

2007 ANNUAL REPORT CECIL COUNTY, MARYLAND



PREPARED BY: CECIL COUNTY PLANNING & ZONING
FOR THE 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 to satisfy this requirement.

The format and content of this report cover the development activity that has occurred in Cecil County during calendar year 2007. 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 presented 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 the 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. During calendar year 2007 these changes were consistent with the above mentioned items. The implementation of the local PDR program has proven to be a success. Further successes in improving the planning and development process can be achieved through the implementation of the County's TDR program.

The Office of Planning and Zoning continued to process a heavy workload in 2007 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 2007, all projects using State funding were reviewed for consistency with the County's Comprehensive Plan prior to approval. This was 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 the adopted plans of the jurisdiction.

APPLICATIONS PROCESSED

Major Subdivisions – During 2007, the Planning Commission reviewed concept, preliminary and final major subdivision applications. Of these applications, twenty four (24) were granted final approval creating five hundred eighty five (585) new lots and seventy two (72) apartment units. Twenty two (22) preliminary plats received approval potentially creating 1,389 new lots. Twelve (12) concept plats were approved potentially creating 898 new lots. The most active Election Districts were Districts 1 and 9 with five approvals each. Election District 5 created the most lots with 256.

Minor Subdivisions – The Office of Planning and Zoning approved sixty eight (68) minor subdivisions in 2007. Thirty five (35) of the approvals created fifty two (52) lots. The remainder of the approvals were for add-ons or agricultural transfers. The most active Election District was District 5 with twenty two (22) approvals that created eleven (11) lots.

Site Plans – A total of eighteen (18) site plans were approved by the Office of Planning and Zoning for commercial or industrial development in 2007.

Historic District Applications – The Historic District Commission and the Planning Commission made recommendations on three (3) nominations for historic designation in 2007. The Board of County Commissioners approved all three nominations.

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

Agricultural Preservation – The Planning Commission reviewed eleven (11) applications to form agricultural districts totaling 1,180 acres in 2007. All eleven applications received favorable recommendations from the agricultural Preservation Advisory Board, the Planning Commission and the Board of County Commissioners. Seven hundred eighty five acres had their development rights purchased by either the State or the County in 2007 to permanently preserve the land. A total of 13,462 acres have been preserved for agricultural purposes and the total acreage now participating in the program is 20,343. An additional 7,036 acres have been preserved through Rural Legacy and private land trusts for an overall total of 27,379 acres.

Special Exceptions – The Planning Commission and Board of Appeals heard forty one (41) requests for special exceptions in 2007. The Board of Appeals approved thirty three (33).

Variances & Appeals – The Board of Appeals heard 47 variance requests and 4 appeals of administrative decisions in 2007. The Board affirmed 3 appeals and granted 37 variances.

Building Permits – The Office of Planning and Zoning processed 463 building permits for new dwellings, of which twenty three (23) were in the Chesapeake Bay Critical Area. The estimated value of construction was \$85,186,000. There were approximately 15,400,000 square feet of residential space constructed in the County in 2007.

Zoning Violations – The Office of Planning and Zoning investigated 374 violations in 2007.

THE CECIL COUNTY PLANNING COMMISSION

2007 Members:

Mr. Josh Brown*, Chairman

Mr. William Mortimer, Chairman

Ms. Joyce Bowsbey

Mr. Mark Clark*

Mr. B. Patrick Doordan

Mr. Guy Edwards*

Mr. Robert Knutsen*

Mr. Joe Janusz*

Mr. Wyatt Wallace*

Mr. H. Clay McDowell, Alternate

Ms. Rebecca Demmler, Ex-officio

Ms. Clara Campbell – 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, rezoning, and amendments or changes to County 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. Rezoning, special exceptions and other items are heard at 7:00 p.m. in the Administrative Building.

* Partial year

THE CECIL COUNTY BOARD OF APPEALS

2007 Members:

Mr. David Willis, Chairman

Mr. William Dallas

Dr. Maria Mastrippolito

Mr. Beecher Rasnake

Mr. Mark Saunders*

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. The Board is a quasi-judicial body 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 the County Administrative Building.

THE CECIL COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD

2007 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 Cecil County Commissioners and/or the MALPF Board of Trustee. 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 development rights 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 HISTORIC DISTRICT COMMISSION

2007 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 recommendations to the Planning Commission and the Board of County Commissioners on nominations for historic designation, to recommend that designation 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

2007 Members:

Mr. Ewing McDowell

Mrs. 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

2007 Staff:

Eric S. Sennstrom, AICP – Director

Jennifer Bakeoven – Administrative Assistant

David R. Black, AICP – GIS Coordinator

James Black – Code Compliance Inspector

Gale Dempsey – Administrative Assistant

Anthony Di Giacomo, AICP – Principal Planner

Amanda Gordon – Plans Reviewer

Clifford Houston – Zoning Administrator

Joseph Johnson – Resource Plans Reviewer

Stephen O'Connor* - Planner I

Betty Patterson – Office Services Specialist

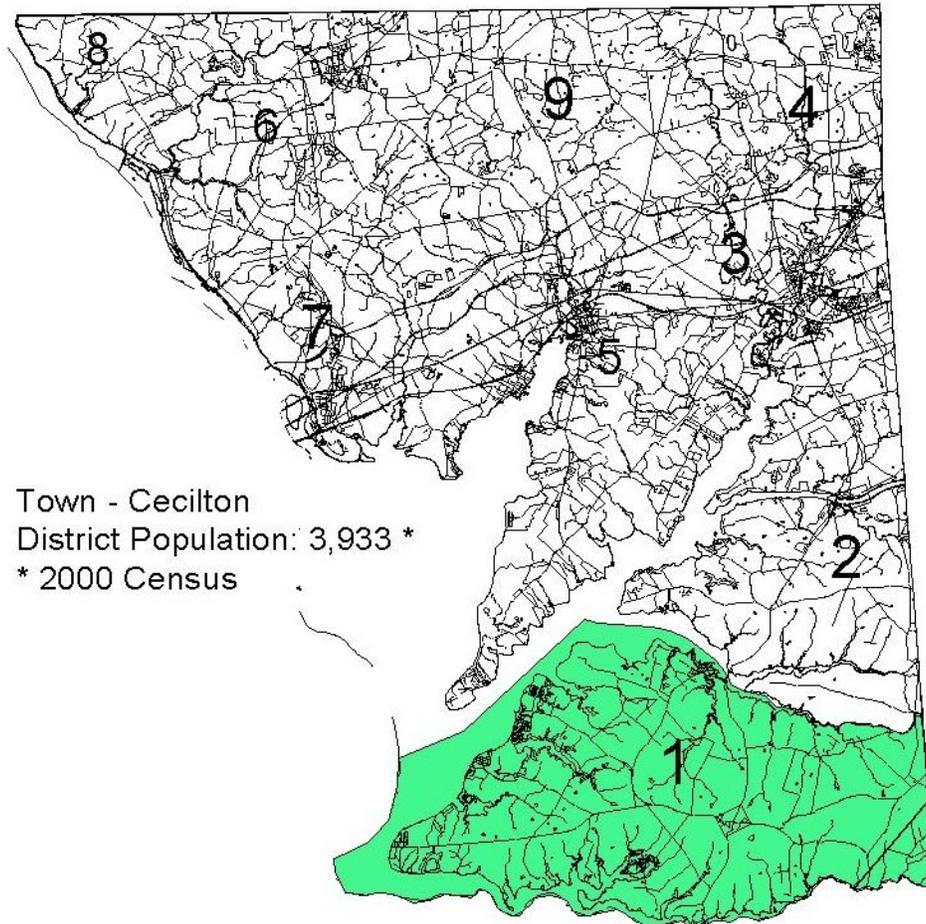
Eric Shertz – Plans Reviewer

Adriene Stiffler* - Planner I

This office provides staff support to the Board of County Commissioners, Planning Commission, Board of Appeals, Agricultural Preservation Advisory Board, 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 and Subdivision Regulations. Members of staff participate on various committees and represent the County on numerous State and regional governmental organizations.

* partial year

ELECTION DISTRICT #1 – CECILTON



DEVELOPMENT INFORMATION

Eight minor subdivisions created five new lots.

One concept plat was approved.

