

2005 ANNUAL REPORT CECIL COUNTY, MARYLAND



PREPARED BY:
THE CECIL COUNTY OFFICE OF PLANNING, ZONING,
PARKS & RECREATION FOR THE CECIL COUNTY
PLANNING COMMISSION

EXECUTIVE SUMMARY

Section 3.09 of Article 66B of the Annotated Code of Maryland requires that the Planning Commission prepare, adopt and file an annual report with the local legislative body. This document has been prepared by the Cecil County Office of Planning, Zoning, Parks & Recreation for the Planning Commission to satisfy this requirement.

The format and content of the report cover the development activity that has occurred in Cecil County during calendar year 2005. This activity includes major and minor subdivisions, rezonings, special exceptions, variances, appeals, historic district designations, agricultural preservation, code violations, building permits, and site plans. This information is provided in summary fashion at the beginning of the document and then in greater detail in the appendices.

It should be noted that Article 66B of the Annotated Code requires that the annual report state whether changes in land use patterns which occurred during the period covered in the report, including land use, transportation, community facilities, zoning map amendments and subdivision plats are or are not consistent with each other; the recommendations of the last annual report; the adopted plans of the local jurisdiction; and the adopted plans of state and local jurisdictions that have responsibility for financing and constructing public improvements necessary to implement the local jurisdiction's plan and should contain statements and recommendations for improving the planning and development process within the local jurisdiction. It should be noted that these changes were consistent with the above mentioned items in calendar year 2005 as you will notice as you examine the report. As far as improvements, the Board of County Commissioners bold actions to establish a Director of Capital Facilities to create water and wastewater infrastructure in our designated growth area, their action to adopt a local PDR program with a stable source of funding, and their adoption of a Shared Facility Ordinance are significant steps in a proactive approach to managing our future growth.

These initiatives along with the potential addition of a Transfer of Development Rights ordinance in the near future will permit Cecil County to fully implement the goals and objectives of our Comprehensive Plan.

The Office of Planning, Zoning, Parks & Recreation continued to process a heavy workload in 2005 as many of the tasks this office regularly engages in maintained or exceeded levels from the previous year. This office's activities concerning rezonings, special exceptions, variances, subdivisions, zoning violations, building permits, agricultural preservation, forest conservation, Chesapeake Bay Critical Area, historic district nominations, and other associated projects presented this office with a number of challenging and varied assignments.

With respect to compliance with Section 5-7A-02, Finance and Procurement Article of the Annotated Code of Maryland, and Section 3.09 of Article 66B of the Annotated Code, during calendar year 2005, all county projects using State funding were reviewed for consistency with the county's Comprehensive Plan prior to approval. This review is accomplished as part of the Capital Improvement Program (CIP) process. All projects found in the CIP were determined to be consistent with each other and with adopted plans of the jurisdiction.

APPLICATIONS PROCESSED

Major Subdivisions – During 2005, the Planning Commission reviewed concept, preliminary and final major subdivision applications. Of these applications, fifteen (15) were granted final approval creating one hundred fifty two (152) new lots and two hundred sixty four (264) apartment units. Twenty two (22) preliminary plats received approval potentially creating 1,628 new lots. Twenty six (26) concept plats were approved potentially creating 2,694 new lots. The most active district was Election District Five, which received five (5) final approvals, eight (8) preliminary approvals, and ten (10) concept approvals. Election District Five created the most lots with fifty nine (59).

Minor Subdivisions – The Office of Planning, Zoning, Parks & Recreation approved fifty two (52) minor subdivisions in 2005. Thirty two (32) of the approvals created sixty (60) lots. The remainder of the submittals were for add-ons or agricultural transfers. The most active district was Election District Six (6) with eight (8) approvals that created fifteen (15) lots.

Site Plans – A total of nine (9) site plans were approved by the Office of Planning, Zoning, Parks & Recreation in 2005.

Historic District Applications – The Historic District Commission and the Planning Commission made recommendation on three (3) nominations for historic designation. The County Commissioners approved all three nominations.

Rezonings – The Planning Commission made recommendations to the County Commissioners on a total of thirteen (13) rezoning applications. The County Commissioners approved nine (9) applications and denied four (4).

Agricultural Preservation – The Planning Commission heard three (3) applications to form agricultural districts totaling three hundred two (302) acres in 2005. All three applications received favorable recommendations from the Agricultural Preservation Advisory Board, the Planning Commission, and the Board of County Commissioners. Three hundred fifty four (354) acres had easements purchased in 2005 to permanently preserve the land. A total of 12,154 acres have been preserved for agricultural purposes and the total acreage now participating in the program is 18,216 acres.

Special Exceptions – The Planning Commission and Board of Appeals heard forty six (46) requests for special exceptions in 2005. The Board of Appeals approved thirty eight (38).

Variances & Appeals – The Board of Appeals heard forty four (44) variance requests in 2005 and approved thirty five (35). The Board of Appeals heard two (2) appeals of administrative decisions by the Office of Planning, Zoning, Parks & Recreation in 2005. Both appeals were affirmed.

Building Permits – The Office of Planning, Zoning, Parks & Recreation processed five hundred thirty four (534) building permits in for residential development in the County, of which forty one (41) were in the Chesapeake Bay Critical Area. The estimated value of construction in 2005 was \$78,225,000. There were approximately 2,000,273 square feet of residential space constructed in the County in 2005.

Zoning Violations – The Office of Planning, Zoning, Parks & Recreation investigated two hundred twenty five (225) violations in 2005.

THE CECIL COUNTY PLANNING COMMISSION

2005 Members:

Mr. Josh Brown, Chairman

Ms. Joyce Bowlsbey

Mr. Mark Clark

Mr. William Gerweck

Mr. Robert Knutsen

Mr. William Mortimer, Vice Chairman

Mr. H. Clay McDowell, Alternate

Ms. Phyllis Kilby, ex-Officio

Ms. Clara Campbell, Esq., Legal Counsel

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 Board of County Commissioners regarding special exceptions, rezonings, and amendments or changes to the County's regulations. The Planning Commission has the 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 either 10:00 a.m. or 12:00 p.m. depending on the length of the agenda in the County Administrative Building. Rezonings, special exceptions, and other items are heard at 7:00 p.m. in courtroom one of the County Courthouse.

THE CECIL COUNTY BOARD OF APPEALS

2005 Members:

Mr. David Willis, Chairman

Mr. John Hunter

Ms. Maria Mastrippolito

Mr. Beecher Rasnake

Mr. William Underwood

Mr. William Jeanes, Alternate

Mr. Keith Baynes, Esq., Legal Counsel

The Cecil County Board of Appeals is appointed by the Board of County Commissioners and serves as the citizen review board for administrative decisions of the Office of Planning, Zoning, Parks & Recreation. The Board is a quasi-judicial board, which makes decisions on special exceptions, variances and appeals.

