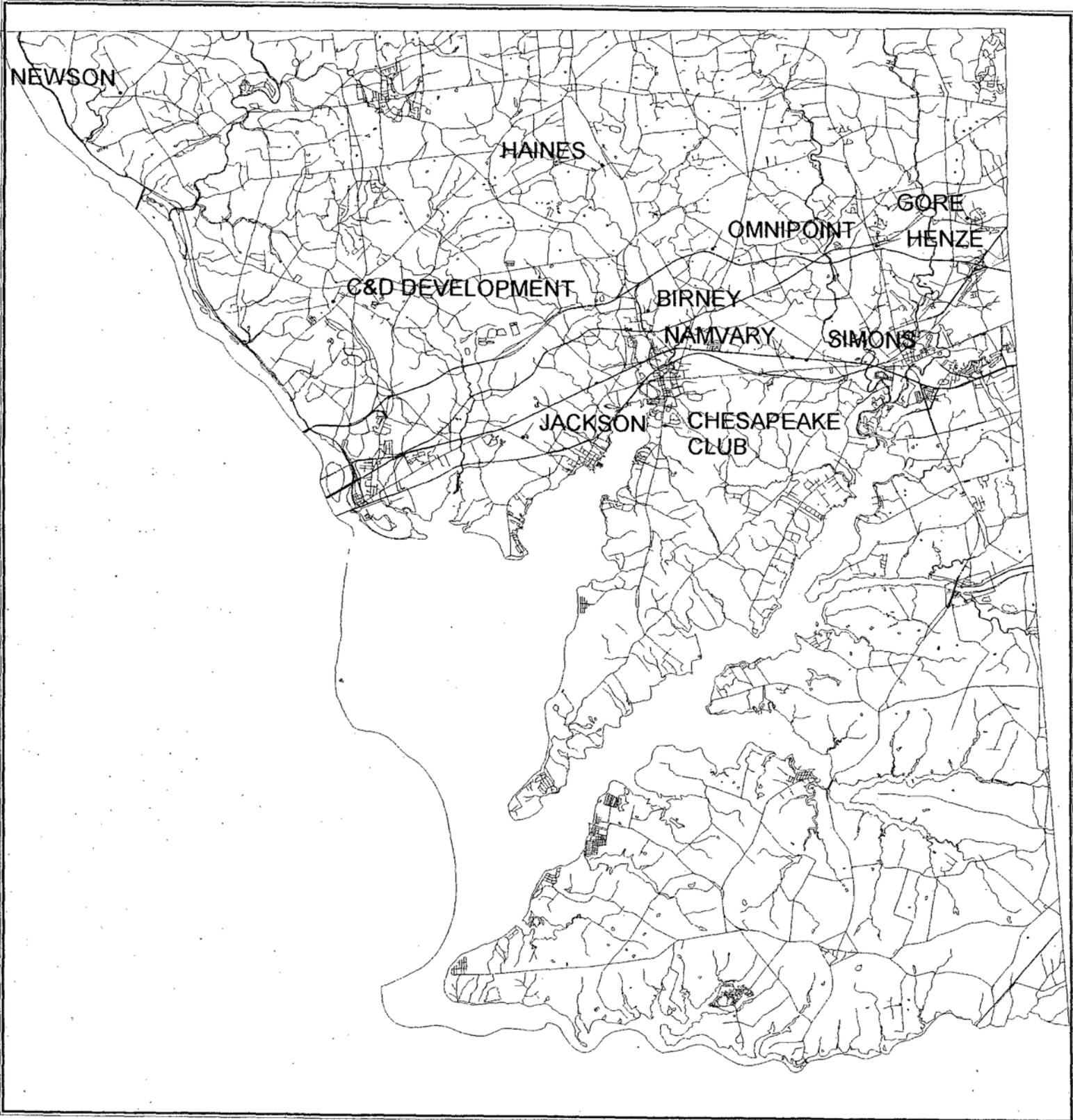
Prepared by the Cecil County Office of
Planning and Zoning, January 1999.



