

# **1999 Annual Report**



## ***Cecil County***

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

*March 2000*

## SUMMARY OF PLANNING ACTIVITIES FOR 1999

The Office of Planning and Zoning continued to process a heavy workload in 1999 as many of the tasks this office regularly engages in maintained or exceeded the levels from the previous year. An exception to this was residential building permit activity, which decreased by 4% from the previous year. The office's activities concerning rezonings, special exceptions, variances, subdivisions, zoning violations, building permits, agricultural preservation, forest conservation, 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 1999, 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

Major Subdivisions – During 1999, 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, twenty-three (23) were granted final approval, resulting in the creation of two hundred fourteen (214) new lots. Seventeen (17) preliminary plats received approval, potentially creating four hundred fourteen (414) lots. Thirteen (13) concept plans were approved involving the potential creation of six hundred sixteen (616) new lots in 1999. The most active district was Election District Five, which received eight (8) final approvals, five (5) preliminary approvals and six (6) concept approvals. Election District Four created the most lots with the final approval of eighty-five (85) new lots.

Minor Subdivisions – The Office of Planning and Zoning approved ninety-four (94) applications in 1999 for minor subdivisions. Fifty-seven (57) of the approved applications created eighty-nine (89) new lots. The remainders were submittals for additions of land or agricultural transfers. The most active district was Election District Five, which received fifteen (15) applications creating twenty-five (25) new lots.

Site Plans – A total of nine (9) site plans were approved by the Office of Planning and Zoning in 1999.

Rezoning – During 1999, the Planning Commission made recommendations to the Board of County Commissioners on a total of seven (7) rezoning applications. The County Commissioners approved two (2), denied three (3) and two (2) were withdrawn.

Special Exceptions – The Planning Commission and Board of Appeals heard sixty-two (62) requests for special exceptions in 1999.

Variances and Appeals – The Board of Appeals heard thirty-two (32) variance requests in 1999. Six (6) appeals of Office of Planning and Zoning decisions and administrative or enforcement actions were heard by the Board of Appeals in 1999.

Agricultural Preservation – The Planning Commission heard nine (9) applications to form Agricultural Land Preservation Districts totaling 543.22 acres in 1999. All nine (9) applications received favorable recommendations from the County Agricultural Preservation Advisory Board, The Planning Commission, and the Board of County Commissioners. Eight thousand two hundred sixty-three (8,263) acres have had easements purchased to permanently preserve the land for agricultural purposes. The total acreage now participating the Program is fourteen thousand eight hundred ninety (14,890) impressive acres.

Building Permits – The Office of Planning and Zoning processed five hundred ninety-seven (597) permits for residential development in the County, of which thirty-eight (38) were within the Chesapeake Bay Critical Area. The estimated value of construction for 1999 was \$61,924,631. There was approximately 1,932,780 square feet of residential space constructed in the County in 1999.

# CECIL COUNTY PLANNING COMMISSION

## **1999 MEMBERS:**

Mr. Carl Walbeck, Chairman

Ms. Michelle Bloothoofd, Vice-Chairman

Mr. George Coudon

Ms. Diane Hair

Ms. Cathy McNatt

Ms. Cynthia Rossetti

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

### **1999 MEMBERS:**

Mr. John B. Upp, Chairman

Mr. Douglas R. Cain, Vice-Chairman

Mr. Beecher Rasnake

Ms. Nancy Polk

Mr. William Underwood

Mr. William Jeanes, Alternate

Mr. Richard Jackson– 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**

**1999 MEMBERS:**

Mr. Robert Knutsen, Chairman

Mr. David Davis

Mr. Daniel Derr

Mr. Wayne Stafford

Mr. Jack McKeown

Originally created to review applications for the Maryland Agricultural Land Preservation Program, this Board also reviews these applications to ensure 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**

**1999 MEMBERS:**

Mr. Douglas Lort, Chairman

Mr. Mel Bacon

Ms. Rose Cinelli

Mr. Robert Porter

Mr. Darwin Struble

Mr. Maurice Tenney

Ms. Deborah Smith

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 AND 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.

### **1999 STAFF:**

Eric S. Sennstrom	-	Director
Louis E. Brammer	-	Compliance Inspector
Anthony DiGiacomo	-	Principal Planner
Sandra M. Edwards	-	Planner II
Anna Foster	-	Office Services Specialist
Joseph Johnson	-	Resource Plans Reviewer
Michael Little	-	Plans Reviewer
Vicky Rinkerman	-	Administrative Assistant
Deborah J. Sample	-	Administrative Assistant
Joan Schwartzman	-	Office Services Specialist
Antoni I. Sekowski	-	Zoning Administrator
Brad Shockley	-	Planner I
Edward Slicer	-	Manager, Parks and Recreation

# ELECTION DISTRICT #1 CECILTON

Town - Cecilton

District

Population: 3518\*

\*1996 MOP PROJECTIONS



## DEVELOPMENT INFORMATION

Thirteen (13) minor subdivisions were approved in 1999. Seven (7) subdivisions created fourteen (14) lots.

Major subdivisions receiving concept approval in 1999 proposed the creation of seventeen (17) lots.

Major subdivisions receiving preliminary approval in 1999 proposed the creation of sixteen (16) lots.

Major subdivisions receiving final approval in 1999 created eight (8) lots.

No site plans were approved for commercial or industrial activity in 1999.

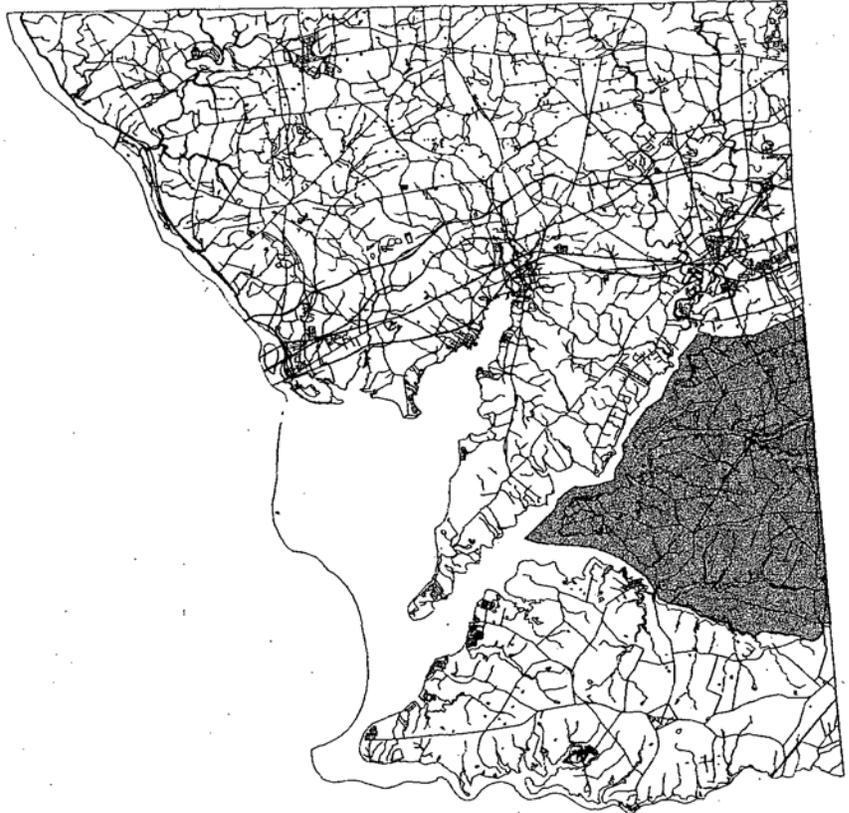
Fifty-one (51) building permits were issued for single family dwellings in 1999.