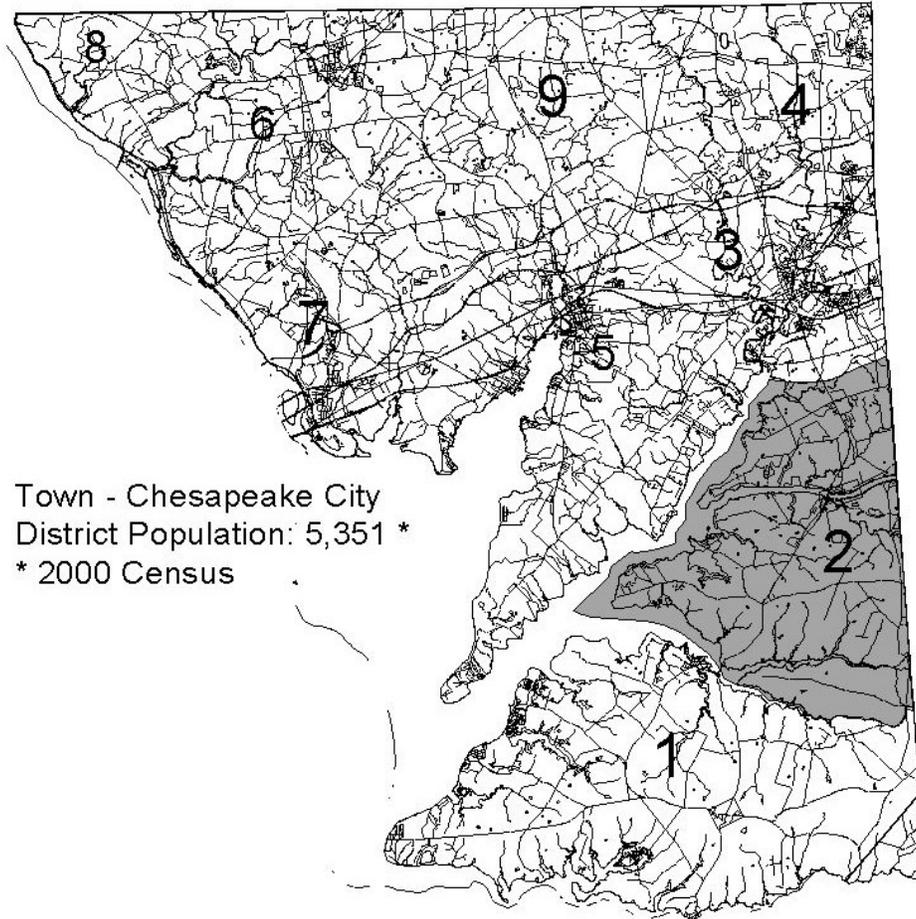
One preliminary plat was approved.

Five final plats received approval.

No site plans were approved for commercial or industrial purposes.

39 building permits were issued for residential construction with an estimated value of \$7,164,910.

ELECTION DISTRICT #2 – CHESAPEAKE CITY



DEVELOPMENT INFORMATION

Six minor subdivisions created three new lots.

No concept plats were approved.

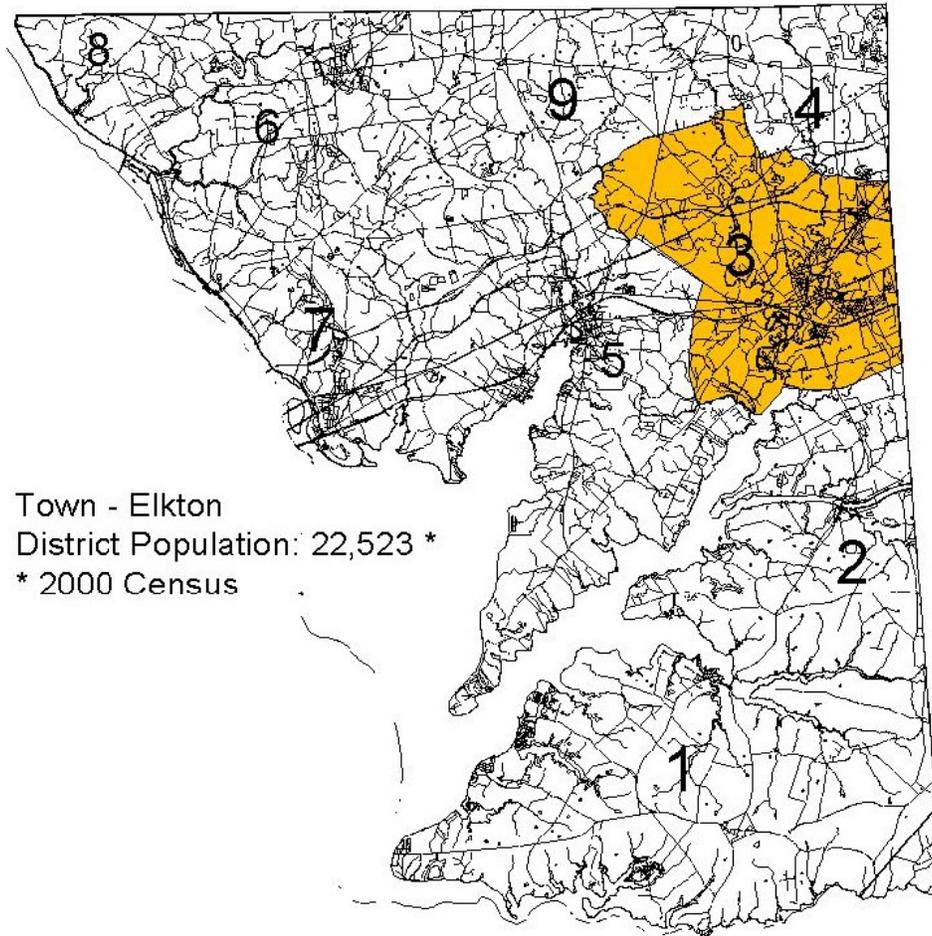
No preliminary plats were approved.

One final plat received approval.

No site plans were approved for commercial or industrial purposes.

26 building permits were issued for residential construction with an estimated value of \$7,286,160.

ELECTION DISTRICT #3 – ELKTON



DEVELOPMENT INFORMATION

Nine minor subdivisions created 11 new lots.

Three concept plats were approved.

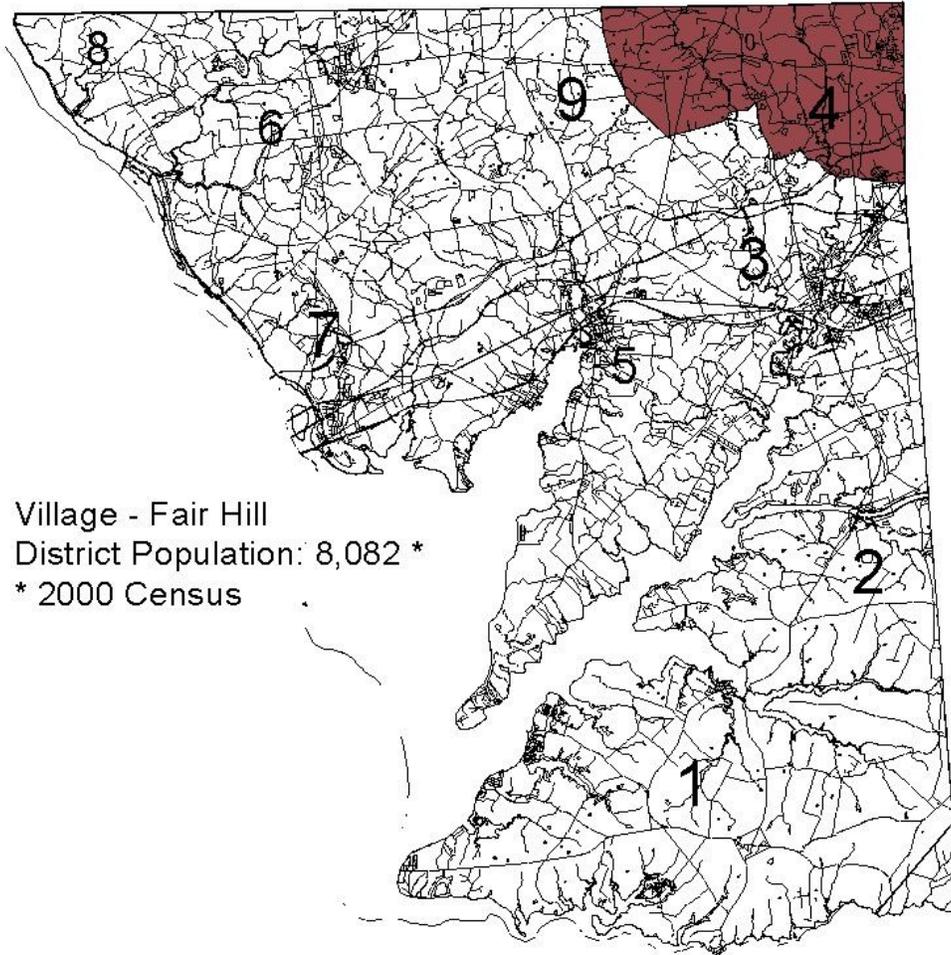
Two preliminary plats were approved.