The Board of Appeals holds public meetings on the fourth Tuesday of each month at 7:00 p.m. in courtroom one of the County Courthouse.

THE CECIL COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD

2005 Members:

Mr. Wayne Stafford, Chairman

Mr. Stephen Balderston

Mr. David Davis

Ms. Mary Halsey

Mr. Fred Orr

Appointed by the Board of County Commissioners, this Board reviews applications to the Maryland Agricultural Land Preservation Foundation (MALPF) and makes recommendations to the County Commissioners and/or MALPF Board of Trustees. More specifically, their duties are as follows:

1. To advise the County governing body with respect to the establishment of agricultural districts and the approval of purchase of easements by the foundation within the County;
2. To assist the County governing body in reviewing the status of agricultural districts and land under easement;
3. To advise the foundation concerning County priorities for agricultural preservation;
4. To approve or disapprove an application by the County for certification under Section 5-408 of the State Finance and Procurement Article;
5. To promote preservation of agriculture within the County by offering information and assistance to farmers with respect to establishment of districts and purchase of easements;
6. To perform any duties as assigned by the County governing body.

THE CECIL COUNTY BOARD OF PARKS & RECREATION

2005 Members:

Mr. Douglas Lort, Chairman

Mr. Robert Cameron

Mr. Steve Minor

Mr. Kenneth Myers

Ms. Linda Snyder

Ms. Sue Stroble

Mr. Darwin Struble

Mr. Harry Hepbron, ex-Officio

The Board of County Commissioners appoints the Board of Parks & 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 availability of federal and State funds for these purposes.

THE CECIL COUNTY HISTORIC DISTRICT COMMISSION

2005 Members:

Mr. Ed Cairns, Chairman

Ms. Sally Cairns

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Ms. Patricia Folk

Ms. Nancy Simperts

The Historic District Commission (HDC) is appointed by the Board of County Commissioners. The HDC's duties include making recommendation to the Planning Commission and Board of County Commissioners on nominations for historic designation, to recommend that designations be rescinded, and to educate and inform the citizens of Cecil County as to the architectural and historic heritage of the County.

THE CECIL COUNTY AGRICULTURAL RECONCILIATION COMMITTEE

2005 Members:

Mr. Ewing McDowell

Ms. Mary Scheeler

Mr. Mike Scheeler

Ms. Nancy Simperts

Mr. Rex Sizemore

The Agricultural Reconciliation Committee is appointed by the Board of County Commissioners. The committee's duties include arbitrating and/or mediating disputes and issue opinions on whether agricultural operations are being conducted in accordance with best management practices.

PLANNING, ZONING, PARKS & RECREATION

2005 Staff:

Eric S. Sennstrom, AICP – Director

David R. Black, AICP – Planner III

James Black – Code Compliance Inspector

Gale Dempsey – Administrative Assistant

Anthony Di Giacomo, AICP – Principal Planner

Kimberly Gallaher – Office Services Specialist

Clifford Houston – Zoning Administrator

Joseph Johnson – Resource Plans Reviewer

Kathleen O'Connell – Administrative Assistant

Betty Patterson – Office Services Specialist

Eric Shertz – Plans Reviewer

Edward Slicer – Manager: Parks & Recreation

Lisa Thomas Von Brauen – Planner I

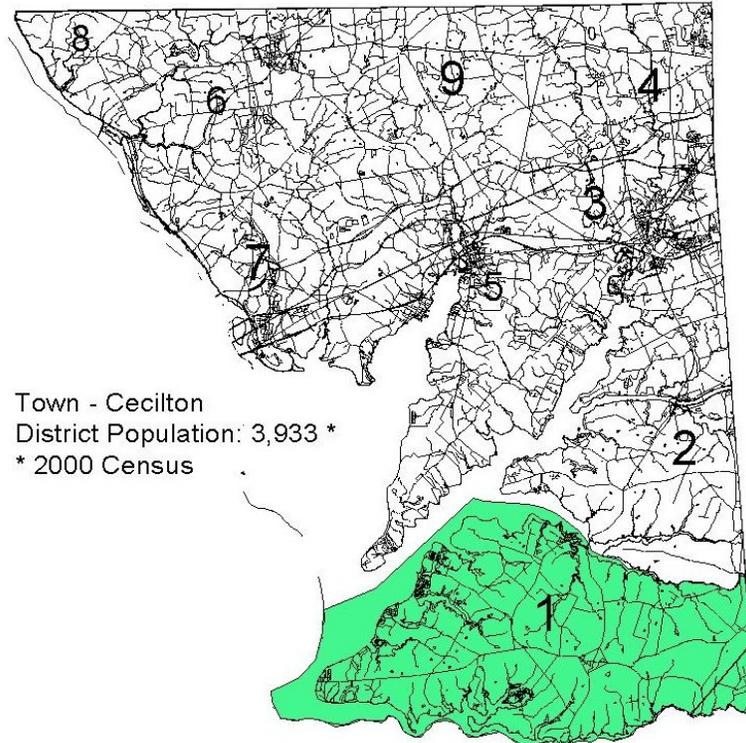
This office provides staff support to the Board of County Commissioners, Planning Commission, Board of Appeals, Agricultural Preservation Advisory Board, Board of Parks & Recreation, Historic District Commission, as well as other boards and commissions. Additionally, this office implements the goals and objectives of the County's Comprehensive Plan through the administration of the Zoning Ordinance, Subdivision Regulations, and Land Preservation Parks & Recreation Plan. Members of staff participate on various committees and represent the County on numerous State and regional governmental organizations.

APPENDICES

2005 Site Plans – Commercial & Industrial Development

Date Approved	Name	Location	ED	Zoning District
1/3/05	Builders First Source	Peninsula Industrial Park	5	M1
1/10/05	Good's Farm Market	U.S. Route 40	5	BG
2/7/05	W.L. Gore	MD. Route 213	3	M1
3/10/05	Christian Yaiser	U.S. Route 40	3	BG
6/10/05	Collette's Service Center	U.S. Route 40	7	BG
7/12/05	Hardy Self Storage	U.S. Route 40	7	BG
9/9/05	Acadia Enterprises	MD. Route 7	3	M2
9/16/05	Panattoni	MD. Rte. 316 & MD. Rte 277	3	M1
10/4/05	WAWA Food Market	U.S. Route 40 & Mechanics Valley Road	5	BG

ELECTION DISTRICT #1 – CECILTON



DEVELOPMENT INFORMATION

Five (5) minor subdivisions created twelve (12) lots.