Sixty-three (63) building permits were issued for residential units in 1999 with a total estimated construction cost of \$7,930,015.

# ELECTION DISTRICT #2 CHESAPEAKE CITY

Town - Chesapeake City  
District  
Population: 4570\*

\*1996 MOP PROJECTIONS



## DEVELOPMENT INFORMATION

Seven (7) minor subdivisions were approved in 1999. Two (2) subdivisions created two (2) lots.

No major subdivisions received concept approval in 1999.

Major subdivisions receiving preliminary approval in 1999 proposed the creation of twelve (12) lots.

Major subdivisions receiving final approval in 1999 created eleven (11) lots.

There was one (1) site plan approved for commercial or industrial development in 1999.

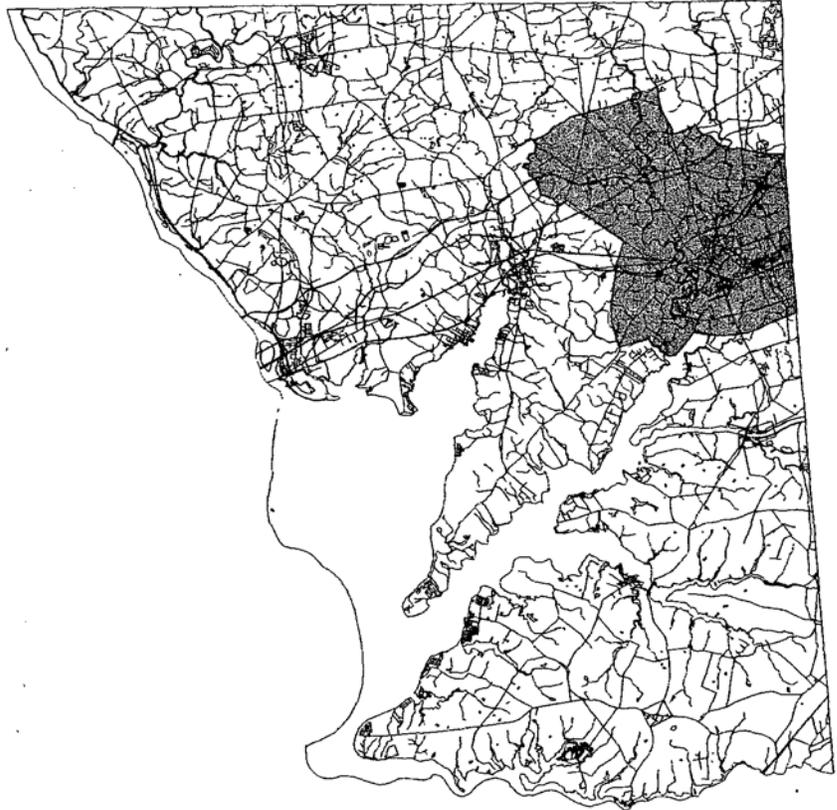
Thirty-five (35) building permits were issued for single family dwellings in 1999.

Thirty-seven (37) building permits were issued for residential units in 1999 with a total estimated construction cost of \$5,245,000.

# ELECTION DISTRICT #3 ELKTON

Town - Elkton  
District  
Population: 19,049\*

\*1996 MOP PROJECTIONS



## DEVELOPMENT INFORMATION

Eleven (11) minor subdivisions were approved in 1999. Five (5) subdivisions created six (6) lots.

Major subdivisions receiving concept approval in 1999 proposed the creation of nineteen (19) lots.

Major subdivisions receiving preliminary approval in 1999 proposed the creation of ten (10) lots.

Major subdivisions receiving final approval in 1999 created four (4) lots.

There were two (2) site plans approved for commercial or industrial development in 1999.

Forty-eight (48) building permits were issued for single family dwellings in 1999.

Fifty-eight (58) building permits were issued for residential units in 1999 with a total estimated construction cost of \$4,296,400.

# ELECTION DISTRICT #4 FAIRHILL

Village - Fairhill  
District  
Population: 7550\*

\*1996 MOP PROJECTIONS



## DEVELOPMENT INFORMATION

Five (5) minor subdivisions were approved in 1999. Three (3) subdivisions created four (4) lots.

Major subdivisions receiving concept approval in 1999 proposed the creation of thirteen (13) lots.

Major subdivisions receiving preliminary approval in 1999 proposed the creation of eighteen (18) lots.

Major subdivisions receiving final approval in 1999 created eighty-five (85) lots.

No site plans were approved for commercial or industrial development in 1999.

Forty-three (43) building permits were issued for single family dwellings in 1999.

Ninety-four (94) building permits were issued for residential units in 1999 with a total estimated construction cost of \$9,198,900.

# ELECTION DISTRICT #5 NORTH EAST

Towns - North East, Charlestown  
District  
Population: 17,169\*

\*1996 MOP PROJECTIONS



## DEVELOPMENT INFORMATION

Twenty-three (23) minor subdivisions were approved in 1999. Fifteen (15) subdivisions created twenty-five (25) lots.

Major subdivisions receiving concept approval in 1999 proposed the creation of five hundred twenty-five (525) lots.

Major subdivisions receiving preliminary approval in 1999 proposed the creation of three hundred seven (307) lots.

Major subdivisions receiving final approval in 1999 created seventy-seven (77) lots.

There were four (4) site plans approved for commercial or industrial development in 1999.

One hundred fifty (150) building permits were issued for single family dwellings in 1999.

One hundred ninety-one (191) building permits were issued for residential units in 1999 with a total estimated construction cost of \$20,085,046.

# ELECTION DISTRICT #6 RISING SUN

Town - Rising Sun

District  
Population: 7,721\*

\*1996 MOP PROJECTIONS



## DEVELOPMENT INFORMATION

Thirteen (13) minor subdivisions were approved in 1999. Ten (10) subdivisions created twelve (12) lots.

No major subdivisions received concept approval in 1999.

Major subdivisions receiving preliminary approval in 1999 proposed the creation of thirteen (13) lots.

Major subdivisions receiving final approval in 1999 created twenty-six (26) lots.

There was one (1) site plan approved for commercial or industrial development in 1999.

Seventy-one (71) building permits were issued for single family dwellings in 1999.

Seventy-five (75) building permits were issued for residential units in 1999 with a total estimated construction cost of \$8,175,400.

