

2008 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 2008. 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 2008 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 2008 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 2008, 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 2008, the Planning Commission reviewed concept, preliminary and final major subdivision applications. Of these applications, 48 were granted final approval creating 900 new lots. 25 preliminary plats received approval potentially creating 2,109 new lots. 2 concept plats were approved potentially creating 6 new lots. The most active Election District was District 5 with 18 approvals. Election District 5 also created the most lots with 316.

Minor Subdivisions – The Office of Planning and Zoning approved 83 minor subdivisions in 2008. 37 of the approvals created 58 lots. The remainder of the approvals were for add-ons or agricultural transfers. The most active Election District was District 5 with 24 approvals and 11 new lots.

Site Plans – A total of seven (7) site plans were approved by the Office of Planning and Zoning for commercial, institutional, or industrial development in 2008.

Historic District Applications – The Historic District Commission and the Planning Commission made recommendations on one nomination for historic designation in 2008. The Board of County Commissioners approved the nomination.

Rezonings – The Planning Commission made recommendations to the Board of County Commissioners on a total of twelve (12) rezoning applications. The Board approved ten (10) applications and denied two (2)

Agricultural Preservation – 345.04 acres had their development rights purchased by either the State or the County in 2008 to permanently preserve the land. A total of 22,408.89 acres have been preserved for agricultural purposes. An additional 7,036 acres have been preserved through Rural Legacy and private land trusts for an overall total of 29,444.89 acres.

Special Exceptions – The Planning Commission and Board of Appeals heard (26) requests for special exceptions in 2008. The Board of Appeals approved 23.

Variances & Appeals – The Board of Appeals heard 38 variance requests and 2 appeals of administrative decisions in 2008. The Board affirmed 1 appeal and granted 36 variances.

Building Permits – The Office of Planning and Zoning processed 335 building permits for new dwellings, of which 14 were in the Chesapeake Bay Critical Area. The estimated value of construction was \$60,467,785. There were approximately 1,101,253 square feet of residential space constructed in the County in 2008.

Zoning Violations – The Office of Planning and Zoning investigated 112 violations in 2008.

THE CECIL COUNTY PLANNING COMMISSION

2008 Members:

Mr. William Mortimer, Chairman

Ms. Joyce Bowsbey*

Mr. B. Patrick Doordan

Mr. Guy Edwards

Mr. Joe Janusz

Mr. Wyatt Wallace

Mr. Ken Wiggins*

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, rezonings, 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. Rezonings, special exceptions and other items are heard at 7:00 p.m. in the Administrative Building.

* Partial year

THE CECIL COUNTY BOARD OF APPEALS

2008 Members:

Mr. David Willis, Chairman

Mr. William Dallas*

Mr. Mike Kline*

Mr. Mike Linkous*

Dr. Maria Mastrippolito

Mr. Beecher Rasnake*

Mr. Mark Saunders

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.

* Partial year

THE CECIL COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD

2008 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 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 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

2008 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

2008 Members:

Mr. Ewing McDowell

Dr. John Lee*

Jon Quinn*

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.

* Partial year

PLANNING & ZONING

2008 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 Paoletti – Plans Reviewer