Two final plats received approval.

Four site plans were approved for commercial or industrial purposes.

75 building permits were issued for residential construction with an estimated value of \$10,673,375.

ELECTION DISTRICT #4 – FAIR HILL



DEVELOPMENT INFORMATION

Four minor subdivisions created two new lots.

No concept plats were approved.

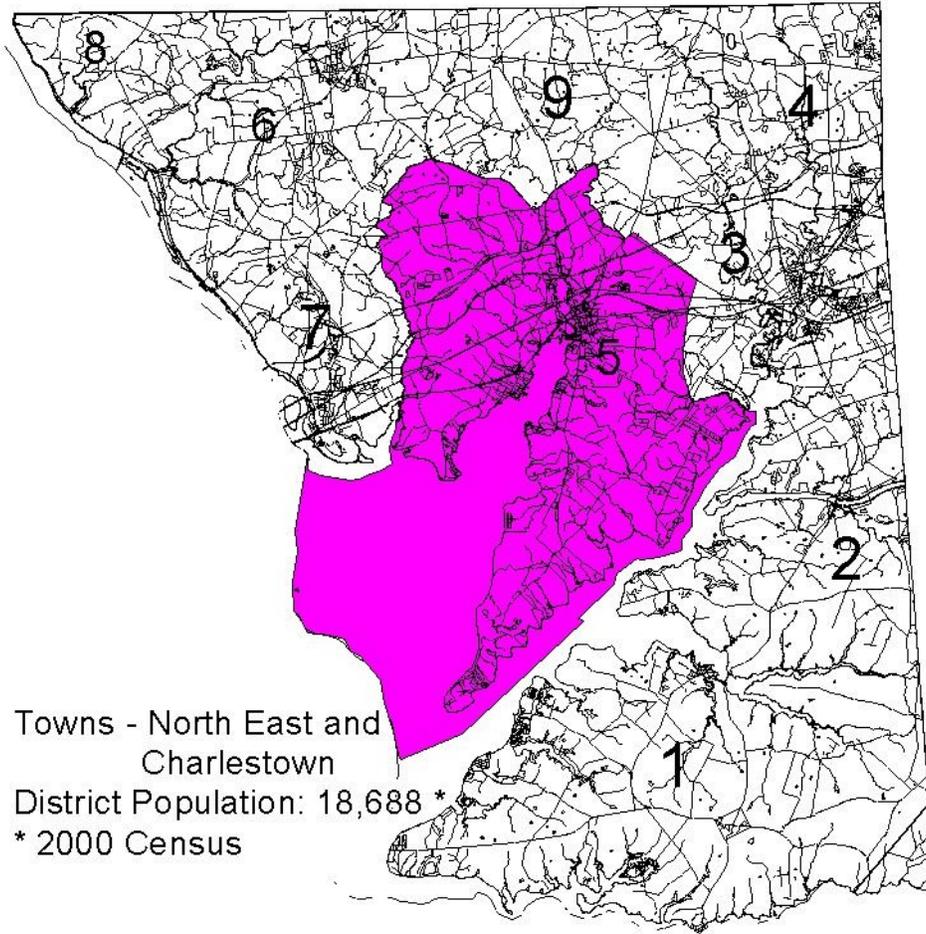
Four preliminary plats were approved.

Three final plats received approval.

Two site plans were approved for commercial purposes.

Eight building permits were issued for residential construction with an estimated value of \$0.89 million.

ELECTION DISTRICT #5 – NORTH EAST



DEVELOPMENT INFORMATION

22 minor subdivisions created 11 new lots.

Five concept plats were approved.

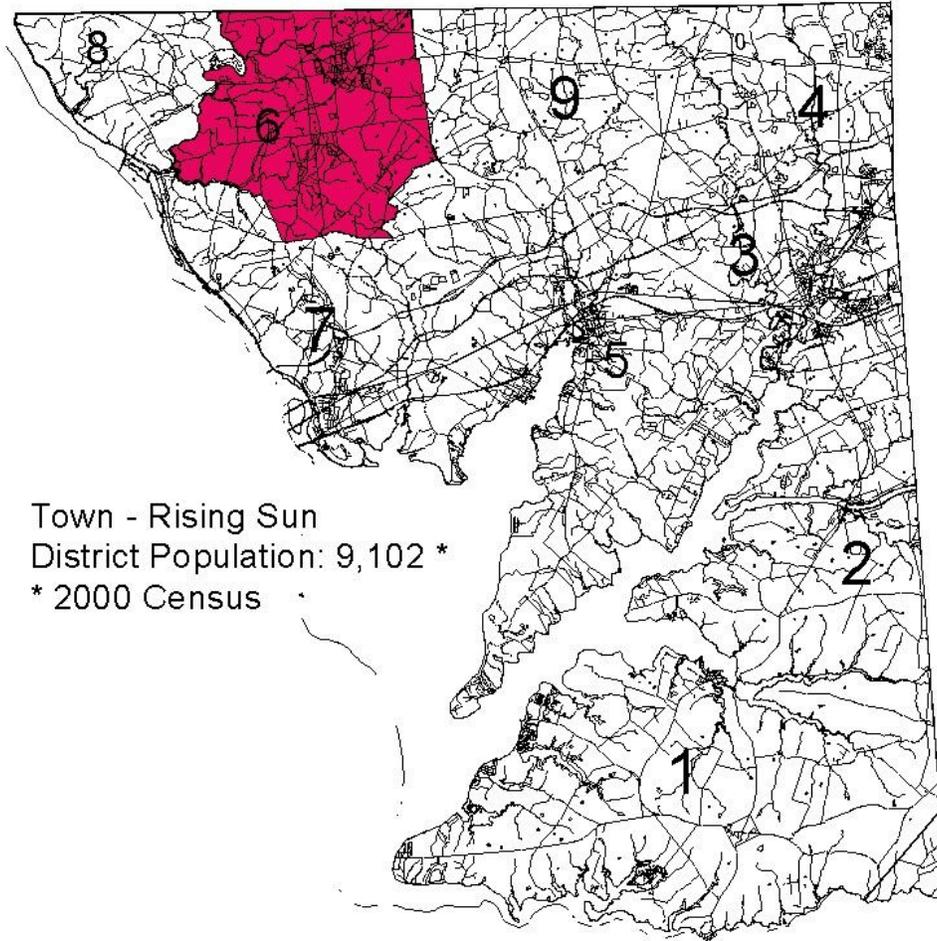
Seven preliminary plats were approved.

Four final plats received approval.

Ten site plans were approved for commercial or industrial purposes.

160 building permits were issued for residential construction with an estimated value of \$32,620,345.

ELECTION DISTRICT #6 – RISING SUN



DEVELOPMENT INFORMATION

Three minor subdivisions created five new lots.

Two concept plats were approved.