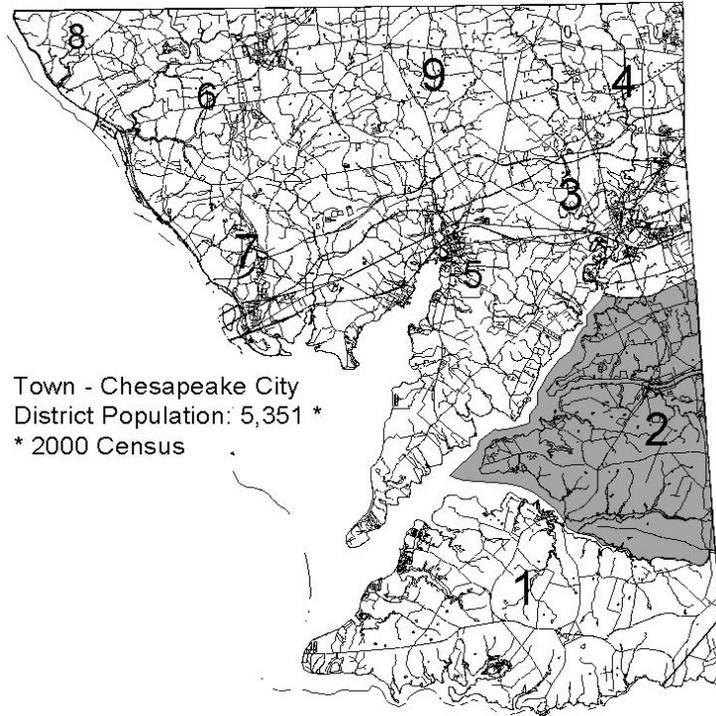
Three (3) concept plats were approved.

Four (4) preliminary plats were approved.

Two (2) final plats received approval. These approvals created ten (10) lots.

Sixty five (65) building permits were issued for residential construction with an estimated construction cost of \$10.1 million.

ELECTION DISTRICT #2 – CHESAPEAKE CITY



DEVELOPMENT INFORMATION

One minor subdivision created one lot.

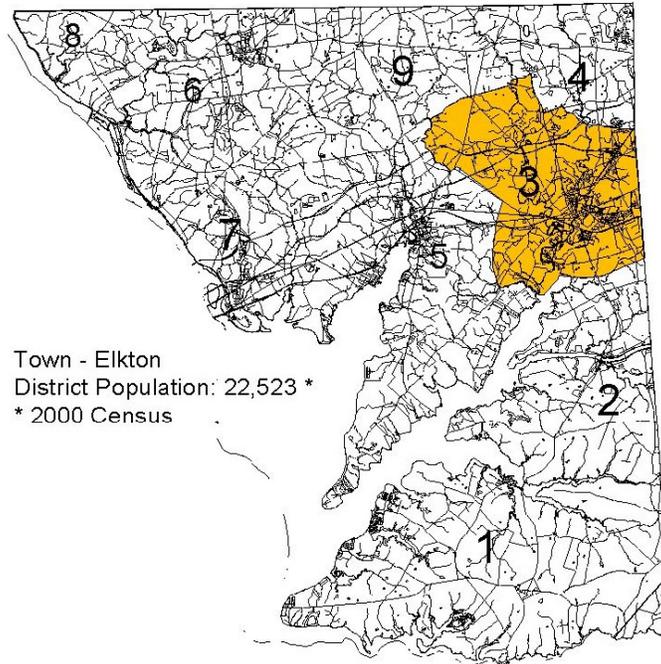
Two (2) concept plats were approved.

One preliminary plat was approved.

One final plat received approval. This approval created six (6) lots.

Fifty five (55) building permits were issued for residential construction with an estimated value of \$8.6 million.

ELECTION DISTRICT #3 – ELKTON



DEVELOPMENT INFORMATION

Five (5) minor subdivisions created seven (7) lots.

Three (3) concept plats were approved.

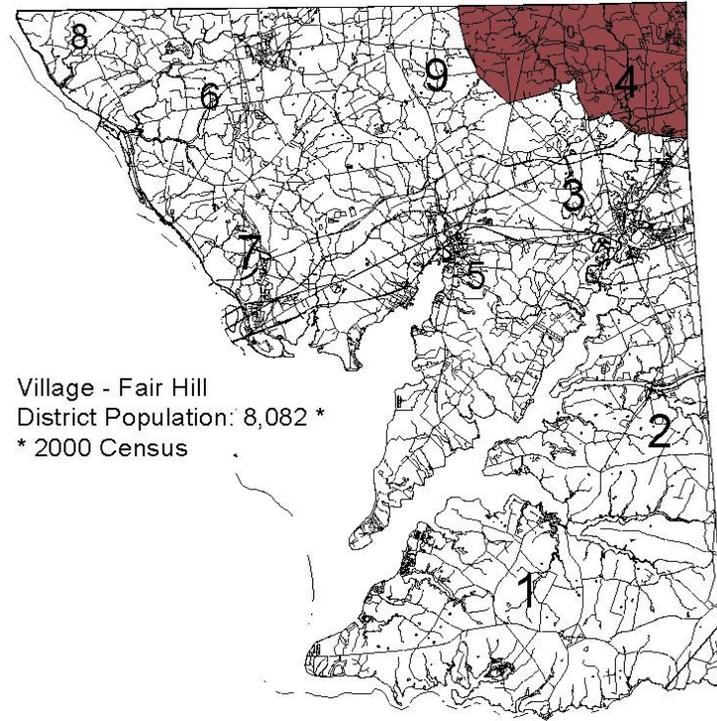
One preliminary plat was approved.

One plat received final approval. This approval created thirty four (34) lots.

Four (4) site plans were approved for commercial/industrial development.

Forty five (45) building permits were issued for residential construction with an estimated value of \$5 million.

ELECTION DISTRICT #4 – FAIR HILL



DEVELOPMENT INFORMATION

Three (3) minor subdivisions created five (5) lots.

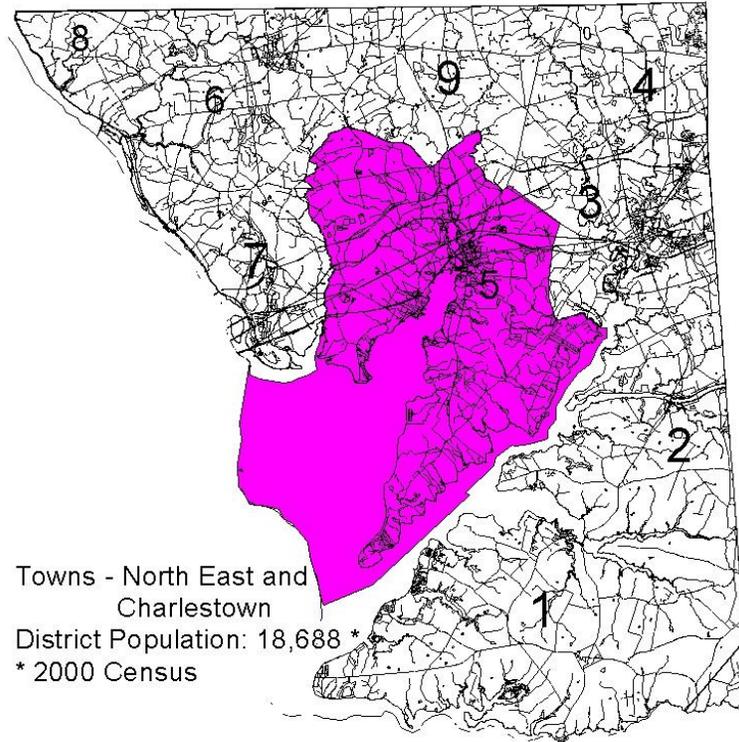
One concept plat was approved.