Clifford Houston – Zoning Administrator

Joseph Johnson – Resource Plans Reviewer

Curtis McCardell* – Code Compliance Inspector

Stephen O'Connor - Planner I

Betty Patterson – Office Services Specialist

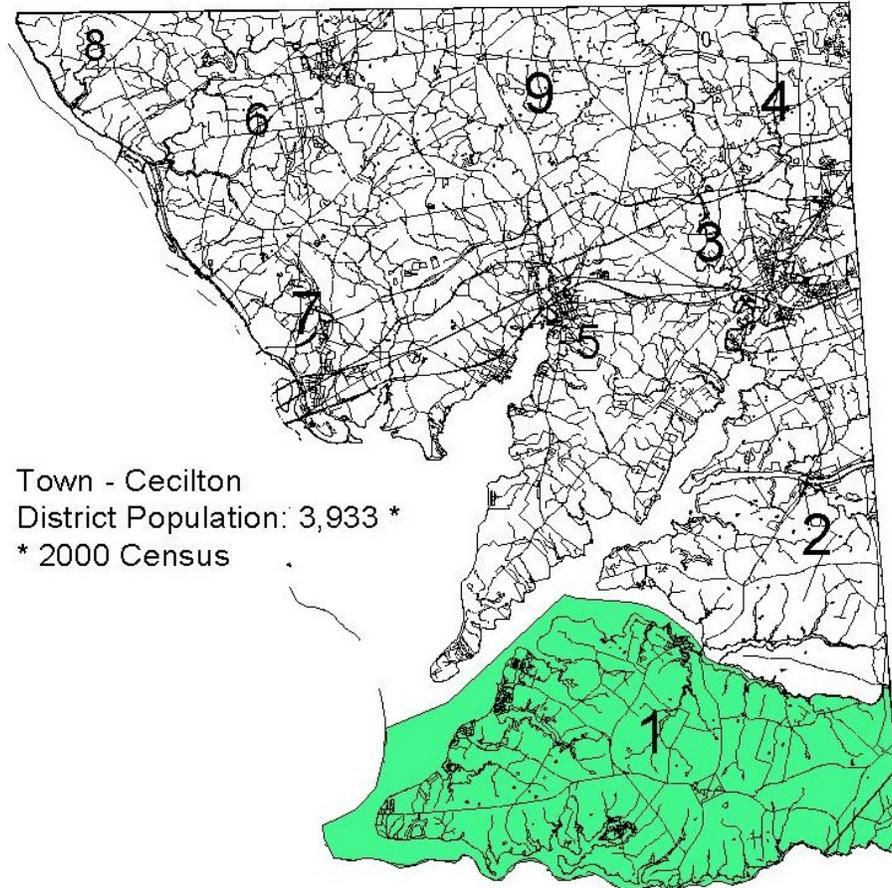
Eric Shertz – Plans Reviewer

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

APPENDICES

ELECTION DISTRICT #1 – CECILTON



Seven minor subdivisions created three new lots.

No concept plats were approved.

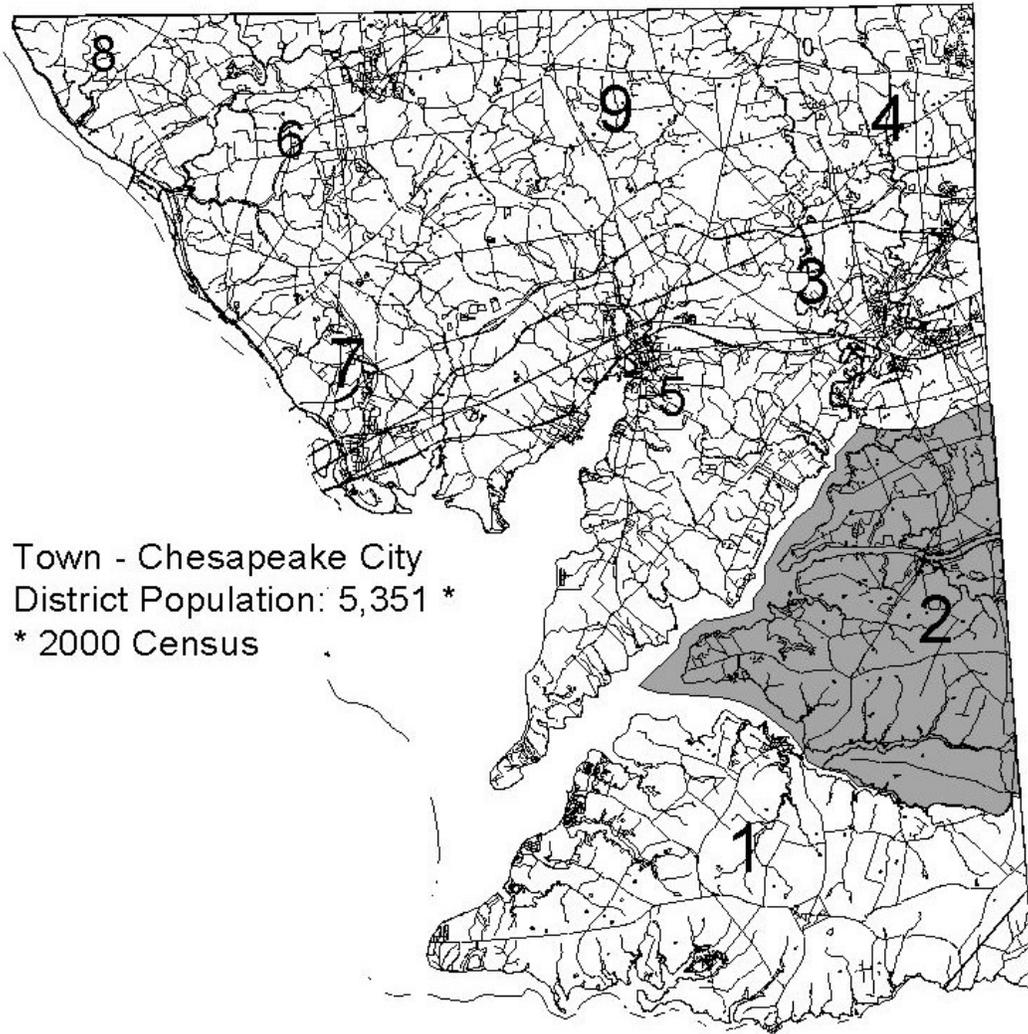
Seven preliminary plats were approved.