REZONINGS - 1998

E. DIST.	NAME	ZONED	REQ. REZONING	DECISION
3	Karl Namvary	MH	BG	Approved
3	Omnipoint Communications Enterprises, LP	NAR	BG	Withdrawn
3	Talmadge Simons	4.72 ac-M2 & 4.57 ac-MH	2.69 ac from MH to M2	Withdrawn
3	Talmadge Simons	4.72 ac-M2 & 4.57 ac-MH	1.60 ac from MH to M2	Denied
3	Charles Henze	SR	BG	Approved
4	W.L. Gore & Associates, Inc.	DR	M-1	Approved
5	Chesapeake Bay Golf Club, L.P.	RM	BL	Approved
5	Shirley Jackson	DR with MEB overlay	MEB Overlay	Approved
5	David and Anita Birney	No Zoning Classification	M-1 - Light Industrial	Approved
7	C & D Development, Inc.	SR	MH	Denied
8	Percy Newson, Integrity Toys, Inc.	NAR	BG	Denied
9	Hervey Haines	BL	BG	Denied

1998 REZONINGS



1998 - SPECIAL EXCEPTIONS, VARIANCES, APPEALS

SPECIAL EXCEPTIONS	APPROVED	DISAPPROVED	WITHDRAWN	TOTAL
HOME OCCUPATIONS	15	0	0	15
TELECOMMUNICATION	1	0	0	1
OTHER	6	2	2	10
MANUFACTURED HOMES	26	2	5	33
Agricultural	7	1	2	
Hardship	10	1	1	
Security	9	0	2	
VARIANCES	18	4	3	25
APPEALS	AFFIRMED	OPPOSED		
	1	1		

ZONING COMPLAINTS AND VIOLATIONS

1998

	COMPLAINTS	VIOLATIONS
Manufactured Homes	22	18
Manufactured Homes (Special Exception)	2	2
Untagged or Inoperative Vehicles	77	69
Salvage Yards	7	6
Rubble Land Fills	5	4
Illegal Business	25	13
Setbacks	4	2
RV/ Travel Trailers	5	4
Signs	1	0
Dwelling Conversion	1	1
Kennels	11	0
Animal Husbandry	8	4
Other	6	0
COURT CASES		6
TOTAL:	174	123

RESIDENTIAL BUILDING PERMIT ACTIVITY - 01/01/98 - 12/31/98

ELEC.DIST.	TYPE OF PERMIT	NUMBER	TOTAL SF	CONST COST
1	DWELLINGS	35	156736	\$5,713,400.00
	MOBILE HOMES	8	6850	\$213,000.00
	TOTALS:		163586	\$5,926,400.00
2	DWELLINGS	48	193456	\$5,648,900.00
	MOBILE HOMES	1	840	\$11,000.00
	TOTALS:		194296	\$5,659,900.00
3	APARTMENTS	1	12740	\$7,000,000.00
	DWELLINGS	75	241707	\$6,836,900.00
	MOBILE HOMES	5	3364	\$104,300.00
	TOTALS:		257811	\$13,941,200.00
4	DWELLINGS	70	338710	\$10,170,490.00
	MOBILE HOMES	1	980	\$40,000.00
	TOTALS:		339690	\$10,210,490.00
5	DWELLINGS	114	386477	\$10,304,445.00
	MOBILE HOMES	44	64501	\$2,617,504.00
	TOTALS:		450978	\$12,921,949.00
6	DWELLINGS	92	314438	\$9,440,900.00
	MOBILE HOMES	3	3976	\$70,000.00
	TOTALS:		318414	\$9,510,900.00
7	DWELLINGS	33	116548	\$3,537,509.00
	MOBILE HOMES	11	14292	\$363,150.00
	TOTALS:		130840	\$3,900,659.00
8	DWELLINGS	45	143805	\$3,833,600.00
	MOBILE HOMES	9	7542	\$164,200.00
	TOTALS:		151347	\$3,997,800.00
9	DWELLINGS	25	98052	\$2,774,900.00
	MOBILE HOMES	2	1904	\$17,000.00
	TOTALS:		99956	\$2,791,900.00