Three (3) preliminary plats were approved.

One plat received final approval. This approval created four (4) lots.

Eighteen building permits were issued for residential construction with an estimated value of \$3.8 million.

ELECTION DISTRICT #5 – NORTH EAST



DEVELOPMENT INFORMATION

Seven (7) minor subdivisions created thirteen (13) lots.

Eight (8) concept plats were approved.

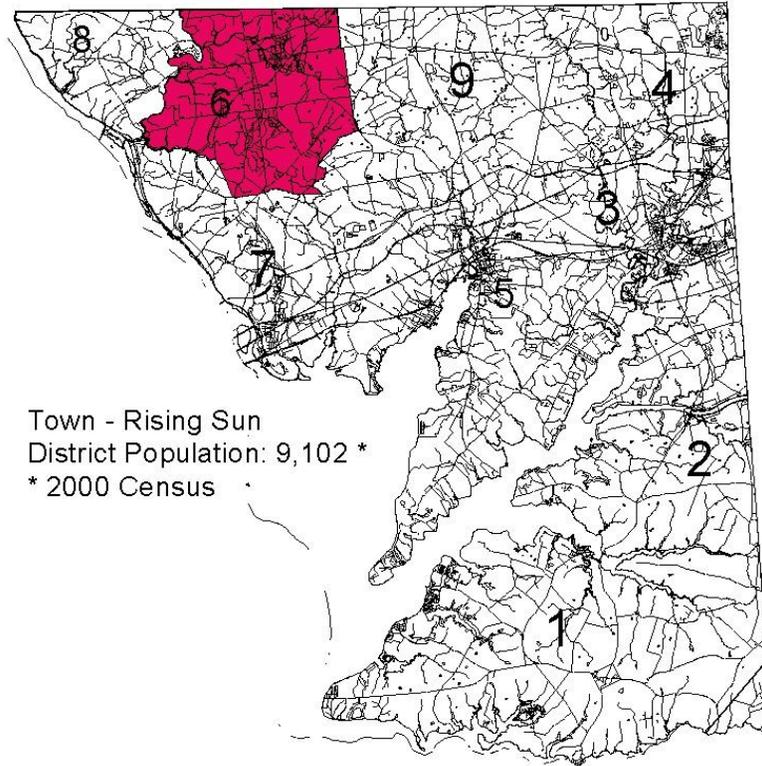
Eight (8) preliminary plats were approved.

Nine (9) plats received final approval. These approvals created Eighty eight (88) lots.

Three (3) site plans were approved for commercial/industrial development.

One hundred eighty (180) building permits were issued for residential construction with an estimated value of \$26 million.

ELECTION DISTRICT #6 – RISING SUN



DEVELOPMENT INFORMATION

Eight (8) minor subdivisions created fifteen (15) lots.

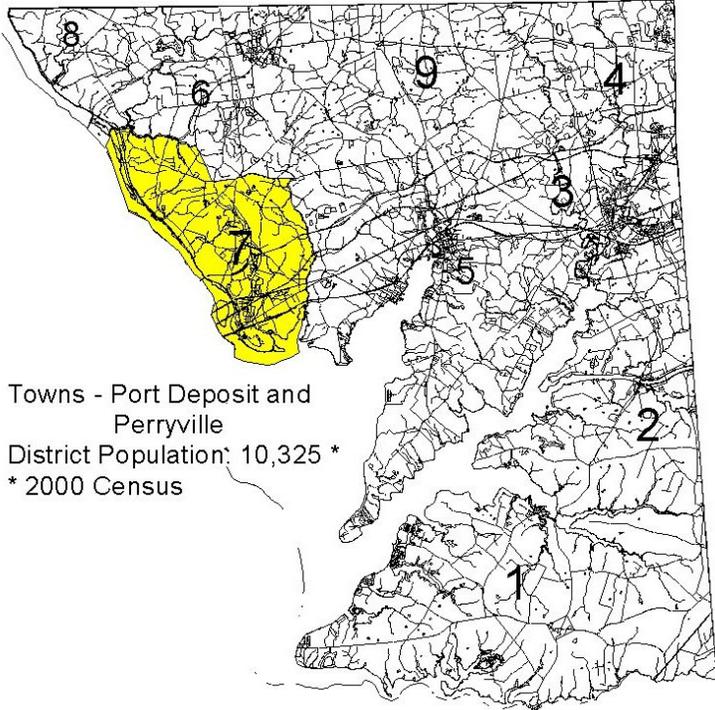
Two (2) concept plats were approved.

No preliminary plats were approved.

No final plats were approved.

Twenty four (24) building permits were issued for residential construction with an estimated value of \$3.3 million.

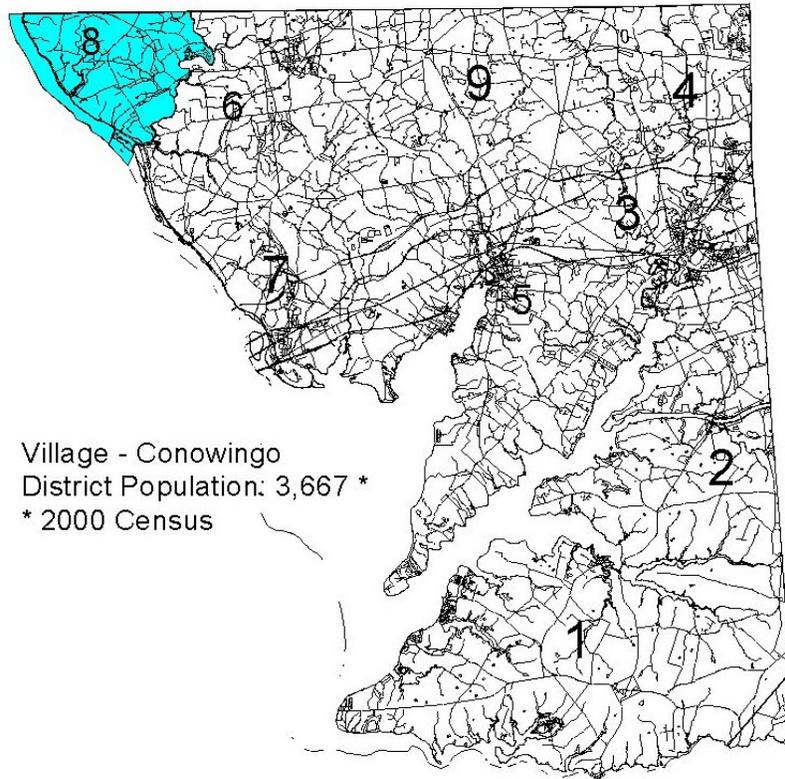
ELECTION DISTRICT #7 – PORT DEPOSIT



DEVELOPMENT INFORMATION

- One minor subdivision created four (4) lots.
- One concept plat was approved.
- One preliminary plat was approved.
- One plat received final approval creating twenty one (21) lots.
- Sixty one (61) building permits were issued for residential construction with an estimated value of \$9.3 million.
- Two (2) site plans were approved for commercial/industrial development.