Five final plats were approved.

One site plan was approved for industrial purposes.

23 building permits were issued for residential construction with an estimated value of \$4,127,480.

ELECTION DISTRICT #2 – CHESAPEAKE CITY



Five minor subdivisions created five lots.

One concept plat was approved.

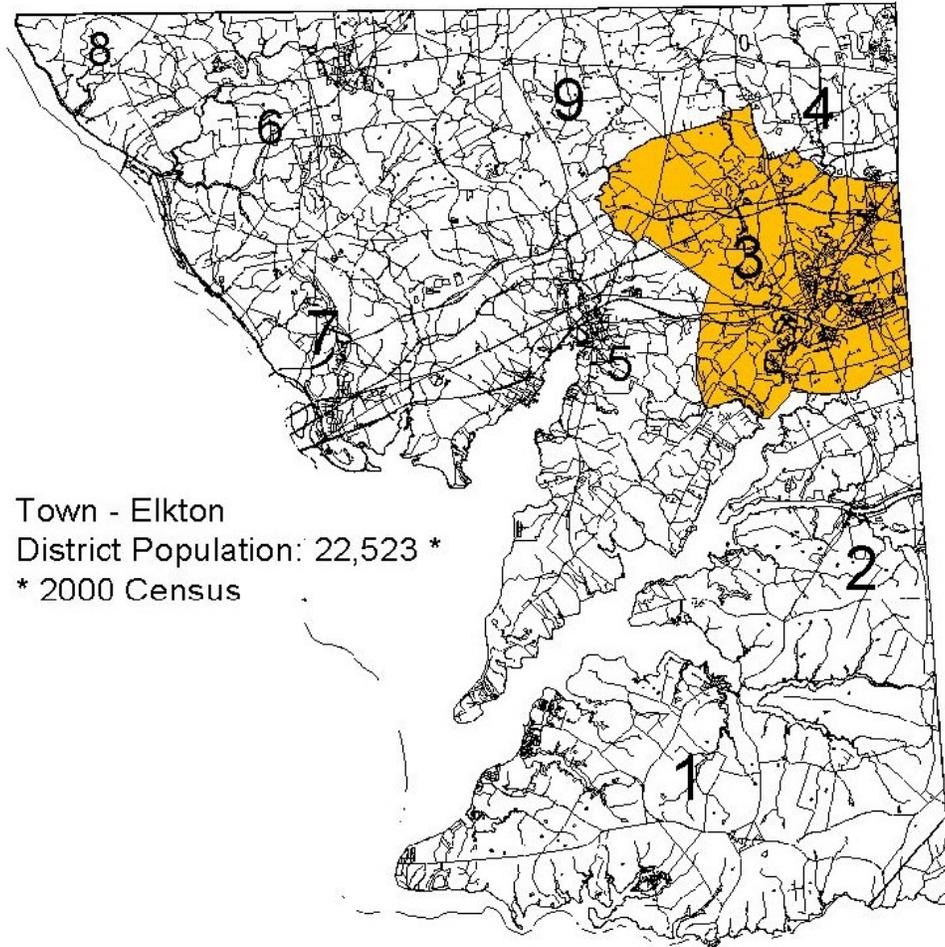
Three preliminary plats were approved.