# ELECTION DISTRICT #7 PORT DEPOSIT

Towns - Port Deposit, Perryville

District  
Population: 10,333\*

\*1996 MOP PROJECTIONS



## DEVELOPMENT INFORMATION

Eight (8) minor subdivisions were approved in 1999. Seven (7) subdivisions created seventeen (17) lots.

No major subdivisions received concept approval in 1999.

Major subdivisions receiving preliminary approval in 1999 proposed the creation of thirty-eight (38) lots.

Major subdivisions receiving final approval in 1999 created two (2) lots.

There was one (1) site plan approved for commercial or industrial development in 1999.

Twenty (20) building permits were issued for single family dwellings in 1999.

Twenty-seven (27) building permits were issued for residential units in 1999 with a total estimated construction cost of \$2,138,070.

# ELECTION DISTRICT #8 CONOWINGO

Village - Conowingo  
District  
Population: 3,222\*

\*1996 MOP PROJECTIONS



## DEVELOPMENT INFORMATION

Six (6) minor subdivisions were approved in 1999. Five (5) subdivisions created six (6) lots.

No major subdivisions received concept approval in 1999.

No major subdivisions received preliminary approval in 1999.

Major subdivisions receiving final approval in 1999 created one (1) lot.

No site plans were approved for commercial or industrial activity in 1999.

Twenty-six (26) building permits were issued for single family dwellings in 1999.

Thirty-one (31) building permits were issued for residential units in 1999 with a total estimated construction cost of \$2,572,800.

# ELECTION DISTRICT #9 CALVERT

Village - Calvert

District

Population: 4,067\*

\*1996 MOP PROJECTIONS



## DEVELOPMENT INFORMATION

Eight (8) minor subdivisions were approved in 1999. Three (3) subdivisions created three (3) lots.

Major subdivisions receiving concept approval in 1999 proposed the creation of forty-two (42) lots.

No major subdivisions received preliminary approval in 1999.

No major subdivisions received final approval in 1999.

No site plans were approved for commercial or industrial activity in 1999.

Nineteen (19) building permits were issued for single family dwellings in 1999.

Twenty-one (21) building permits were issued for residential units in 1999 with a total estimated construction cost of \$2,283,000.



# **APPENDICES**

# 1999 MAJOR SUBDIVISION ACTIVITY

## APPROVED AMENDMENTS

SUBDIVISION	DATE	ED	ZONING	ACRES	LOTS	CA AC	CA LTS	LUD
Stonegate Apts, Parcel Two	1/19/99	3	RM					DD

## APPROVED CONCEPT SUBMITTALS

SUBDIVISION	DATE	ED	ZONING	ACRES	LOTS	CA AC	CA LTS	LUD
Beaver Lodge	2/16/99	5	NAR	106.05	21			RCD
Smith, Mark & Sandra	2/16/99	3	NAR	19.53	3			RCD
Chesapeake Ridge	3/15/99	5	RM	19.32	264			DD
McKinney, Joseph H.	3/15/99	5	NAR	118.00	39			RCD
Cameron, Kenton W. (Est of)	5/17/99	5	NAR	87.93	4			RCD
Ebenezer, Sec. II, Lots 7-9	5/17/99	5	RR	9.39	3			RCD
Warner Woods	5/17/99	3	NAR	30.97	10			RCD
Sizemore, Gerald Rex	8/16/99	1	SAR	201.25	8	100.0	1	RPD
Beachell, Eileen J.	9/20/99	4	NAR	39.97	13			RCD
Harrison, John R. (Lands of)	9/20/99	1	SAR	75.66	9			RPD
Erin Acres, Sec. 2, Lots 14-55	11/15/99	9	RR	148.70	42			RCD
Maulo, Lawrence, Jr. (Lds of)	11/15/99	3	DR	7.37	6			DD
Villages of Elk Neck	11/15/99	5	SR & NAR	400.00	194			RCD&SD
<b>CONCEPT TOTALS:</b>				<b>1264.14</b>	<b>616</b>	<b>100.0</b>	<b>1</b>	

## APPROVED PRELIMINARY SUBMITTALS

SUBDIVISION	DATE	ED	ZONING	ACRES	LOTS	CA AC	CA LTS	LUD
Bradfield, Sec. 3, Lots 43-62	4/19/99	5	NAR	61.34	20			RCD
Merlyn Park, Sec. 1, Lots 1-18	4/19/99	7	SR	23.60	18			SD
Montgomery's Friendship Sec 1	4/19/99	7	NAR	135.47	20			RCD
Mount Gomerie, Ph 2, Lts 4-18	4/19/99	4	NAR	57.15	15			RCD
Springhill, Lots 2 & 19-22	4/19/99	6	NAR	105.53	5			RCD
Thomasville, Lot 25	4/19/99	6	NAR	1.65	1			RCD
Wellingborough Est, Lot 51	4/19/99	6	NAR	13.17	1			RCD
Forest Knoll, Sec. 1, Lts 8-22	5/17/99	5	SR	30.66	15			SD
Ebenezer, Sec. II, Lots 7-9	6/21/99	5	RR	9.39	3			RCD
Philhower, Pearl (Est of)	6/21/99	4	SR	20.23	3			SD
Chesapeake Ridge	7/19/99	5	RM	19.30	264			DD
Montgomery Bros. (Lds of)	7/19/99	6	SR	9.57	6			RCD
Warner Woods	7/19/99	3	NAR	31.00	10			RCD
Harrison, John R. (Lands of)	10/18/99	1	SAR	75.66	9			RPD
Todd Estates, Lots 5-9	10/18/99	5	SR	7.47	5			SD
Sunnybrook Est, Sec 2, Lt63-74	11/15/99	2	RR	14.43	12			RCD
Butler, Ernest E., Lots 4-10	12/20/99	1	SAR	169.30	7			RPD
<b>PRELIMINARY TOTALS:</b>				<b>784.92</b>	<b>414</b>	<b>0.0</b>	<b>0</b>	