ELECTION DISTRICT #8 – CONOWINGO



DEVELOPMENT INFORMATION

Two (2) minor subdivisions created three (3) lots.

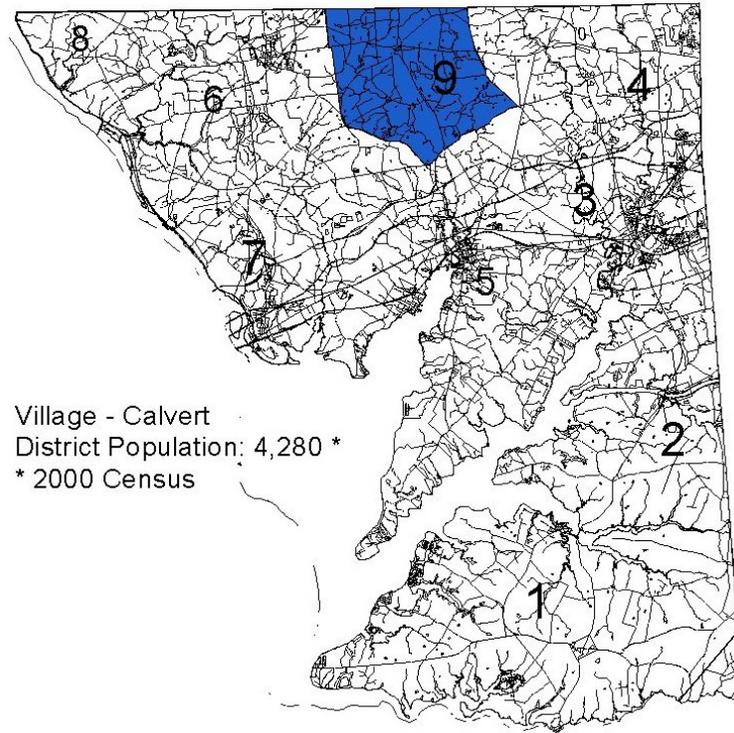
Two (2) concept plats were approved.

One preliminary plat was approved.

No plats received final approval.

Sixty six (66) building permits were issued for residential development with an estimated construction cost of \$7.9 million.

ELECTION DISTRICT #9 – CALVERT



DEVELOPMENT INFORMATION

Six (6) minor subdivisions created twelve (12) lots.

Two (2) concept plats were approved.

Two preliminary plats were approved.

Three (3) plats received final approval creating forty three (43) lots.

Twenty (20) building permits were issued for residential construction with an estimated value of \$3.9 million.

Final Plats	Lots	ED	LUD	Zoning
Privett, Lands of	1	5	DD	DR
Mendenhall Square	29	9	RCD	NAR
Valley View Estates	4	4	SD	SR
Willis, Jr., David	4	9	RCD	NAR
Villages of Elk Neck	1	5	SD	SR
Woods at Spring House Station	21	7	RCD	NAR
Leyland	6	2	RPD	SAR
The Farms	5	1	RPD	SAR
Chesapeake Ridge	264	5	DD	RM
Winfield, Sec. 2	10	9	RCD	NAR
Chesapeake Club	2	5	DD	RM
Pines at Cherry Hill	34	3	VD	VR
Estates at Autumn Woods	31	5	RCD	NAR
Montgomery, H. Barry	2	5	RCD	NAR
Racine Estates	2	5	RCD	NAR
Total*	152			
Total with Chesapeake Ridge Apts.	416			

* Does not include apartment units at Chesapeake Ridge
73.5% of new lots and apartment units located in designated growth area

Preliminary Plats	Lots	ED	LUD	Zoning
Windswept Farms	19	1	RPD	SAR
Elk Nest	26	5	DD	SR
Fulton Hills	17	2	RPD	SAR
Bayhead Shore Estates	86	5	SD	MH, SR
Charlestown Crossing	592	5	SD	SR, BG, M1
Aston Pointe	302	4	SD	SR
Dorado Meadows	43	9	RCD	NAR
Brookwood Estates	7	8	RCD	NAR
Mews at North East Creek	204	5	DD	SR
Baldwin Station	18	3	DD	NAR
John A. Peoples, Lands of	1	9	RCD	RR
Bayline Estates	7	1	RPD	SAR
State Line Farm Estates	24	4	SD	SR
Pelham Manor	93	2	RCD	NAR
Liberty Overlook	16	7	RCD	NAR
Bedrock	102	5	SD	SR
Brookwood Estates	7	8	RCD	NAR
Persimmon Creek	21	4	DD	RM
Stoney Acres	5	5	RCD	RR
Donna's Village	33	5	DD	DR
Dublin Woods	5	5	RCD	NAR
Lands of Crawford	0	2	RPD	SAR
TOTAL	1,628			

* 86% of proposed lots are in designated growth area

Concept Plats	Lots	ED	LUD	Zoning
Canal View Estates	101	2	TD	SAR
The Barry Montgomery Co., Inc.	4	7	SD	SR
Donna's Village	36	5	DD	DR
Howe's Ridge	5	5	RCD	NAR
Pearce's Landing	10	1	RPD	SAR
Persimmon Creek	48	4	DD	RM
Baldwin Station	20	3	SD	SR
The Farms	5	1	RPD	SAR
Stoney Acres	6	5	RCD	RR
Stoney Brook Knoll	41	6	RCD	NAR
The Woods at Tome	47	5	DD	DR
Brooks, Timothy & Laura	4	6	RCD	NAR
Bayline Estates	7	1	RPD	SAR
Silverado	71	5	SD	RM
Chesapeake Club	532	5	DD	RM
Saddlebrook	10	5	SD	SR
Bedrock	102	5	SD	SR
Ridgeview	19	8	RCD	RR
Forest Green Court	30	3	SD	MH
Mendenhall Square	35	9	RCD	NAR
Stone House Acres	8	8	RCD	NAR
The Tradition	53	2	RPD	SAR
Valley Stream	5	5	DD	MH
The Villages at Herron Lake	1,465	3	SD	RM, BG, M2
Kirks Mill Manor	15	9	RCD	NAR
Racine Estates	15	5	RCD	NAR
TOTAL	2,694			