**RESIDENTIAL BUILDING
PERMITS - 1998 - LAND USE
DISTRICT**

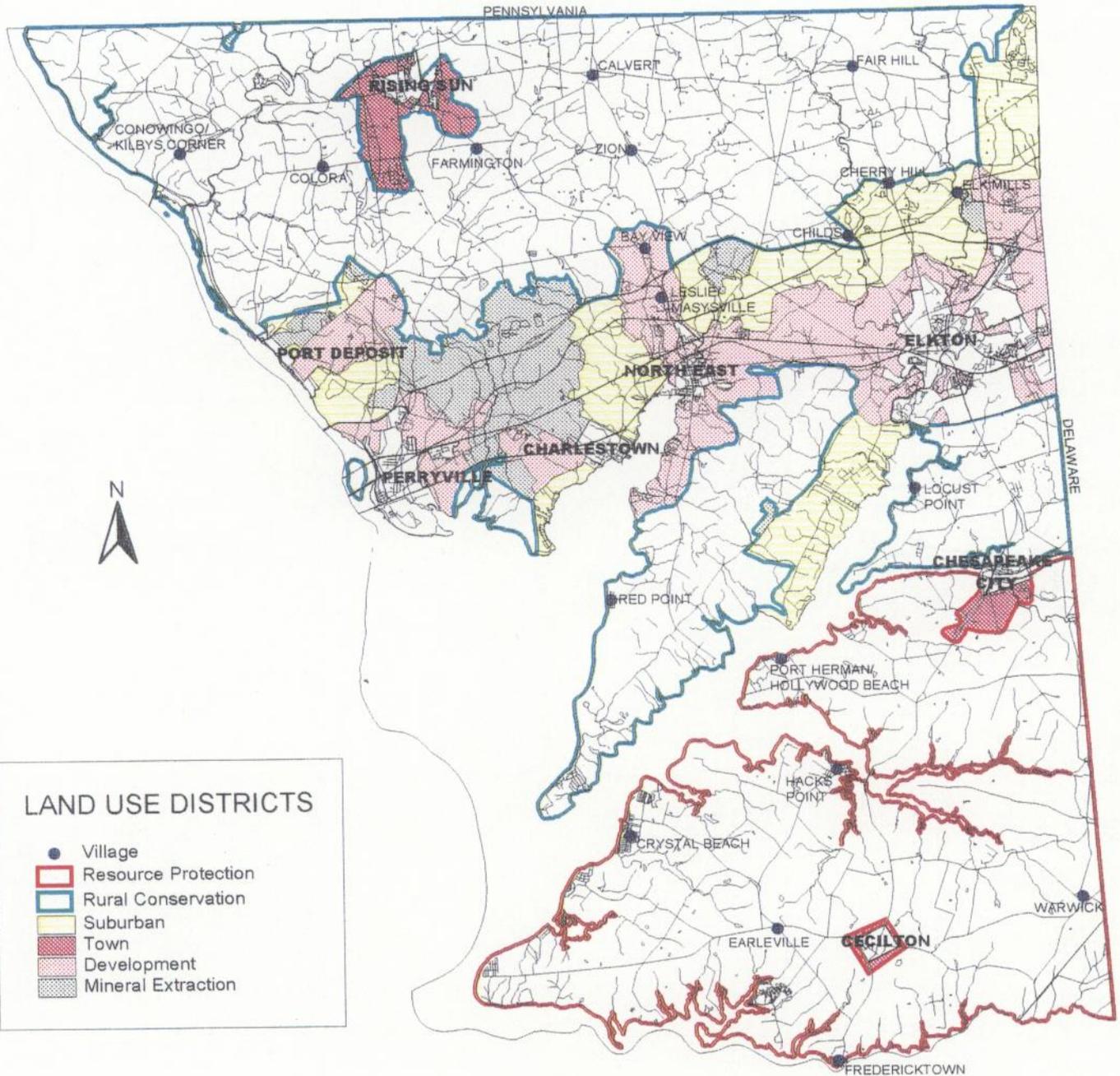
DISTRICTS	TOTAL	PERCENT
DEVELOPMENT	101	8%
MINERAL EXTRACTION	5	0.5%
RURAL CONSERVATION	317	26%
RESOURCE PROTECTION	66	5%
SUBURBAN	113	9%
TOWN	20	1.50%
TOWN (Incorporated)	618 *	50%

* Includes 334 Townhouses,
Apartments and Condominiums

BUILDING PERMITS ISSUED 1998

DATE	NUMBER	CRITICAL AREA	%IN C.A.	NEW DWELLINGS IN C.A.
January	102	12	11.7%	0
February	109	14	12.8%	3
March	164	25	15.2%	6
April	209	39	18.7%	8
May	131	21	16%	1
June	187	19	10.2%	4
July	141	12	8.5%	2
August	136	27	19.9%	4
September	116	20	17.2%	5
October	133	29	21.8%	2
November	97	12	12.4%	4
December	80	16	20%	3
Total	1605	246	15.3%	42

CECIL COUNTY LAND USE PLAN



LAND USE DISTRICTS

- Village
- ▭ Resource Protection
- ▭ Rural Conservation
- ▭ Suburban
- ▭ Town
- ▭ Development
- ▭ Mineral Extraction

CECIL COUNTY MARYLAND
COMPREHENSIVE PLAN 1990
OFFICE OF PLANNING AND ZONING

2 0 2 4 Miles