## APPROVED FINAL SUBMITTALS

SUBDIVISION	DATE	ED	ZONING	ACRES	LOTS	CA AC	CA LTS	LUD
Madron, Christine, Lts4A&B	1/19/99	6	SR	2.00	2			RCD
Justamere Farm South	2/16/99	2	SAR	81.44	5	57.0	2	RPD
Goss-Montgomery Prtnrshp.	2/16/99	5	NAR	2.00	1			RCD
Quist, Margit (Lds of), Lot 1	2/16/99	3	SR	101.54	2			SD
Persimmon Crk, Sec 2, 78-155	3/15/99	4	RM	7.74	78			DD
Whitaker Woods, Phases I-III	3/15/99	5	SR	54.29	36			SD
Beasten, Albert H. & Mary S.	3/15/99	1	SAR	8.00	3			RPD
Rock View, Sec. 2, Lot 6	3/15/99	4	NAR	231.00	1			RCD
Smith, Mark & Sandra	3/15/99	3	NAR	19.54	2			RCD
Merlyn Park, Lots 19 & 20	4/19/99	7	SR	3.30	2			SD
Rocky's Place	4/19/99	5	SR	7.23	2			SD
Benjamin's Lndng Sec 1, Lt 17	5/17/99	8	NAR	2.00	1			RPD
Cameron, Kenton W. (Est of)	5/17/99	5	NAR	87.90	4			RCD
Thomasville, Sec 1, L 1-8,26-36	6/21/99	6	NAR	35.80	19			RCD
Fox Valley Farm	7/19/99	2	SAR	257.03	6	91.2	3	RPD
Cameron, Kenton W. (Est of)	8/16/99	5	NAR	87.93	4			RCD
Springhill, Lots 2 & 19-22	8/16/99	6	NAR	105.53	5			RCD
Green, John D. & Judith Ann	8/16/99	4	SR	9.26	3			SD
Chesapeake Club, Fairhaven Est	9/20/99	5	RM	4.94	13			DD
Ebenezer, Sec. II, Lots 7-9	9/20/99	5	RR	9.39	3			RCD
Whitaker Woods, Phase II	9/20/99	5	SR	11.86	14			SD
Sizemore, Gerald Rex	9/20/99	1	SAR	201.25	5	100.0	1	RPD
Philhower, Pearl (Est of)	10/18/99	4	SR	20.31	3			SD
<b>FINAL TOTALS:</b>				<b>1351.27</b>	<b>214</b>	<b>248.2</b>	<b>6</b>	

### LUD - LAND USE DISTRICTS

DD - Development District

SD - Suburban District

RCD - Rural Conservation District

RPD - Resource Protection District

TD - Town District

## MINOR SUBDIVISIONS APPROVED IN 1999

### BY ELECTION DISTRICT

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	APPRVD	CAD
CRAWFORD, BENJAMIN	59	2	1	1	SAR	RPD	0	1.000	1/4/99	
RIEHL, DANIEL	62	10	11	1	SAR	RPD	2	176.700	1/25/99	
HEVELOW, EDGAR	63	12	12	1	SAR	RPD	1	3.960	3/9/99	
PANACEK, HERMAN	58	16	9	1	SAR/RR	RPD	1	273.000	3/3/99	
CORRIN, DANA	52	14	16	1	SAR	RPD	0	43.250	2/23/99	
UPP, ANDREW	67	1	108	1	SAR	RPD	0	2.073	4/16/99	
RATH, DWIGHT	58	20	67	1	SAR	RPD	1	4.000	6/11/99	
RATH, DWIGHT	58	20	67	1	SAR	RPD	3	22.170	7/6/99	
SKILLMAN, FRANK & SANDRA	58	3	2	1	SAR	RPD	5	325.880	6/25/99	
PRICE, RUSSELL & REBA	52	21	25	1	SAR	RPD	1	1.478	6/28/99	
HODGSON, PHILLIP	62	15	16	1	SAR	RPD	0	38.430	9/19/99	
SKILLMAN, J. FRANK	58	3	488	1	SAR	RPD	0	36.212	10/26/99	
FOUR G'S ASSOC.	57		7	1	SAR	RPD	0	226.340	11/30/99	
<b>DISTRICT 1 - TOTALS</b>							<b>14</b>	<b>1154.493</b>		

DELMARVA CAPITAL INVESTMENT	49	14	47	2	RR	RPD	1	2.700	4/12/99	
DAVIES, ALLEN	43	6	394	2	RR	RCD	0	0.419	5/11/99	
WHITEOAK, PATRICIA	38	17	30	2	NAR	RCD	1	75.800	1/4/99	RCA
BARCUS, WALTER	43	5	316&317	2	NAR&BG	RCD	0	0.989	1/28/99	
ALTEMUS, RICHARD	47	13	11	2	SAR	RPD	0	45.770	6/21/99	RCA
AUGUSTINE PROPERTIES LLC	48	11	67	2	RR	RPD	0	0.377	2/23/99	
SATINSKY, ALEX	48	18	18	2	SAR	RPD	0	5.346	9/30/99	
<b>DISTRICT 2 - TOTALS</b>							<b>2</b>	<b>131.401</b>		

BUNNER, RONALD	20	10	828	3	RR	RCD	0	0.047	1/25/99	
IRWIN, CHANDLER	33	23	185	3	NAR	RCD	1	48.830	2/17/99	
DIEMONT, CAROL	13	23	368	3			2		1/3/00	
PODOLAK, PAUL	13	22	474	3	RR	RCD	0	11.030	4/27/99	
HOLLIFIELD, SAMUEL	26	9	302	3	SR	DD	1	2.000	7/20/99	
LUTHER, THELMA	19	18	29	3	NAR	RCD	1	5.152	7/15/99	
VANNOY, MABEL	20	2	17	3	NAR	RCD	0	0.297	9/14/99	
MAXWELL, FRED & RENEE	27	22	397	3	MH	DD	0	0.032	12/14/99	
BAKER, WALTER	27	23	731	3	DR	DD	0	0.109	11/2/99	
GOODNOW, SHARON	32	12	430	3	DR	DD	1	9.990	12/17/99	RCA
JONES, CHARLES	32		330	3	NAR	RCD	0	64.000	12/15/99	
<b>DISTRICT 3 - TOTALS</b>							<b>6</b>	<b>92.610</b>		

WYATT, CLARA	13	19	59	4	NAR	RCD	0	13.300	1/4/99	
JOHNSON, PHILIP	5	17	124	4	NAR	RCD	2	4.600	2/5/99	
WALTON, MARY & MAX	13	19	495	4	NAR	RCD	1	3.140	5/26/99	
WARRINGTON, MORRIS	13	20	393	4	NAR	RCD	0	4.940	4/16/99	
MONTGOMERY, BARRY	13	8	184	4	NAR	RCD	1	5.044	11/2/99	
<b>DISTRICT 4 - TOTALS</b>							<b>4</b>	<b>31.024</b>		