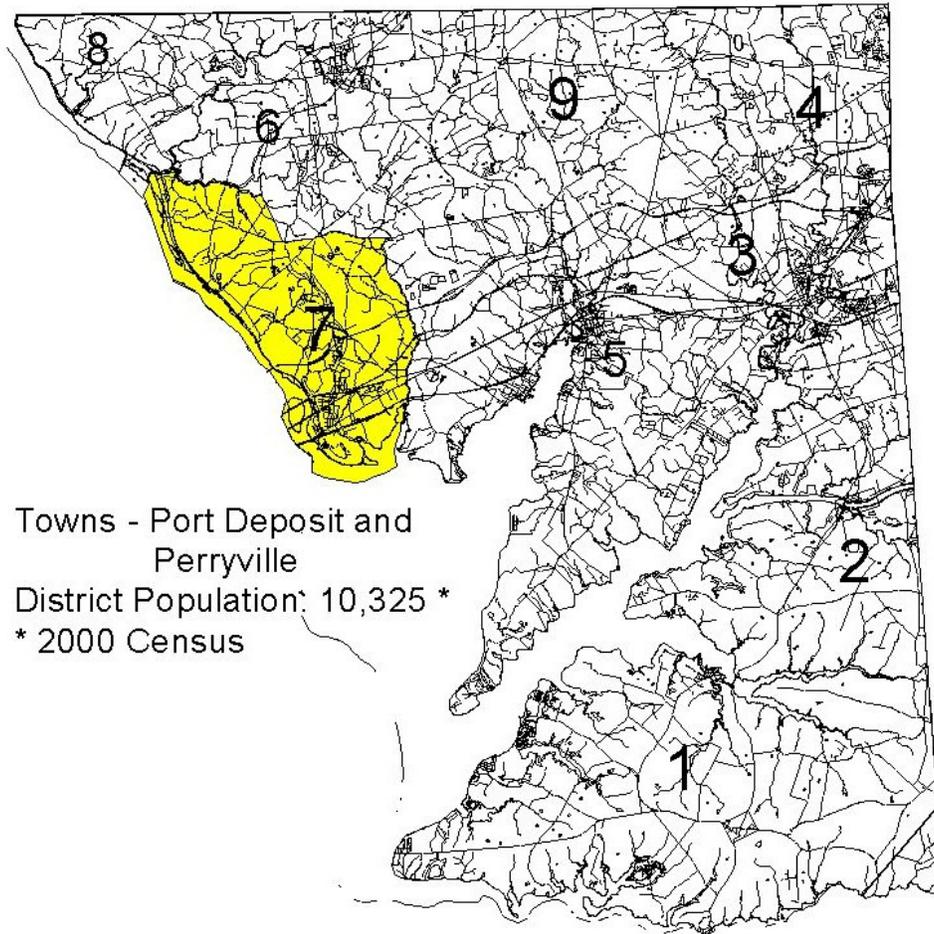
Four preliminary plats were approved.

One final plat received approval.

One site plan was approved for commercial purposes.

Ten building permits were issued for residential construction with an estimated value of \$1,603,145.

ELECTION DISTRICT #7 – PORT DEPOSIT



DEVELOPMENT INFORMATION

Three minor subdivisions created one new lot.

One concept plat was approved.

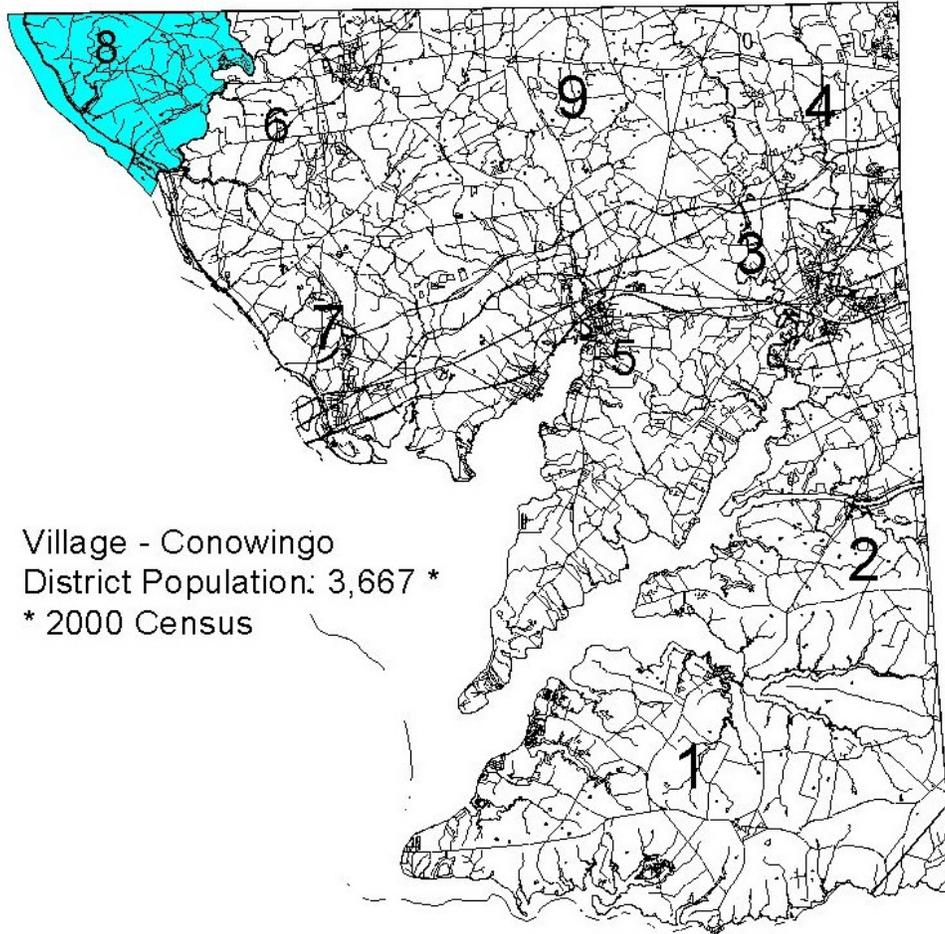
Two preliminary plats were approved.

One final plat received approval.

No site plans were approved for commercial or industrial purposes.

106 building permits were issued for residential construction with an estimated value of \$19,347,025.

ELECTION DISTRICT #8 – CONOWINGO



DEVELOPMENT INFORMATION

Six minor subdivisions created four new lots.

No concept plats were approved.

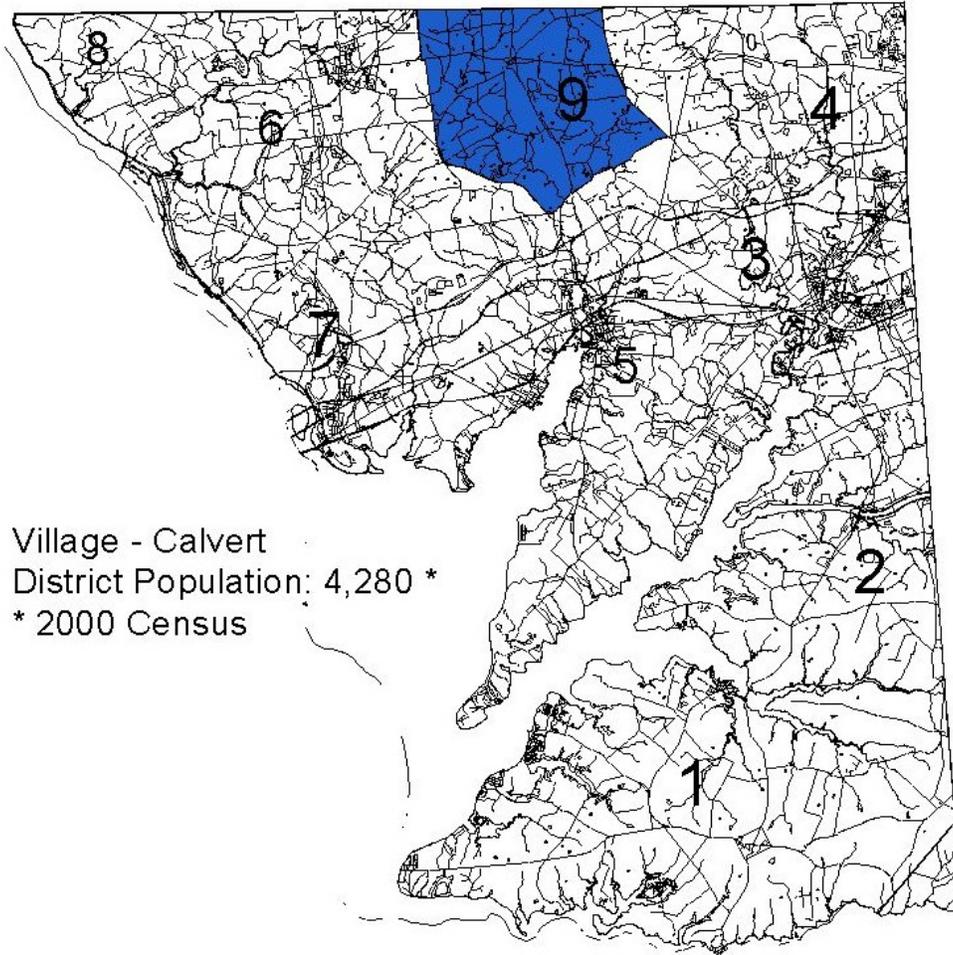
One preliminary plat was approved.