92% of proposed lots in designated growth area

MINOR SUB ELECTION DISTRICT INFO

First Election District

7 Minor Subs
5 Minor Sub created 12 lots

Second Election District

3 Minor Subs
1 Minor sub created 1 lot

Third Election District

9 Minor Subs
5 Minor Subs created 7 lots

Fourth Election District

4 Minor subs
3 Minor Subs created 5 lots

Fifth Election District

14 Minor Subs
7 Minor Subs created 13 lots

Sixth Election District

10 Minor Subs
8 Minor Subs created 15 Lots

Seventh Election District

3 Minor Subs
1 Minor Sub created 4 lots

Eighth Election District

2 Minor Subs
2 Minor Subs created 3 lots

Ninth Election District

7 Minor Subs

6 Minor Subs created 12 lots

LAND USE INFO

DD – 9 lots

MED – 1 lot

RCD – 39 lots

RPD – 13 lots

SD – 6 lots

TD – 4 Lots

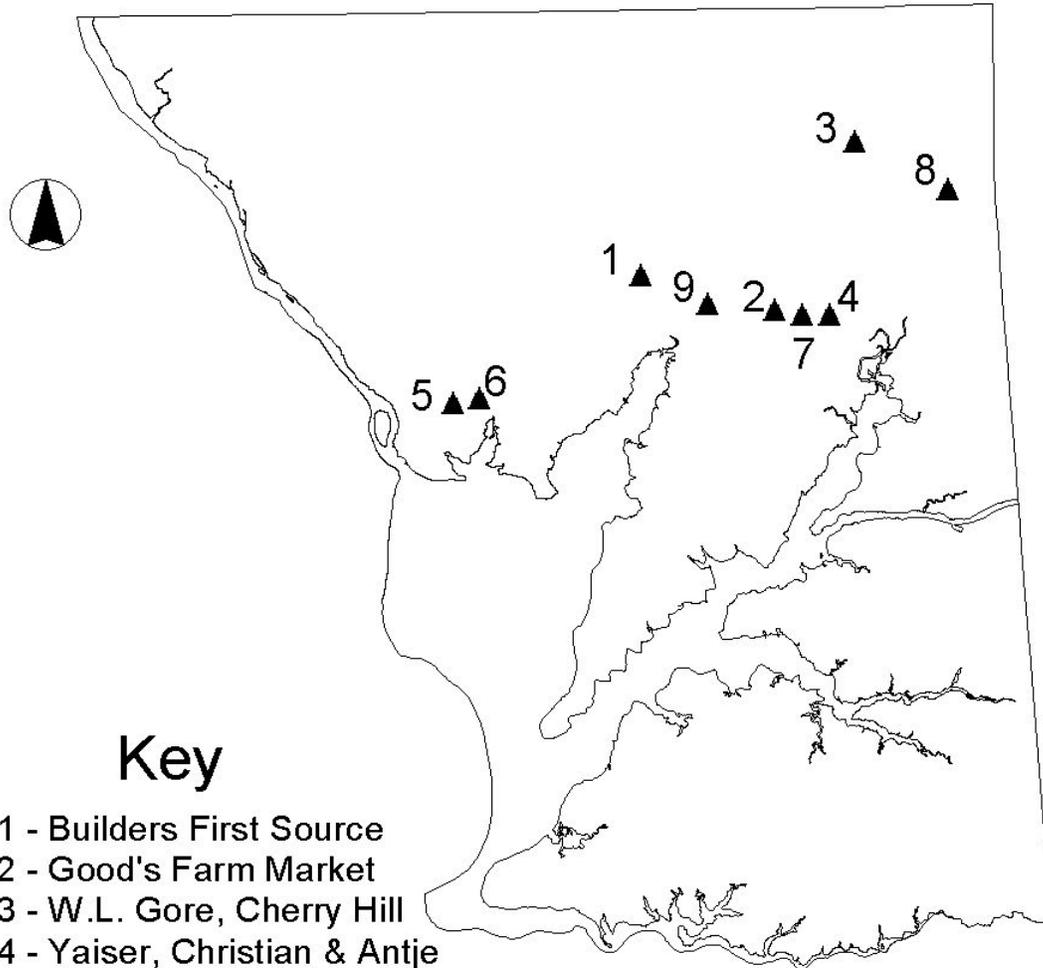
OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS
Claggett, Herschell	56	22	14	1	SAR	RPD	0
Meffley, D. Robert	52	13	306	1	SAR	RPD	3
Meis, Robert	52	14	16	1	SAR	RPD	2
Renzulli and Schaumann	63	3	68&41	1	SAR	RPD	0
Duff, David	57	8	5	1	SAR	RPD	2
Bayside Development Inc	56	11	166	1	SAR	RPD	4
RVP & RLP Investments	52	21	25	1	SAR	RPD	1
Woodall & Berkowitz	48	13	31 & 32	2	BL	RPD	0
Whiteoak, Patricia Ann	38	17	30	2	NAR	RPD	1
Gibson, Robert & Katheryn	47	2	115	2	RR	RPD	0
Payne, Robert C.	26	22	68&69	3	DR	DD	2
Lamonica	33		616&658	3	DR	DD	1
Basell & Broadlands LLC	21	16	911	3	M1	DD	0
Moon, Lee	33	18	507	3	DR	DD	0
Phillips, Virona	20	7	446	3	NAR	RCD	2
Buris Cecil Inc	21	16	911	3	M1	SD	0
Machulski, Eugene	27	1	11	3	DR	SD	1
Saunder, Maris and Ann	21	7	765	3	SR	SD	1
James & Judith Houston	26	15	189&210	3	DR	SD	0
Barczewski, Thomas	13	7	453	4	RR	RCD	1
Snyder, Eugene & Cheryl	6	22	17	4	NAR	RCD	1
Cordrey, Neil & Cynthia	13	11	282&735	4	RR	RCD	0
Gaylen, Douglas & Kelly	7	17	221	4	RR	SD	3
Tome, Vernon & Lareda	31	17	355	5	DR	DD	1
Remle	25	15	172	5	MH	DD	4
Rowland, Charles & Deborah	31	6	972	5	DR	DD	0
Howery, Jean Ann	31	7	558	5	BG	MED	0
Paradise Lands LLC	24	10	27	5	NAR	MED	1
Wood, William & Pauline	41	15	135	5	NAR	RCD	1
Wood, Pauline	41	15	135	5	NAR	RCD	1
Larsons Investments, LLC	24	4	190	5	RR	RCD	4
Kamihachi James	41&46	23&5	364,365,219	5	NAR	RCD	0
Montgomery Bros/Ragan	9	19	295&525	5	SR & BG	RCD	0
Roark, Patton	35	10	135	5	SR	SD	1
Montgomery Bros Bedrock 2	24	18	258	5	SR	SD	0
North East Business Center - MB	24	18	64	5	SR	SD	0
North East Business Center - MB	24	18	64	5	SR	SD	0
Orr, Fred and Doris	18	1	8	6	NAR	RCD	1
Moerschel, Catherine	23	5	434	6	RR	RCD	2
Matthews, Mark	16	11	9	6	NAR	RCD	0
Montgomery Larry	16	9	128	6	NAR	RCD	1
Kilbys Inc	10	23	33	6	NAR	RCD	0
Montgomery, Larry	16	9	128	6	NAR	RCD	1
Van Dyke, John	3	24	202	6	TR/BG	RCD	5
Hause, Patrick & Shannon	16	4	122	6	NAR	RCD	1
Van Dyke, John	3	24	202	6	NAR	TD	3
Webb, Steven & Alisa	10	15	423	6	SR	TD	1
McGuirk, Arthur & Jacqueline	30	19	122 & 123	7	SR	DD	0
Amato & Reynolds	29	22	496&589	7	DR	DD	0
Montgomery, Barry	23	16	48	7	NAR	RCD	4
Price, Melvin & Freda	8	4	91	8	RR	RCD	2