McDANIEL, DAVID	41	15	103	5	NAR	RCD	4	6.700	1/5/99	
LOCKARD, ROBERT	36	24	343	5	NAR	RCD	2	4.490	5/4/99	
HARRISON, JOHN	25	17	201	5	DR	DD	2	1.700	1/25/99	
MCCALL, WILMER	36	3	88	5	SR	DD	1	5.815	12/10/99	
HAMILTON, EDNA	41	16	309	5	NAR	RCD	0	2.624	1/27/99	
REYNOLDS, DOROTHY & VERNON	36	18	226	5	RR	RCD	0	2.370	4/14/99	
DEAN, CHARLES	25	11	311	5	SR	SD	0	0.549	1/25/99	
MORADI, NASSER	31	21	839	5	SR	DD	0	1.200	2/17/99	
MONTGOMERY BROS., INC.	31	2	1167	5	MH	DD	3	5.800	10/12/99	
POUSKA, KATHLEEN	19	19	406	5	NAR	RCD	1	8.130	4/12/99	
FUTTY, JOHN & RONDA	36	3	346	5	SR	DD	1	1.534	8/4/99	
REEVES & VANARSDALEN	24	11	330	5	NAR	MED	0	7.350	6/22/99	
BOETTCHER, JOSEPHINE	37	20	19	5	SR	SD	0	208.150	5/27/99	
DANCY, HENRY	24	2	3	5	NAR	RCD	1	1.026	6/9/99	
KING, THOMAS	25	2	5	5	DR	DD	1	2.000	7/1/99	
WETZEL, THOMAS & MURIEL	25	15	194	5	MH	DD	1	0.500	11/30/99	
SHADY BEACH, LLC	36	12	227	5	NAR	RCD	4	8.031	10/4/99	
SETTLEMYRE, DAVID	36	24	324	5	RR	RCD	1	6.810	4/8/99	
DePASQUALE & EULER & REDDING	31	15	637	5	RR	DD	0	0.037	7/26/99	
GOSS-MONT. PARTNR/MONT. BRO	16	5	323	5	NAR	RCD	0	51.077	10/12/99	
POLANSKY, ERIC & CHARMIE	41	8	377	5	NAR	RCD	1	10.200	10/19/99	
SETTLEMYRE, DAVID & DEBORAH	36	24	324	5	RR	RCD	1	2.040	10/26/99	
WRIGHT, VIRGIL	25	24	669	5	BG	DD	1	2.240	12/3/99	
<b>DISTRICT 5 - TOTALS</b>							<b>25</b>	<b>340.373</b>		

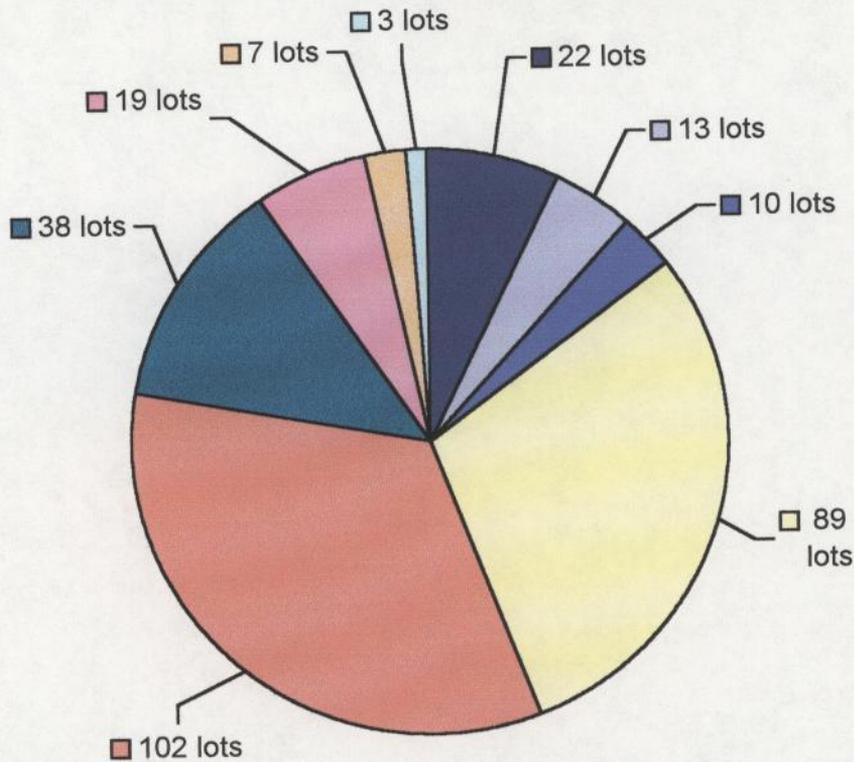
COX, CHARLES	17	15	308 & 85	6	RR	RCD	2	4.775	1/19/99	
STROCK, RANDALL	16	5	312&332	6	NAR	RCD	2	3.076	3/29/99	
BARKER, JOSEPH	17	3	5	6	SR	TD	1	0.911	1/27/99	
McGLOTHLIN, WILLIAM	9	23	450	6	NAR	RCD	1	0.807	4/5/99	
SHERRARD, L.P.	2	24	206	6	NAR	RCD	0	2.027	5/19/99	
LUCAS, WILLIAM & BETTY	16	6	189	6	NAR	RCD	1	0.643	6/10/99	
WALSH, CHARLES & FLORENCE	9	23	450	6	NAR	RCD	0	0.807	8/6/99	
WILLIAMS, NORWOOD & RONALD	16	5	383	6	NAR/RR	RCD	1	2.923	9/15/99	
FOX, VIRGINIA	3	18	32	6	NAR	RCD	1	10.000	10/26/99	
HARRINGTON, PAIGE	18	1	164	6	NAR	RCD	1	2.492	10/8/99	
RIDDLE, WILLIAM	17	17	18	6	NAR	RCD	1	3.402	10/26/99	
FARMER, DELMAR & DOROTHY	17	17	19	6	NAR	RCD	1	1.743	11/19/99	
SUSQUEHANNA POWER	9	11	651	6	NAR	RCD		28.700	12/16/99	
<b>DISTRICT 6 - TOTALS</b>							<b>12</b>	<b>62.306</b>		

DAGG, WILLIAM	29	4	654	7	SR	SD	0	2.530	1/22/99	
JUSTICE, ELMER (REMLE)	16	15	350	7	RR	RCD	2	3.980	3/22/99	
ZAMBUTO, JAMES & LISA	16	21	292	7	NAR	RCD	7	1.191	5/6/99	
TYSON & JOHNSON	23	4	10	7	NAR	DD	2	16.718	6/30/99	
MAGRAW, JAMES	29	11	476	7	DR	DD	3	11.610	9/2/99	
BENNETT, JACKIE & JANET	22	6	103	7	RR	RCD	1	1.434	9/27/99	
WEBB, LARRY	16	17	389	7	NAR	RCD	1	3.191	12/14/99	
BOWDEN, ANN	23	11	82	7	NAR	RCD	1	28.540	12/15/99	
<b>DISTRICT 7 - TOTALS</b>							<b>17</b>	<b>69.194</b>		

8-D LAND CO, LLC	9	8&9	P/O624	8	NAR	RCD	2	31.840	1/8/99	
RAGAN	9	14	279	8	RR/BG	RCD	1	0.900	3/16/99	
JANNEY, MARVIN	8		75	8		RCD	0	1.490	4/22/99	
LOY, GLADYS	9	7	46	8	NAR/RR	RCD	1	4.260	9/13/99	
FREE STATE REALTY	9	7	46	8	NAR	RCD	1	17.856	10/22/99	
RAGAN, FRANKLIN	9	14	18	8	NAR	RCD	1	2.000	11/8/99	
<b>DISTRICT 8 - TOTALS</b>							<b>6</b>	<b>58.346</b>		