Two final plats received approval.

No site plans were approved for commercial or industrial purposes.

19 building permits were issued for residential construction with an estimated value of \$1,808,310.

ELECTION DISTRICT #9 – CALVERT



DEVELOPMENT INFORMATION

Seven minor subdivisions created ten new lots.

No concept plats were approved.

One preliminary plat was approved.

Five final plats received approval.

No site plans were approved for commercial or industrial purposes.

14 building permits were issued for residential construction with an estimated value of \$3,801,875.

APPENDICES

RESIDENTIAL BUILDING PERMIT ACTIVITY - 2007

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONSTRUCTION COST
1	Dwelling	26	122,978	6,763,790
	Mobile Homes	13	10,028	401,120
	TOTALS	39	133,006	7,164,910
2	Dwelling	23	130,168	7,159,240
	Mobile Homes	3	3,173	126,920
	TOTALS	26	133,341	7,286,160
3	Dwellings	67	189,481	10,421,455
	Mobile Homes	8	6,298	251,920
	TOTALS	75	195,779	10,673,375
4	Dwellings	4	11,373	625,515
	Mobile Homes	4	6,508	260,320
	Apartments	30	36,395	2,547,650
	TOTALS	38	54,276	3,433,485
5	Dwellings	110	496,053	27,282,915
	Mobile Homes	26	28,412	1,136,480
	Townhouses	24	64,630	4,200,950
	Apartments	338	468,740	32,811,800
	TOTALS	498	1,057,835	65,432,145
6	Dwellings	6	25,503	1,402,665
	Mobile Homes	4	5,012	200,480
	TOTALS	10	30,515	1,603,145
7	Dwellings	30	150,515	8,278,325
	Mobile Homes	24	30,192	1,207,680
	Townhouses	22	63,432	4,123,080
	Condos	30	88,276	5,737,940
	TOTALS	106	332,415	19,347,025
8	Dwellings	4	16,786	923,230
	Mobile Homes	15	22,127	885,080
	TOTALS	19	38,913	1,808,310
9	Dwellings	14	69,125	3,801,875
	Mobile Homes	0-	-0-	-0-
	TOTALS	14	69,125	3,801,875

RESIDENTIAL BUILDING PERMITS ISSUED IN 2007

BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
DEVELOPMENT DISTRICT	243	52%
RURAL CONSERVATION	105	23%
RESOURCE PROTECTION	46	10%
SUBURBAN DISTRICT	62	13%
TOWN DISTRICT	-0-	-0-%
VILLAGE DISTRICT	7	2%
TOTALS:	463	100%

BUILDING PERMITS ISSUED – 2007

CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2007	NEW DWELLINGS IN CRITICAL AREA 2007
January	22	-0-
February	17	2
March	15	4
April	28	4
May	33	5
June	22	-0-
July	23	-0-
August	21	1
September	29	3
October	17	2
November	17	2
December	7	-0-
TOTALS:	251	23

ZONING COMPLAINTS AND VIOLATIONS

2007

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	5	3
Manufactured Homes (Special Exception)	7	3
Storage Trailer	3	2
Untagged or Inoperative Vehicles	208	37
Salvage Yards / Ruble Landfill	17	13
Illegal Business Operation	60	22
Setbacks	9	5
RV / Travel Trailers	12	9
Signs	3	-0-
Dwelling Conversion	14	4
Kennels	5	2
Animal Husbandry	14	9
Other – Fencing and Condemned Housing	17	-0-
COURT CASES	-0-	16
TOTALS:	374	109

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2007

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	15	2	2	19
TELECOMMUNICATION	-0-	-0-	1	1
OTHER				
	8	-0-	-0-	8
MANUFACTURED HOME				
Agricultural	1	-0-	-0-	1
Hardship	5	-0-	3	8
Security	3	-0-	-0-	3
RR Zone	1	-0-	-0-	1
Total Special Exceptions	33	2	6	41
VARIANCES				
	37	4	6	47
	Affirmed	Reversal	Withdrawn	
APPEALS	3	1	-0-	4

2007 Annual Report Cecil County, Maryland

APPLICATIONS PROCESSED

Major Subdivisions- During 2007, the Planning Commission reviewed concept, preliminary and final major subdivision applications. Of these applications, twenty-three (23) were granted final approval creating five hundred eighty five (585) new lots and seventy-two (72) apartment units.

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Baldwin Station	3	SR	19	SD
Bayline Estates, Section 3	1	SAR	7	RPD
Bracebridge Estates, Lots 1-106	1	SAR	106	RPD
Chandlee Mill, Lots 1&2	9	NAR	2	RCD
Chesapeake Club	5	RM	5	DD
Crane Fields, Lot 9	9	NAR	1	RCD
Donna's Village, Lots 1-33	5	DR	33	DD
Dorado Meadows, Lots 1-41	9	NAR	41	RCD
Farmcrest VIII, Resubdivision of Lot 79	9	RR	1	RCD
Fox Valley Farm & Moblie Trust Partners	2	SAR	3	RPD
Fulton Hills, Lots 1-17	1	SAR	17	RPD
Little New York (f/k/a Peoples) Lot 9	9	RR	1	RCD
Louise, Lot 12	7	NAR	1	SD
Pearce's Landing, Lots 1-10	1	SAR	10	RPD
Persimmon Creek, Section 5	4	RM	21	SD
Pines of Cherry Hill, Section 2, Lots 57-88	3	VR	32	SD
Ridgeview, Lots 1-17	8	RR	17	RCD
State Line Farm Estates, Lots 1-22	4	SR	22	SD
State Line Farm Estates, Lot 23	4	SR	1	SD
Stone House Acres, Lots 1-7	8	BL & RR	7	RCD
Stony Run Apartments	5	RM	72 units	DD
Villages of North East	5	SR&NAR	218	RCD
Windswept Farms	1	SAR	19	RPD
Poffenbarger, Roger & Aletta (Lands of)	6	BG	1	RCD

Total

585 and 72 apt. units

Final Plat			
Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Development District	3	38 and 72 apt. units	6.5
Suburban District	6	96	16.4
Rural Conservation District	9	289	49.4
Resource Protection District	6	162	27.7
Town District	0	0	0
Village District	0	0	0
Mineral Extraction District	0	0	0
Total	24	585 and 72 apt. unit	100

Final Plat			
Election District	Number of Plats	Number of Lots	Percentage of Lots
1	5	159	27.2
2	1	3	0.5
3	2	51	8.7
4	3	44	7.5
5	4	256 and 72 apt. Unit	43.7
6	1	1	0.2
7	1	1	0.2
8	2	24	4.1
9	5	46	7.9
Total	24	585 and 72 apt Unit	100

- **22.9 % of lots are in designated growth area's**

Preliminary Plat			
Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Development District	4	573	41.3
Suburban District	5	575	41.4
Rural Conservation District	12	238	17.1
Resource Protection District	1	3	0.2
Town District	0	0	0
Village District	0	0	0
Mineral Extraction District	0	0	0
Total	22	1389	100

Preliminary Plat			
Election District	Number of Plats	Number of Lots	Percentage of Lots
1	1	3	0.2
2	0	0	0
3	2	8	0.6
4	4	382	27.5
5	7	822	59.2
6	4	28	2.0
7	2	3	0.2
8	1	137	9.9
9	1	6	0.4
Total	22	1389	100

- **82.7 % of proposed lots are in designated growth area's**

Concept Plat			
Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Development District	4	445	49.6
Suburban District	5	448	49.9
Rural Conservation District	2	2	0.2
Resource Protection District	1	3	0.3
Town District	0	0	0
Village District	0	0	0
Mineral Extraction District	0	0	0
Total	12	898	100

Concept Plat			
Election District	Number of Plats	Number of Lots	Percentage of Lots
1	1	3	0.3
2	0	0	0
3	3	269	30
4	0	0	0
5	5	623	69.4
6	2	2	0.2
7	1	1	0.1
8	0	0	0
9	0	0	0
Total	12	898	100

- **99.5 % of proposed lots are in designated growth area's**

Minor Subdivisions- The Office of Planning and Zoning approved sixty eight (68) minor subdivisions in 2007. Thirty-Five of the approvals created fifty two (52) lots. The remainders of the approvals were for add-ons or agricultural transfers. The most active district was Election District Five (5) with twenty-two (22) approvals that created eleven (11) lots.