Horton, Harry & Shirley	2	19	93&155	8	RR	RCD	1
Ragan, Euguene	19	19	163	9	VR	DD	1
Webb, Victor and Grace	5	3	103	9	NAR	RCD	1
Graves, Darlene	9	19	253&251	9	RR	RCD	2
McMillian, William Thomas	11	12	263	9	NAR	RCD	5
Brown, Scott	4	14	8	9	NAR	RCD	2
McMillian, William Thomas	11	12	263	9	NAR	RCD	0
Plumstead, Edward	11	16	164	9	NAR	RCD	1

2005 Site Plans – Commercial & Industrial Development

Date Approved	Name	Location	ED	Zoning District
1/3/05	Builders Source First	Peninsula Industrial Park	5	M1
1/10/05	Good's Market Farm	U.S. Route 40	5	BG
2/7/05	W.L. Gore	MD. Route 213	3	M1
3/10/05	Christian Yaiser	U.S. Route 40	3	BG
6/10/05	Collette's Service Center	U.S. Route 40	7	BG
7/12/05	Hardy Self Storage	U.S. Route 40	7	BG
9/9/05	Acadia Enterprises	MD. Route 7	3	M2
9/16/05	Panattoni	MD. Rte. 316 & MD. Rte 277	3	M1
10/4/05	WAWA Food Market	U.S. Route 40 & Mechanics Valley Road	5	BG

2005 Approved Site Plans



Key

- 1 - Builders First Source
- 2 - Good's Farm Market
- 3 - W.L. Gore, Cherry Hill
- 4 - Yaiser, Christian & Antje
- 5 - Collette's Service Center
- 6 - Hardy Self Storage
- 7 - Acadia Enterprises
- 8 - Panattoni at Broadlands
- 9 - WaWa Food Market

Cecil County
Office of Planning & Zoning
December 29, 2005
Drawn by DRB

RESIDENTIAL BUILDING PERMIT ACTIVITY - 2006

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONSTRUCTION COST
1	Dwelling	46	200,364	\$ 9,594,900
	Mobile Homes	19	13,454	500,150
	TOTALS	65	213,818	\$10,145,050
2	Dwelling	47	241,636	\$8,305,500
	Mobile Homes	8	9,525	302,400
	TOTALS	55	251,161	\$8,607,900
3	Dwellings	20	89,165	\$3,801,700
	Mobile Homes	25	0	1,273,449
	Townhouses	0	37,494	0
	TOTALS	45	126,659	\$5,075,149
4	Dwellings	13	73,248	\$3,667,000
	Apartments	0	0	0
	Mobile Homes	5	5,256	189,000
	TOTALS	18	78,504	\$3,856,000
5	Dwellings	133	638,524	\$24,482,900
	Mobile Homes	47	54,651	1,529,963
	Condos	0	0	0
	Townhouses	0	0	0
	Apartments	0	0	0
	TOTALS	180	693,175	\$26,012,863
6	Dwellings	17	68,856	\$2,840,100
	Mobile Homes	7	11,089	484,900
	Townhouses	0	0	0
	Apartments	0	0	0
	TOTALS	24	79,945	\$3,325,000
7	Dwellings	48	257,583	\$8,812,500
	Mobile Homes	13	16,036	517,900
	Apartments	0	0	0
	TOTALS	61	273,619	\$9,330,400
8	Dwellings	28	131,832	\$5,471,600
	Mobile Homes	38	59,769	2,434,073
	TOTALS	66	191,601	\$7,905,673
9	Dwellings	18	90,543	\$3,950,000
	Mobile Homes	2	1,248	20,000
	TOTALS	20	91,791	\$3,970,000

RESIDENTIAL BUILDING PERMITS ISSUED IN 2005

BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
DEVELOPMENT DISTRICT	232	35%
RURAL CONSERVATION	255	38%
RESOURCE PROTECTION	76	12%
SUBURBAN DISTRICT	89	14%
TOWN DISTRICT	6	1%
TOTALS:	658	100%

50% of building permits issued in Development, Suburban, and Town Districts.

NOTE: 124 Building Permits in the Development District were issued by the Town of Elkton.

BUILDING PERMITS ISSUED – 2005

CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2005	NEW DWELLINGS IN CRITICAL AREA 2005
January	24	4
February	11	3
March	26	4
April	28	3
May	25	4
June	32	4
July	18	3
August	33	4
September	21	0
October	22	2
November	22	5
December	21	5
TOTALS:	283	41

2005 REZONINGS

Election District	Owner Name	Zoned	Req Zoning	Decision
1	Douglas E. Willard	SAR	RR	Withdrawn
3	Domenic R. and Lois M. Inglisa	SR & MH	SR & MH	Approved
	Lewis I. Montgomery	BI	RM	Approved
	Marva Ltd. Partnership	SR	RM and BG	Withdrawn
	Marva Ltd. Partnership	SR	RM, M-2, BG	Approved
4	George Whitmyre	SR	NAR	Disapproved
5	Conservation Fund and Episcopal Diocese of PA	NAR	BI - BG	Withdrawn
	George L. Mars	M-2	RM	Approved
	H. Barry Montgomery	SR	BG	Approved
	Harold L. and Marcia A. Murray, Sr.	SR	BI	Approved
	John R. Harrison	Development Residential	Business General	Approved

Election District	Owner Name	Zoned	Req Zoning	Decision
	Lonnie J. and Jenny L. McMillan, Jr.	M-2	DR	Approved
7	Dwain D. Felts Harrol L. & Mary J. Roberson	NAR Open Space	BG Rural Residential	Disapproved Approved
8	Emory F. and Lissa J. Holbrook, Jr.	NAR	BG	Disapproved
9	Joseph J. & Edwina E. Gilbert	NAR	BG	Disapproved