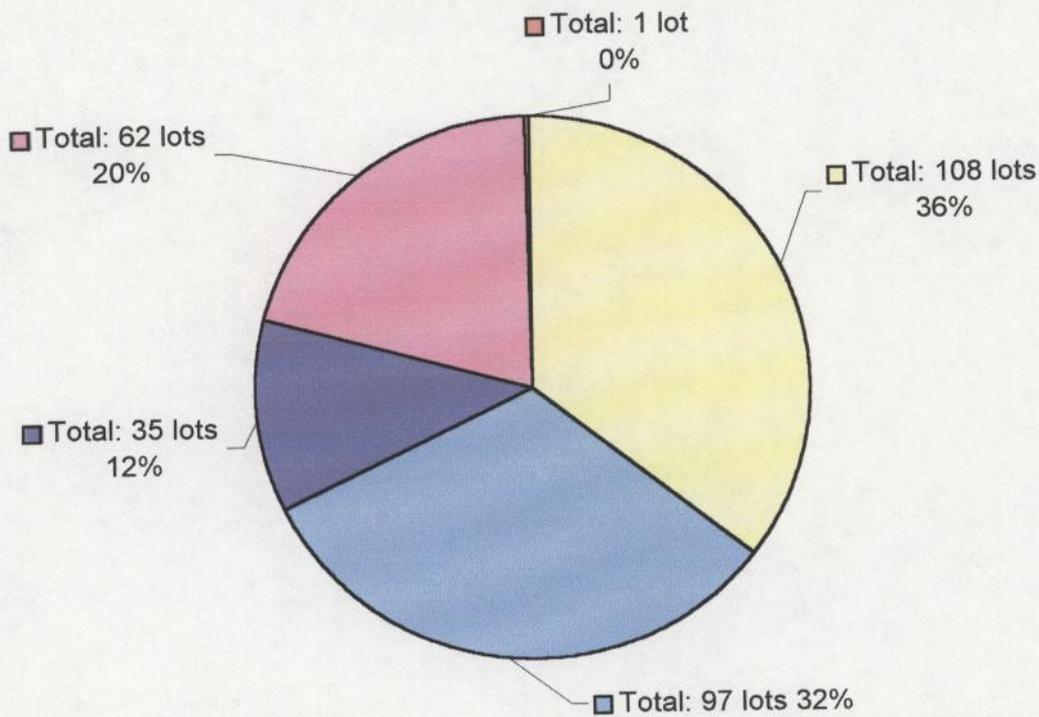
BAYNES, JOHN	5	21	23	9	RR	RCD	1	0.836	1/15/99	
GRAY, HAZEL	19	13	170	9	NAR	RCD	0	0.459	1/26/99	
MONSCEVITZ, F.	19	15	154	9	NAR	RCD	0	3.960	4/6/99	
REYNOLDS, ALLEN & DOROTHY	12	16	18	9	NAR	RCD	0	6.000	3/2/99	
MILLER, MARK	11	12	364	9	NAR	RCD	1	2.000	3/10/99	
ROBINSON	18	1	12	9	NAR	RCD	0	0.042	6/9/99	
CAMERON, ROBERT	4	21	17	9	NAR				12/15/99	
HILL, JANET & WILLIAM	5	20	98	9	NAR	RCD	1	0.978	11/8/99	
<b>DISTRICT 9 - TOTALS</b>							<b>3</b>	<b>14.275</b>		

## APPROVED LOTS\* BY ELECTION DISTRICT



ED 1	- 1363.743 acres
ED 2	- 469.872 acres
ED 3	- 213.687 acres
ED 4	- 299.331 acres
ED 5	- 605.913 acres
ED 6	- 205.633 acres
ED 7	- 72.493 acres
ED 8	- 60.346 acres
ED 9	- 14.275 acres

## APPROVED LOTS\* BY LAND USE DISTRICTS



DEVELOPMENT
RURAL CONSERVATION
RESOURCE PROTECTION
SUBURBAN
TOWN

\*Lots refer to approved final major subdivision lots and approved minor subdivision lots.

TOTAL LOTS APPROVED: 303

**1999 APPROVED LOTS AND ACRES**

**WITHIN THE CHESAPEAKE BAY CRITICAL AREA**

<b>ELECTION DISTRICT</b>	<b>LOTS</b>	<b>ACRES</b>	<b>CRITICAL AREA DESIGNATION</b>
1	1	100.00	RCA
2	7	209.96	RCA
<b>TOTALS</b>	<b>8</b>	<b>309.96</b>	

## SITE PLANS - 1999

APPROVAL DATE	NAME	LOCATION	ED ZONING	PROPOSED USE	PROP SQFT	ACRES	TAXMAP	PARCEL
2/24/99	Royal Farm Store	Hopewell Road	6	conven. store/fuel	2849	1.35	23	655
3/2/99	Chesapeake Storage	MD Rte. 213	2	mini wrhs & boat storage	45120	8.18	38	614
4/1/99	Royal Farm Store	Mechanics Valley Road	5	conven. store/fuel	5294	1.50	25	207 127 481
5/19/99	DuPont Dow Elastomers	Triumph Industrial Park	3	warehouse/research lab.	7200	1.99	26	574
8/18/99	Bainbridge Elementary School	Preston Drive	7	elementary school addn	51818	14.96	29	142
9/28/99	Sandy Cove Morning Cheer Inc	Sandy Cove Road	5	recreational facilities	0	202.00	36	148
12/7/99	Terry L. Brown	U. S. Rte. 40	3	warehouse/storage	4000	2.79	32	7
12/23/99	North East Hot Mix	BrkMtgHouseRd&BeggrsRowRd	5	Asphalt Plant	2400	48.75	25	22 23 150
12/28/99	Area Brokers	U.S. Rte. 40	5	Const. Office & Wrhse.	13750	1.59	32	443

## 1999 NEW AGRICULTURAL PRESERVATION DISTRICTS

OWNER	TAX MAP	GRID	PARCEL	ACRES	E. DIST.
James and Ann Freeman	17	22	17	103.40	6
James and Ann Freeman	17	24	p/o 16	30.00	6
James and Ann Freeman	17	24	p/o 16	104.09	6
Cliff and Jacqueline England	11	11	26	66.84	9
England Farm, Inc.	11	17	8	84.39	9
Kenneth and Elaine England	11	16	241	6.00	9
Robert England, etal	11	17	9	66.36	9
William and Lisa England *	11	23	369	36.64	9
Ralph and Nancy Reisler	11	11	111	45.50	9
<b>TOTAL ACRES:</b>				543.22	

\* Disapproved by MALPF because the soils did not meet the minimum eligibility criteria.