Development Information

- ED#1- Cecilton: Eight (8) minor subdivisions created five (5) new lots.
- ED#2- Chesapeake City: Six (6) minor subdivisions created three (3) new lots.
- ED#3- Elkton: Nine (9) minor subdivisions created eleven (11) new lots.
- ED#4- Fair Hill: Four (4) minor subdivisions created two (2) new lots.
- ED#5- North East: Twenty-Two (22) minor subdivisions created eleven (11) new lots.
- ED#6- Rising Sun: Three (3) minor subdivisions created five (5) new lots.
- ED#7- Port Deposit: Three (3) minor subdivisions created one (1) new lot.
- ED#8- Conowingo: Six (6) minor subdivisions created four (4) new lots.
- ED#9- Calvert: Seven (7) minor subdivisions created ten (10) new lots.

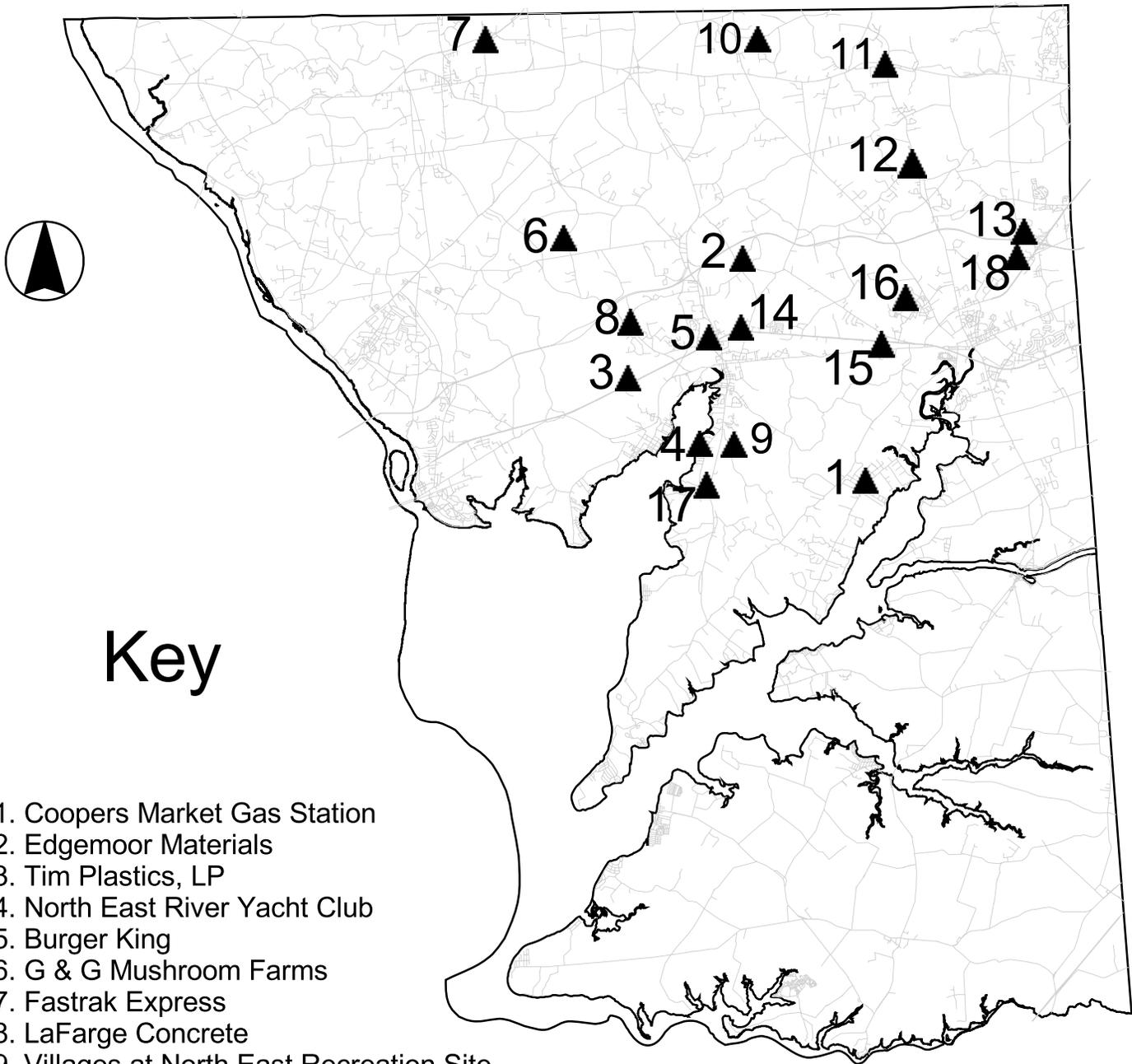
Minor Subdivisions		
Land Use District	Number of Subdivisions	Number of Lots
Villages	0	0
Town District	0	0
Rural Conservation District	28	26
Resource Protection District	13	7
Development District	10	10
Suburban District	13	5
Mineral Extraction District	4	4
Total	68	52

Minor Subdivisions		
Election District	Number of Subdivisions	Number of Lots
1	8	5
2	6	3
3	9	11
4	4	2
5	22	11
6	3	5
7	3	1
8	6	4
9	7	10
Total	68	52

2007 Site Plans Commercial, Industrial, & Institutional Development

Date	Name	Location	ED	Zoning
1/11/2007	Coopers Market Gas Station	Old Chestnut Road	5	BL
1/18/2007	Edgemoor Materials	Quarry Road & Stevenson Road	5	M2 & MEB
2/2/2007	Tim Plastics, LP	Pulaski Highway	5	M2
2/20/2007	North East River Yacht Club	Bayside Drive	5	SR
2/23/2007	Burger King	North East Plaza	5	BI
2/26/2007	G & G Mushroom Farms	Ebenezer Church Rd	5	NAR
3/6/2007	Fastrak Express	Stevens Rd & Rt.1	6	BG
4/18/2007	LaFarge Concrete	Red Toad & Bethel Church Rds	5	M2
5/8/2007	Villages at North East Recreation Site	Shady Beach Road	5	SR
5/8/2007	Moore's Chapel United Methodist Church	Blake Rd.	4	NAR
5/17/2007	Cecil Federal Bank - Fair Hill Branch	Route 273 & Fair Hill Drive	4	BG
6/19/2007	WL Gore Cherry Hill	Route 213	3	M1/VR
7/17/2007	WL Gore Appleton Campus	Appleton Rd.	3	M1
9/18/2007	Hooked on the Bay	Flint Dr.	5	BG
10/1/2007	Dunlap, Don	Rt. 40	3	BG
11/16/2007	Strickland Steel, Inc.	Hope Lane	3	M2
11/26/2007	Elk Neck Veterinary Clinic	Route 272	5	BL
12/19/2007	Belle Hill Rd. Truck Sales	Belle Hill Rd	3	BI