Two final plats were approved.

No site plans were approved for commercial or industrial development.

22 building permits were issued for residential construction with an estimated value of \$5,949,385.

ELECTION DISTRICT #3 – ELKTON



Nine minor subdivisions created eight new lots.

No concept plats were approved.

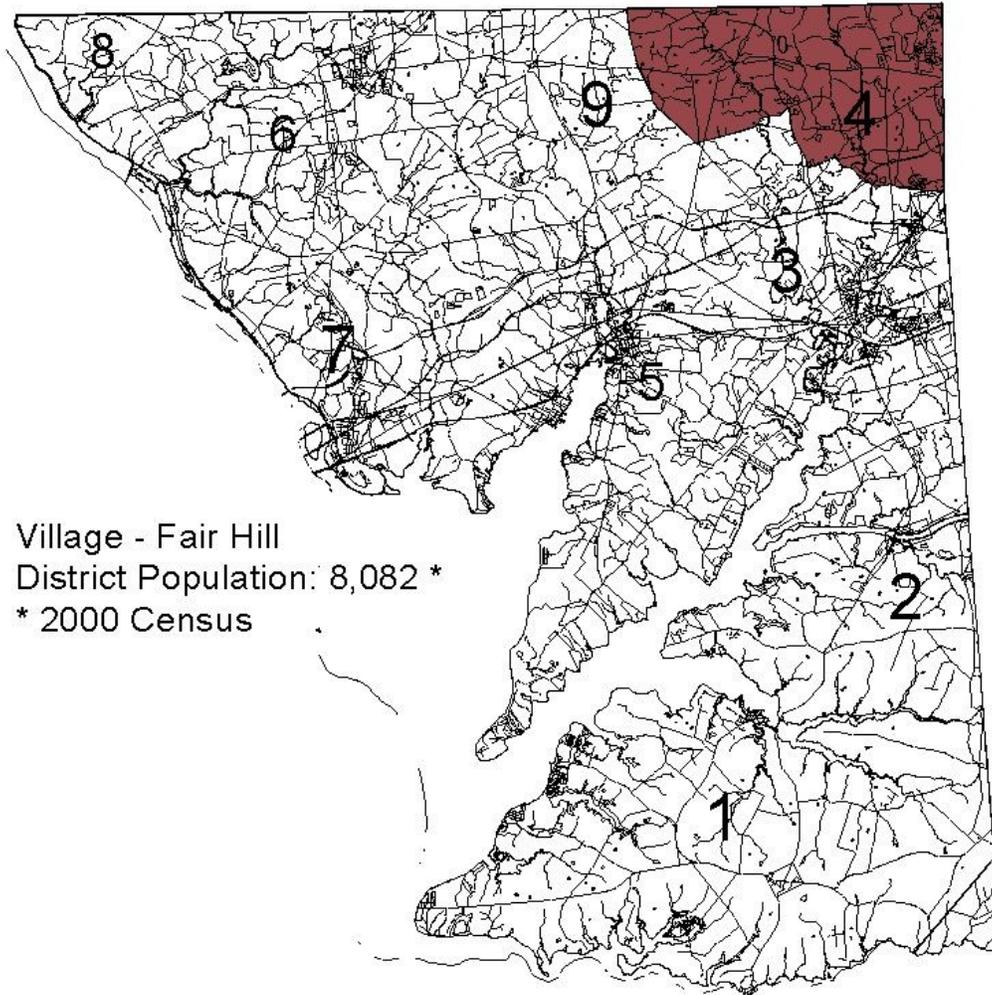
Two preliminary plats were approved.

Three final plats were approved.

One site plan was approved for institutional purposes.

41 building permits were issued for residential construction with an estimated value of \$6,756,520.

ELECTION DISTRICT # 4 – FAIR HILL



Nine minor subdivisions created four new lots.