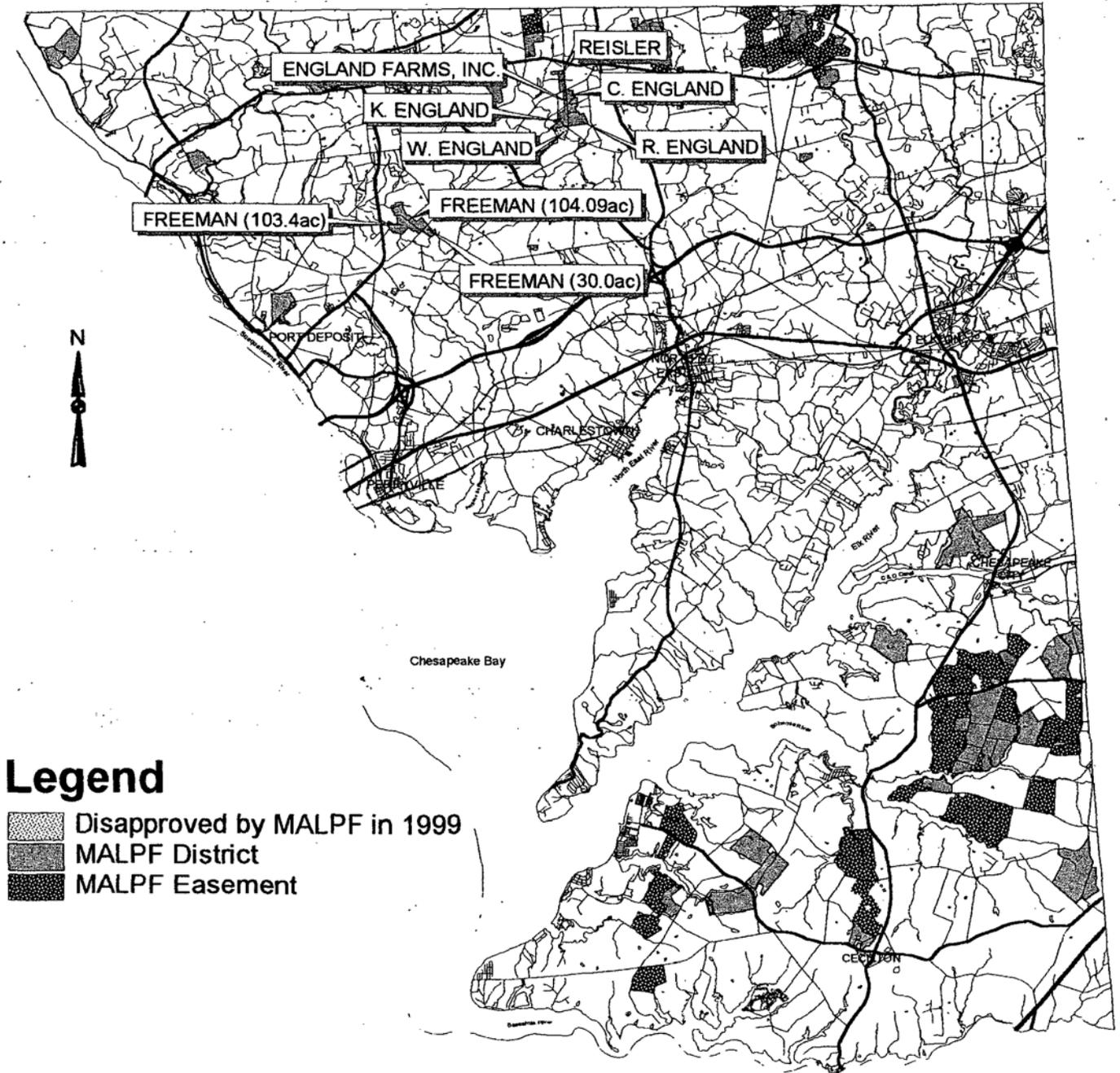
In 1999, nine (9) applications were received to form Agricultural Preservation Districts that were approved by the County Agricultural Preservation Advisory Board, Planning Commission, and Board of County Commissioners. The combined acres for the nine applications totaled 543.22.

TOTAL ACRES IN AGRICULTURAL DISTRICTS - 6,627.7  
 TOTAL ACRES SUBJECT TO AN EASEMENT - 8,263

# CECIL COUNTY

## Participation In The Maryland Agricultural Land Preservation Program

(PROPERTIES CONSIDERED IN 1999 ARE LABELED)



### Legend

- Disapproved by MALPF in 1999
- MALPF District
- MALPF Easement

2 0 2 4 Miles

Prepared by the Cecil County Office of  
Planning and Zoning, January 2000.

# REZONINGS - 1999

Election District	Owner Name	Zoned	Req Zoning	Decision
2	Chesapeake City Volunteer Fire	SAR	BG	Disapproved
	Two Rivers Yacht Basin, Inc. c/o	RR	MB	Withdrawn
3	Thomas Diebold	DR	BG	Approved
	Timothy and Lori Patterson	DR	BG	Disapproved
5	McKee, Frank A.	DR	MH	Withdrawn
	Olive Knowles	NAR-Land Use: RCA	Land Use: LDA	Approved
6	Mullis, Claudia J.H. and Hartsoe,	RR	BG	Disapproved

# 1999 REZONINGS



# SPECIAL EXCEPTIONS, VARIANCES, APPEALS

1999

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
<b>SPECIAL EXCEPTIONS</b>				
HOME OCCUPATIONS	8	0	0	8
TELECOMMUNICATION	1	1	0	2
OTHER	8	0	0	8
MANUFACTURED HOME	17	2	3	22
Agricultural	5	1	1	7
Hardship	9	0	1	10
Security	3	1	1	5
<b>VARIANCES</b>	18	11	3	32
<b>APPEALS</b>	AFFIRMED	REVERSED		
	3	2	1	6

# ZONING COMPLAINTS AND VIOLATIONS

1999

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	15	13
Manufactured Homes (Special Exception)	6	6
Storage Trailer	4	4
Untagged or Inoperative Vehicles	101	91
Salvage Yards	5	5
Illegal Business Operation	14	8
Setbacks	2	0
RV / Travel Trailers	6	3
Signs	7	7
Dwelling Conversion	2	1
Kennels	2	0
Animal Husbandry	4	3
Other	8	3
COURT CASES		17
<b>TOTALS:</b>	<b>176</b>	<b>144</b>