2007 Approved Site Plans

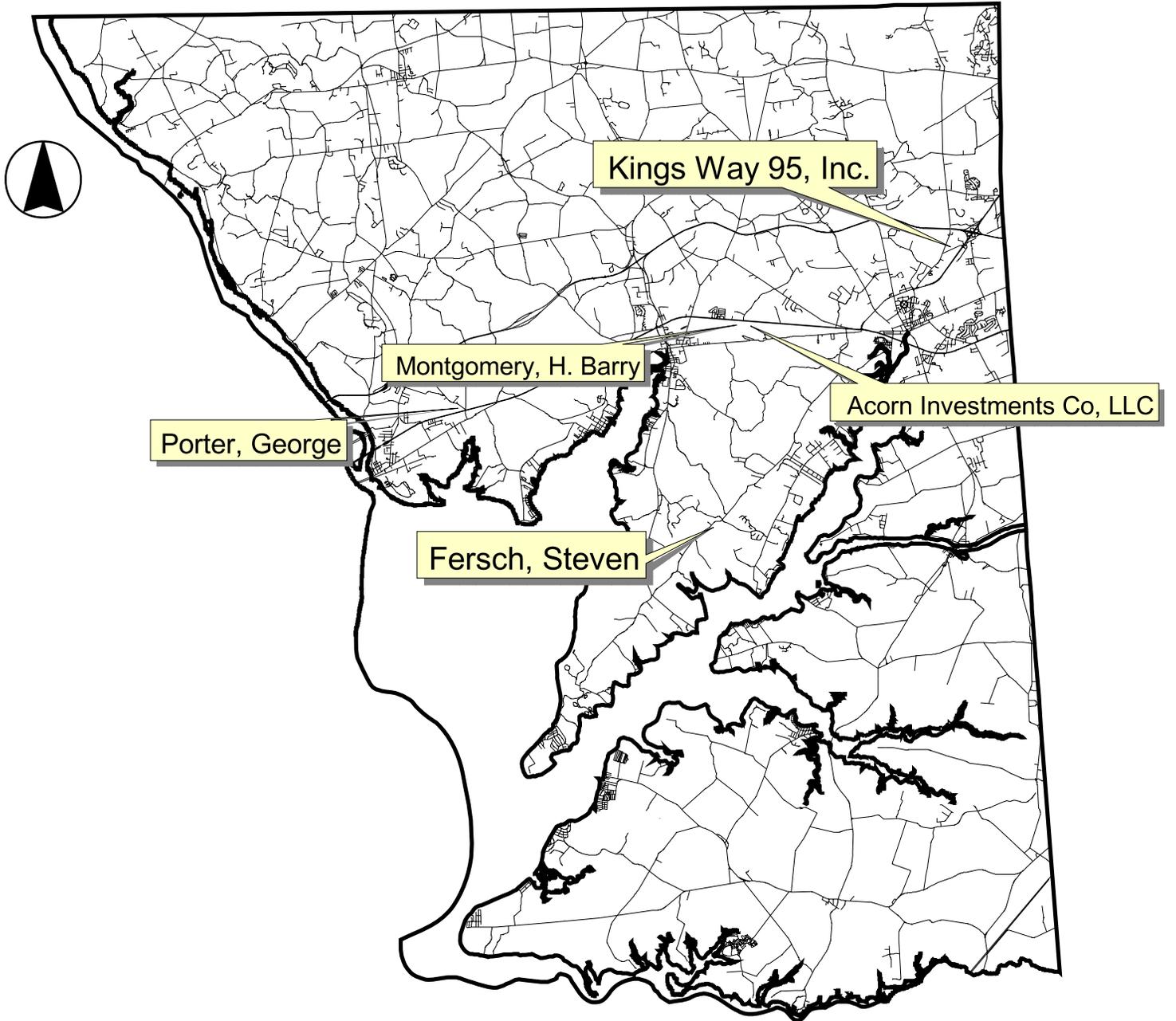


Key

1. Coopers Market Gas Station
2. Edgemoor Materials
3. Tim Plastics, LP
4. North East River Yacht Club
5. Burger King
6. G & G Mushroom Farms
7. Fastrak Express
8. LaFarge Concrete
9. Villages at North East Recreation Site
10. Moore's Chapel United Methodist Church
11. Cecil Federal Bank - Fair Hill Branch
12. WL Gore Cherry Hill
13. WL Gore Appleton Campus
14. Hooked on the Bay
15. Dunlap, Don
16. Strickland Steel, Inc.
17. Elk Neck Veterinary Clinic
18. Belle Hill Rd. Truck Sales

Cecil County
Office of Planning & Zoning
January 7, 2007
Drawn by DRB

2007 Approved Rezoningings



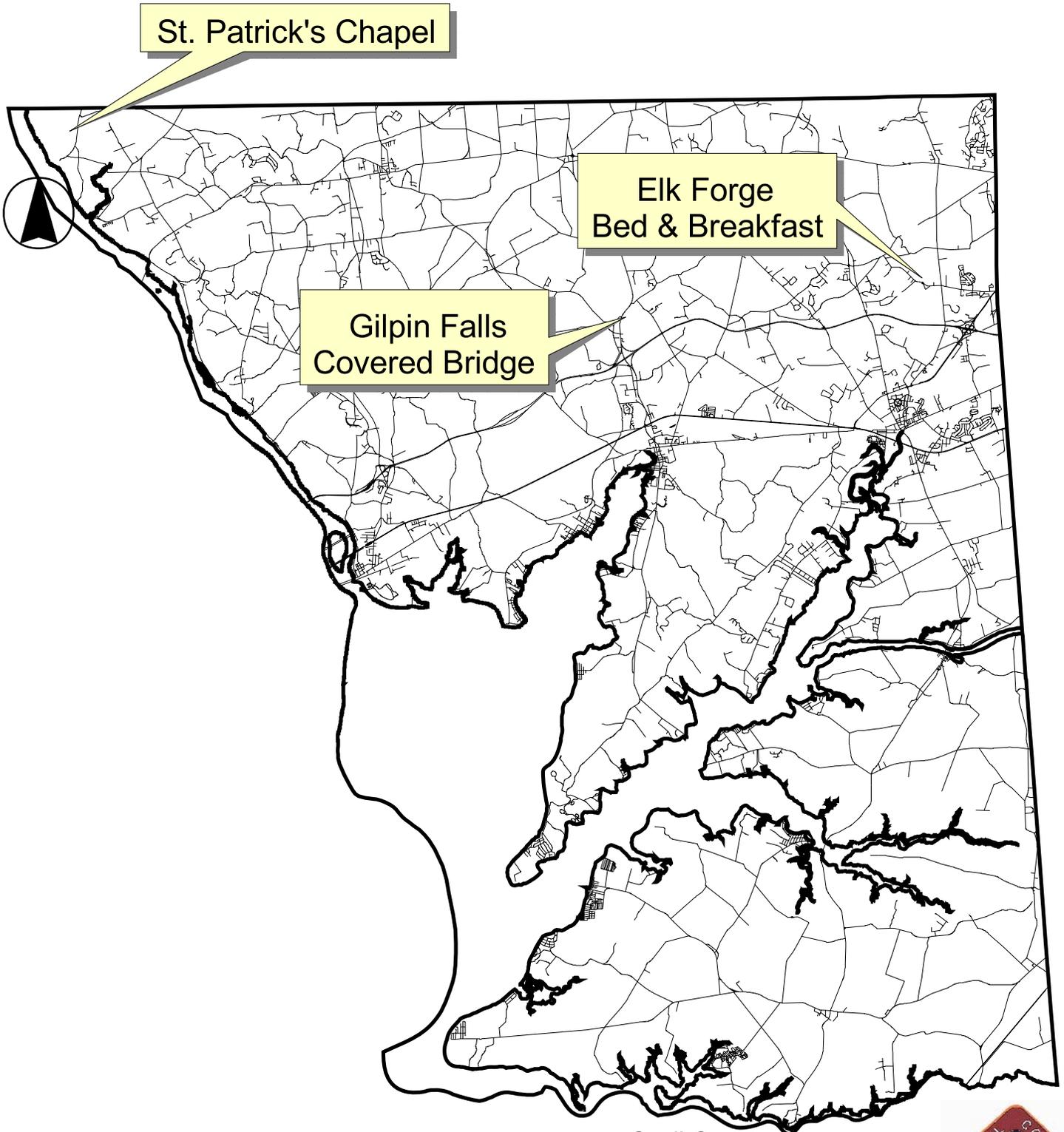
Cecil County
Office of Planning & Zoning
February 6, 2008
Drawn by DRB



2007 REZONINGS

Election District	Owner Name	Zoned	Req Zoning	Decision
3	H. Barry Montgomery, President	DR	BI	Approved
4	Gordon D. and Mary M. Beck	SR	BG	Withdrawn
	Mohamed A. Sharkawy	RR	BG	Disapproved
5	Mark J. and Sara E. Connor	SR	BG	Withdrawn
	Paul Palmer	DR	BG	Approved
	Route 40 Baynes, LLC c/o H. Barry Montgomery	DR	M2	Approved
	Steven and Dana Fersch	NAR	RR	Approved
6	Thomas E. and Darlene L. Kemp	NAR	RR	Disapproved
7	George F. Porter	BL	BG	Approved