Cecil County 2005 Rezoning Activity



ZONING COMPLAINTS AND VIOLATIONS

2005

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	5	4
Manufactured Homes (Special Exception)	0	0
Storage Trailer	10	10
Untagged or Inoperative Vehicles	98	79
Salvage Yards	16	4
Illegal Business Operation	31	12
Setbacks	8	3
RV / Travel Trailers	25	11
Signs	4	3
Dwelling Conversion	0	0
Kennels	6	3
Animal Husbandry	12	4
Other	10	5
COURT CASES <u>10</u>		
TOTALS:	225	138

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

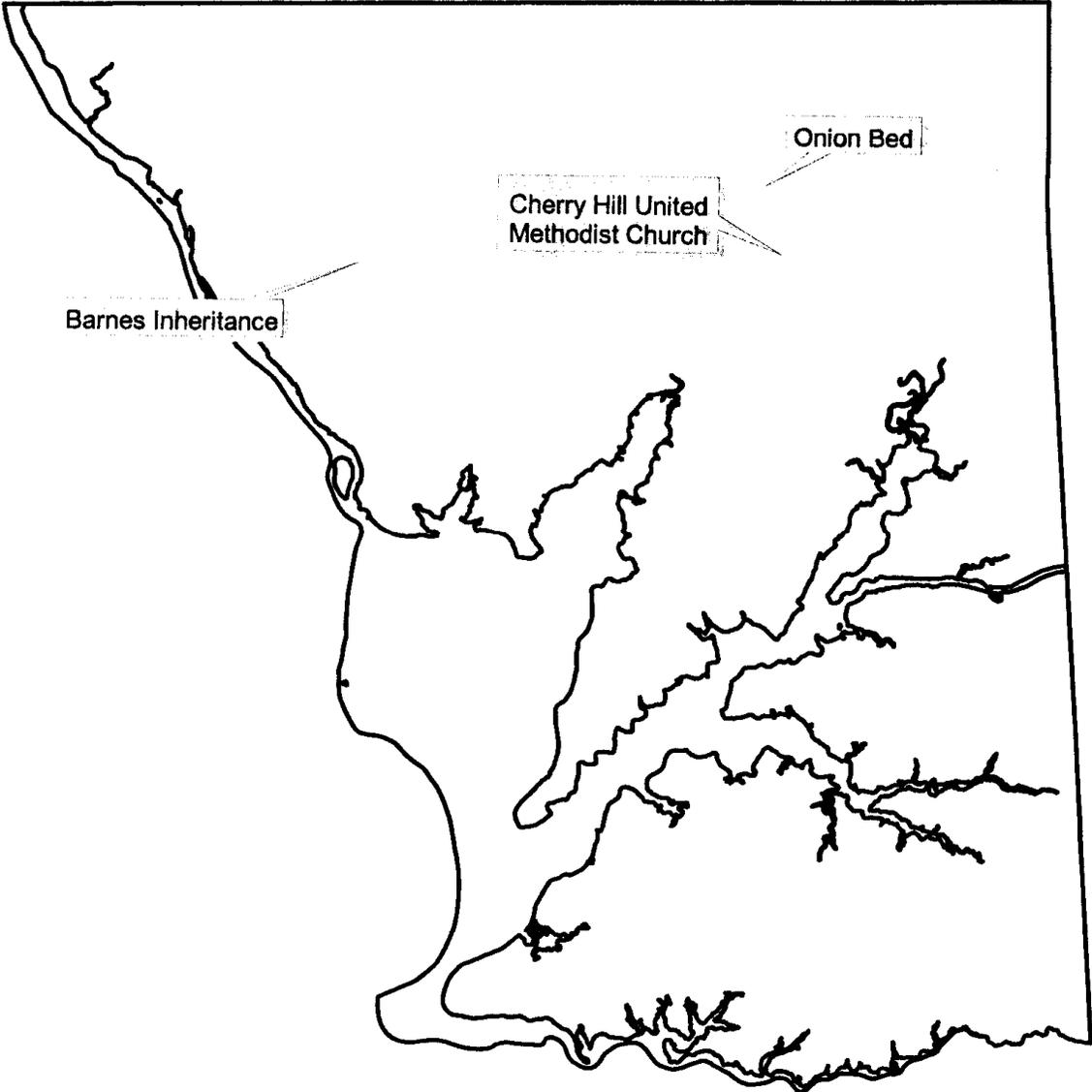
2005

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	21	0	8	29
TELECOMMUNICATION	1	0	0	1
LIQUOR LICENSE	1	0	0	1
OTHER				
BUS STORAGE	1	0	0	1
SAWMILL	1	0	0	1
MANUFACTURED HOME				
Agricultural	2	0	0	2
Hardship	6	0	0	6
Security	5	0	0	5
RR Zone	0	0	0	0
Total Special Exceptions				46
VARIANCES	35	7	2	44
	2	0	0	2
APPEALS	AFFIRMED	REVERSED		
				92

2005 Historic District Applications

Property	Location	Action
Onion Bed	3288 Blue Ball Road	Approved
Cherry Hill United Methodist Church	33 Elk Mills Road	Approved
Barnes Inheritance	696 Colora Road	Approved

Cecil County 2005 Approved Historic District Nominations



MALPF DISTRICTS APPROVED IN 2005						
	OWNER	ELECTION DISTRICT	ACREAGE	TAX MAP	GRID	PARCEL
1	Craig, Samuel P.	1	146.00	57	9	3
2	Stoltzfus, Amos & Sarah	6	52.81	4	15	1
3	McCreary, George (Pending)	3	104.13	11	5	17
TOTAL ACREAGE			302.94			

MALPF EASEMENTS SOLD IN 2005						
	OWNER	ELECTION DISTRICT	ACREAGE	TAX MAP	GRID	PARCEL
1	Coleman, John F. (Pending)	1	155.00	58	17	72
2	Coleman, John F. (Pending)	1	118.50	58	17	72
3	Sandy Bottom Preserve, LLC	1	80.40	67	7	2, Lot 1
TOTAL ACREAGE			353.90			

MALPF EASEMENT APPLICATIONS IN 2005						
	OWNER	ELECTION DISTRICT	ACREAGE	TAX MAP	GRID	PARCEL
1	McLeer, Lauren	2	333.80	42	24	5
2	Stoltzfus, Amos & Sarah	6	52.81	4	15	1
3	Mahoney, Joseph	6	134.00	11	14	54 & 318
TOTAL ACREAGE			520.61			

MALPF DISTRICTS TERMINATED IN 2005						
	OWNER	ELECTION DISTRICT	ACREAGE	TAX MAP	GRID	PARCEL
1	Golden, Richard	2	109.46	48	6	5
		2	109.46	49	7	26
		2	106.08	49	27	1
TOTAL ACREAGE			325.00			

M.E.T. EASEMENTS DONATED IN 2005						
	OWNER	ELECTION DISTRICT	ACREAGE	TAX MAP	GRID	PARCEL
1	Kilby's, Inc.	6	58.80	10	23	33
TOTAL ACREAGE			58.80			

Cecil County 2005 MALPF Activity