# RESIDENTIAL BUILDING PERMIT ACTIVITY - 1999

ELEC DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONST COST
<b>1</b>	DWELLINGS	51	221696	\$7,743,400.00
	MOBILE HOMES	12	8181	\$186,615.00
	<b>TOTALS:</b>	<b>63</b>	<b>229877</b>	<b>\$7,930,015.00</b>
<b>2</b>	DWELLINGS	35	167683	\$5,152,000.00
	MOBILE HOMES	2	2704	\$93,000.00
	<b>TOTALS:</b>	<b>37</b>	<b>170387</b>	<b>\$5,245,000.00</b>
<b>3</b>	DWELLINGS	48	145434	\$4,069,000.00
	MOBILE HOMES	10	10296	\$227,400.00
	<b>TOTALS:</b>	<b>58</b>	<b>155730</b>	<b>\$4,296,400.00</b>
<b>4</b>	DWELLINGS	43	197744	\$6,221,000.00
	MOBILE HOMES	3	2660	\$97,900.00
	TOWNHOUSES	48	93258	\$2,880,000.00
	<b>TOTALS:</b>	<b>94</b>	<b>293662</b>	<b>\$9,198,900.00</b>
<b>5</b>	DUPLEX	1	4560	\$160,000.00
	DWELLINGS	150	539445	\$17,498,100.00
	MOBILE HOMES	40	56232	\$2,426,946.00
	<b>TOTALS:</b>	<b>191</b>	<b>600237</b>	<b>\$20,085,046.00</b>
<b>6</b>	DWELLINGS	71	241173	\$8,083,000.00
	MOBILE HOMES	4	4224	\$92,400.00
	<b>TOTALS:</b>	<b>75</b>	<b>245397</b>	<b>\$8,175,400.00</b>
<b>7</b>	DWELLINGS	20	65696	\$1,879,570.00
	MOBILE HOMES	7	9292	\$258,500.00
	<b>TOTALS:</b>	<b>27</b>	<b>74988</b>	<b>\$2,138,070.00</b>
<b>8</b>	DWELLINGS	26	75241	\$2,448,000.00
	MOBILE HOMES	5	5943	\$124,800.00
	<b>TOTALS:</b>	<b>31</b>	<b>81184</b>	<b>\$2,572,800.00</b>
<b>9</b>	DWELLINGS	19	79313	\$2,241,000.00
	MOBILE HOMES	2	2005	\$42,000.00
	<b>TOTALS:</b>	<b>21</b>	<b>81318</b>	<b>\$2,283,000.00</b>

**RESIDENTIAL BUILDING PERMITS - 1999**  
**LAND USE DISTRICTS**

<b>DISTRICTS</b>	<b>TOTAL</b>	<b>PERCENT</b>
DEVELOPMENT	144	17%
RURAL CONSERVATION	262	31%
RESOURCE PROTECTION	88	10%
SUBURBAN	89	11%
TOWN	14	2%
TOWN (incorporated)	249	29%
<b>TOTALS</b>	<b>846</b>	<b>100%</b>

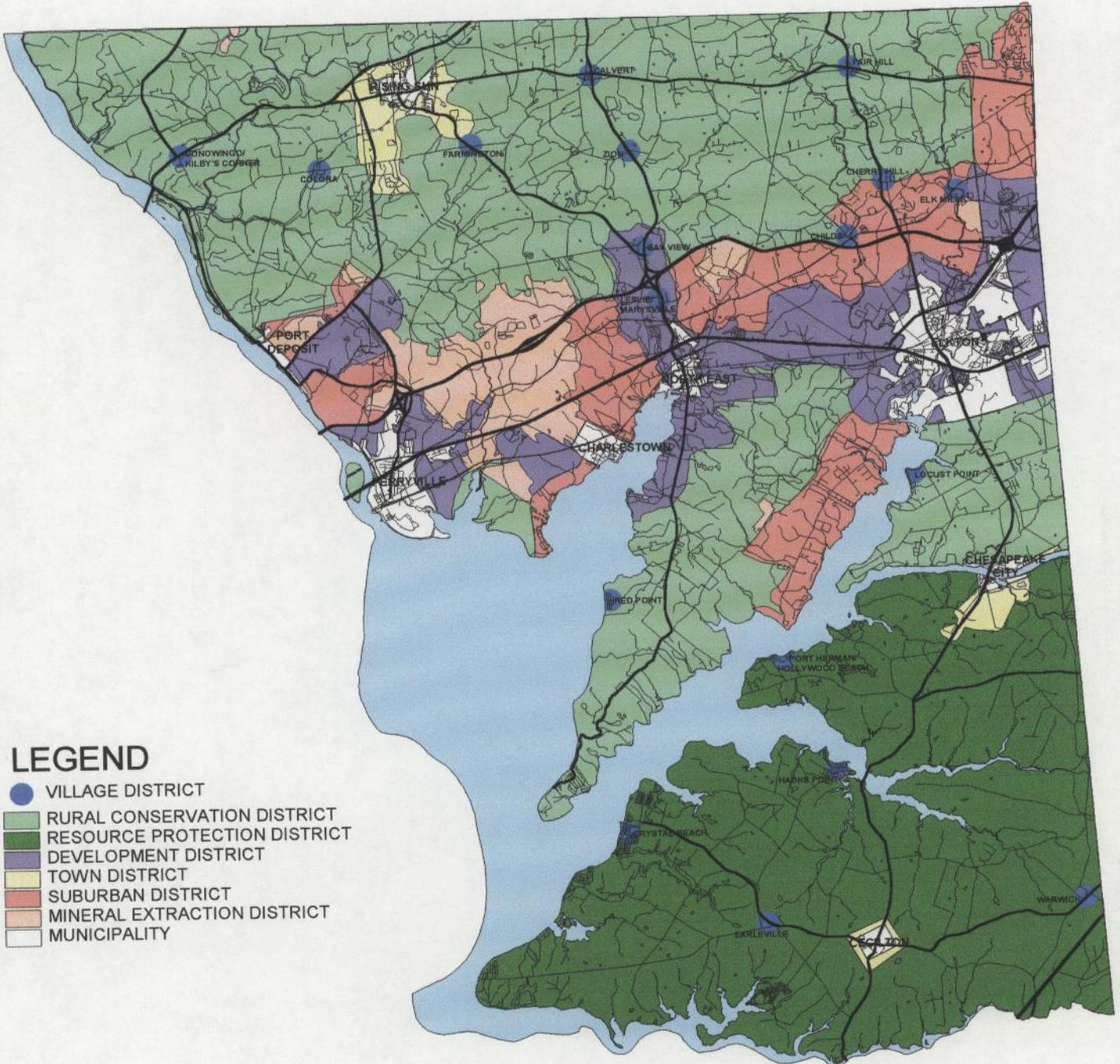
59% IN DEVELOPMENT, SUBURBAN, TOWN DISTRICTS AND INCORPORATED MUNICIPALITIES.

## BUILDING PERMITS ISSUED – 1999

### CRITICAL AREA

<b>MONTH</b>	<b>NUMBER</b>	<b>CRITICAL AREA</b>	<b>% IN CRITICAL AREA</b>	<b>NEW DWELLINGS IN CRITICAL AREA</b>
January	70	13	18.6%	4
February	102	25	24.5%	5
March	176	30	17%	4
April	193	33	17.1%	1
May	140	32	22.9%	2
June	195	23	11.8%	3
July	177	41	23.2%	5
August	144	24	16.7%	6
September	117	21	17.9%	0
October	97	21	21.6%	3
November	97	15	15.5%	3
December	103	11	10.7%	2
<b>TOTALS:</b>	<b>1611</b>	<b>289</b>	<b>17.9%</b>	<b>38</b>

# CECIL COUNTY LAND USE PLAN



## LEGEND

- VILLAGE DISTRICT
- RURAL CONSERVATION DISTRICT
- RESOURCE PROTECTION DISTRICT
- DEVELOPMENT DISTRICT
- TOWN DISTRICT
- SUBURBAN DISTRICT
- MINERAL EXTRACTION DISTRICT
- MUNICIPALITY



## CECIL COUNTY MARYLAND COMPREHENSIVE PLAN 1990

Cecil County Office of Planning and Zoning, April 1999

3.5 0 3.5 Miles