2007 Historic District Applications



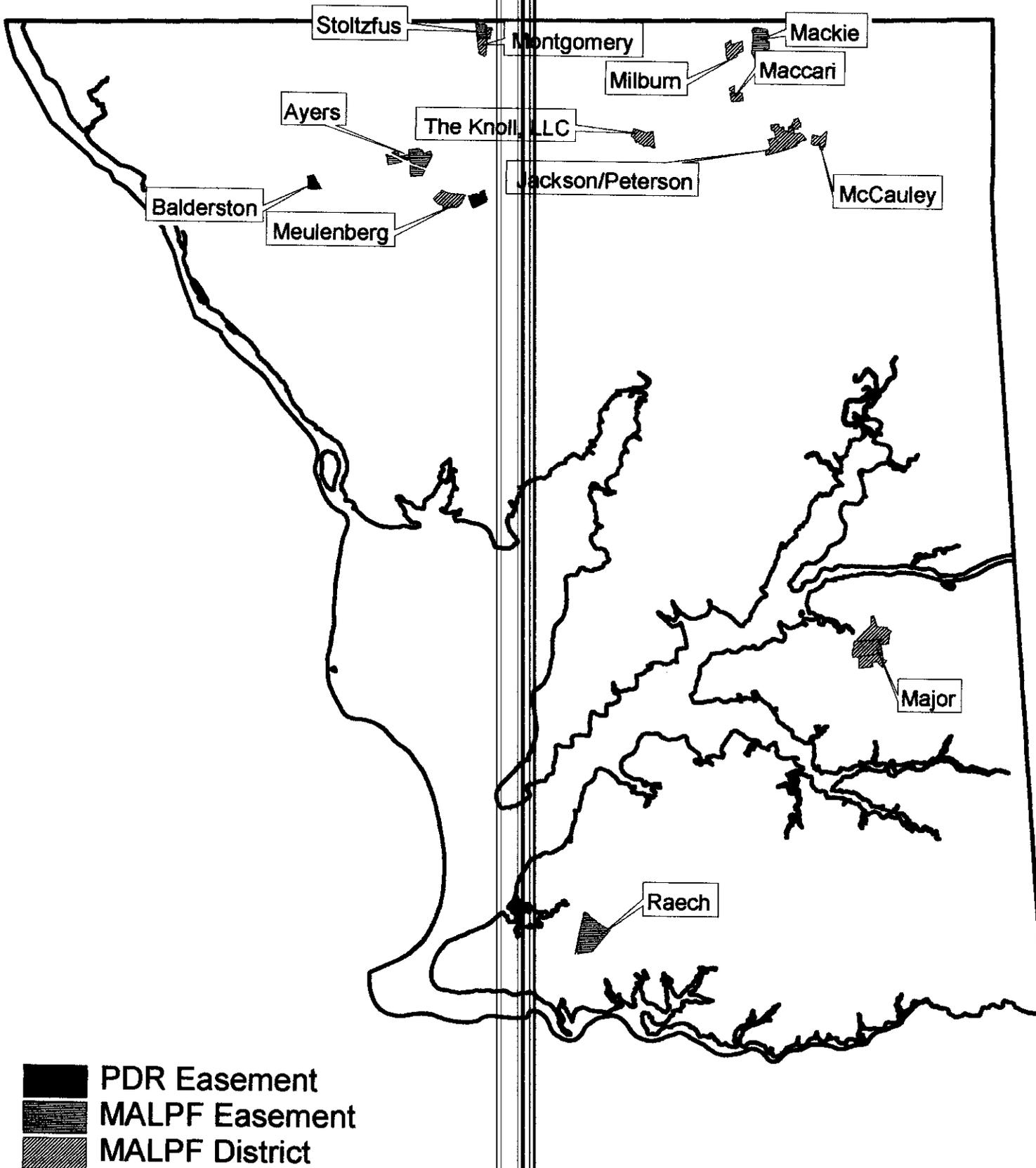
Cecil County
Office of Planning & Zoning
January 7, 2008
Drawn by DRB



2007 Historic District Nominations

File No.	Property	Location	Decision
2007-01	St. Patrick's Chapel	W/S Pleasant Grove Road, Pilottown	Approved
2007-02	Gilpin Falls Covered Bridge	E/S Route 272, north of Bay View	Approved
2007-03	Elk Forge Bed & Breakfast	807 Elk Mills Road, Elk Mills	Approved

Cecil County 2007 Ag Land Preservation



MALPF DISTRICTS APPROVED IN 2007

	<u>OWNER</u>	<u>ELECTION</u>	<u>DISTRICT</u>	<u>ACREAGE</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>
1	Jackson, Robert		4	237.00	13	21	39 & 63
2	Maccari, Palmarino		4	49.21	13	7 & 1	358 & 410
3	Major, Alvin		2	151.97	43	19	4
4	Major, Alvin		2	161.00	48	1	1
5	Major, Alvin		2	108.37	48	1 & 8	1 & 2
6	McCauley, Robert, et al		3	60.31	13	23	102
7	Meulenberg, Dirk		6	125.20	18	16	310
8	Milburn, John		4	80.11	6	19	68
9	Montgomery, Paul		9	70.00	4	21	9
10	Peterson, Richard		4	27.22	13	16	310
11	The Knoll, LLC		9	109.50	12	15	61
TOTAL ACREAGE				1179.90			

MALPF EASEMENTS SOLD IN 2007

	<u>OWNER</u>	<u>ELECTION</u>	<u>DISTRICT</u>	<u>ACREAGE</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>
1	Ayers, Mildred (Pending)		6	148.49	17	6	9
2	Ayers, Mildred (Pending)		6	38.81	17	5	91
3	Mackie, David (Pending)		4	142.18	6	14	6
4	Raech, Paul & Barbara		1	284.60	61	2	20
5	Stoltzfus, Amos & Sarah		6	52.81	4	15	1
TOTAL ACREAGE				666.89			

MALPF EASEMENT APPLICATIONS IN 2007

	<u>OWNER</u>	<u>ELECTION</u>	<u>DISTRICT</u>	<u>ACREAGE</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>
1	Brown, Clarence		9	167.000	5	20 & 14	20 & 18
2	Carson, Jacob & Virginia		9	73.830	18	10	23
3	Carson, Jacob & Virginia		9	69.180	18	10	53
4	Corder, James		1	48.980	52	13	5
5	Davis, Carroll E.		1	186.616	61	3	3 & 19
6	Drummond, Walt		1	63.273	59	19	27
7	Garren Family Real Estate		2	50.000	53	13	45
8	Garren Family Real Estate		2	50.000	53	14	24, Lot 5
9	Garren Family Real Estate		2	50.000	53	14	24, Lot 6
10	Herzog, Charles		6	22.56	16	12	291
11	Kilby, Inc.		6	261.000	17	14	13
12	Kilby, Inc.		6	40.970	17	14	24
13	Long Green Farms		9	178.870	18	5	5
14	Maccari, Palmarino		4	47.213	13	7 & 1	358 & 410

	<u>OWNER</u>	<u>ELECTION DISTRICT</u>	<u>ACREAGE</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>
15	Mackie, Richard (Tucker)	4	18.148	13	1	637
16	Mackie, Richard (Tucker)	4	57.120	6	14	21
17	Major, Alvin J., Jr.	2	151.970	43	19	4
18	Major, Alvin J., Jr.	2	161.000	48	1	1
19	Major, Alvin J., Jr.	2	108.373	48	1 & 8	1 & 2
20	McCoy Enterprises, Inc.	6	206.079	10	2	112
21	McCoy Enterprises, Inc.	6	226.824	10	7	111
22	McCoy Enterprises, Inc.	6	32.590	10	8	351
23	McCreary, George	9	103.180	11	5	17
24	McGlothlin, Douglas	6	94.000	16	4	6
25	McNatt, Harvey	5	158.420	18	22	34
26	Meulenber, Dirk	6	125.200	18	16	318
27	Milbourne, Anna	4	76.519	13	10	18
28	Milburn, John T., Jr.	4	80.114	6	19	68
29	Peterson, Richard	4	27.22	13	16	310
30	Reisler, Ralph E.	9	43.500	11	11	111
31	Reynolds, C. Lyn	9	32.118	11	4	422
32	Reynolds, C. Lyn	9	32.118	11	4	423
33	Sizemore, Rex & Diane	1	178.600	56	19	81
34	Truslow, Ella Mae	6	45.160	16	11	50
TOTAL ACREAGE			3267.75			

CECIL COUNTY PURCHASE OF DEVELOPMENT RIGHTS EASEMENTS IN 2007						
	<u>OWNER</u>	<u>ELECTION DISTRICT</u>	<u>ACREAGE</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>
1	Balderston Family (Pending)	6	50.00	17	7	51
2	McGrady, Harvey	5	68.21	18	8	19
TOTAL ACREAGE			118.21			