No concept plats were approved.

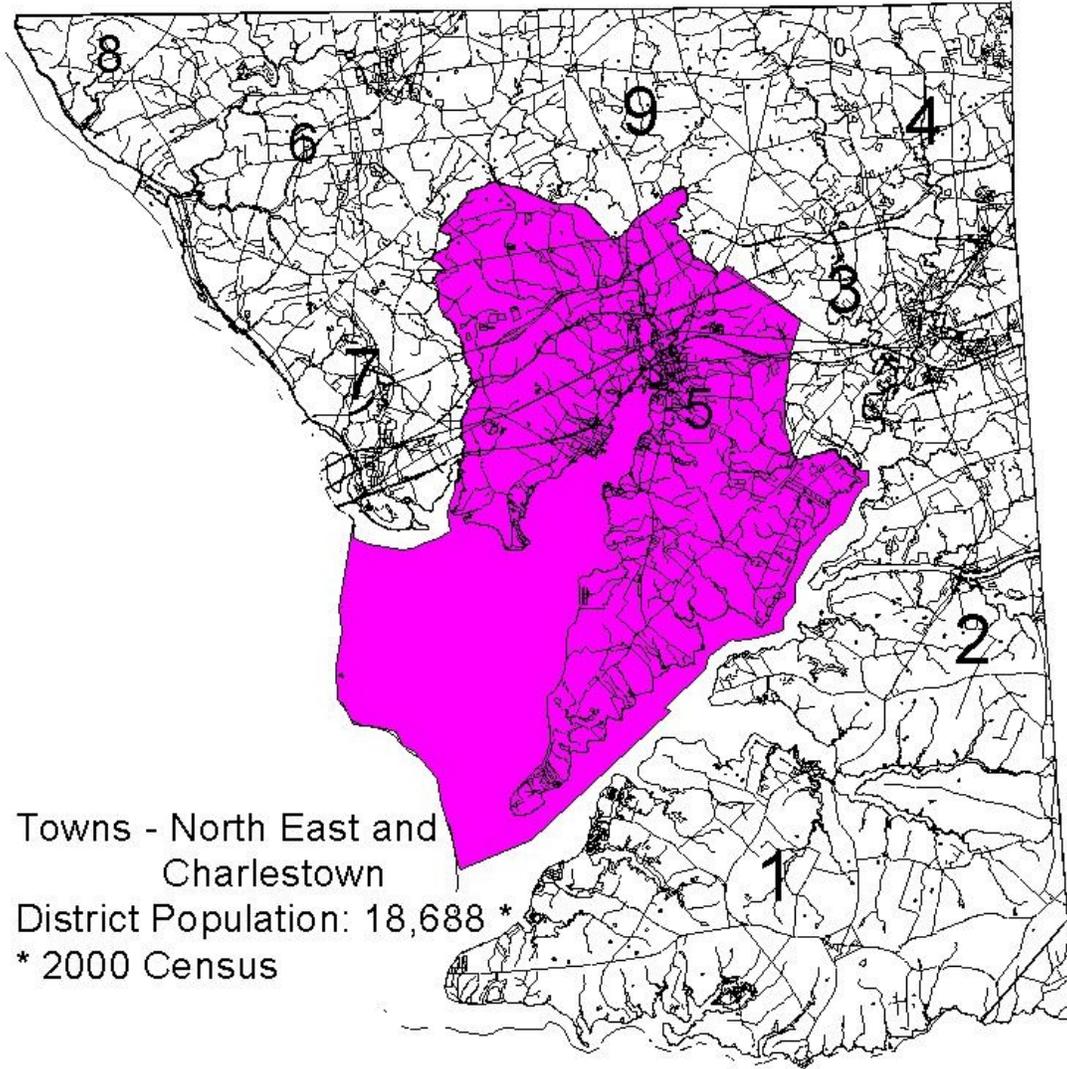
Two preliminary plats were approved.

Five final plats were approval.

No site plans were approved for commercial or industrial development.

9 building permits were issued for residential construction with an estimated value of \$2,142,430.

ELECTION DISTRICT #5 – NORTH EAST



Twenty four minor subdivisions created eleven new lots.

One concept plat was approved.

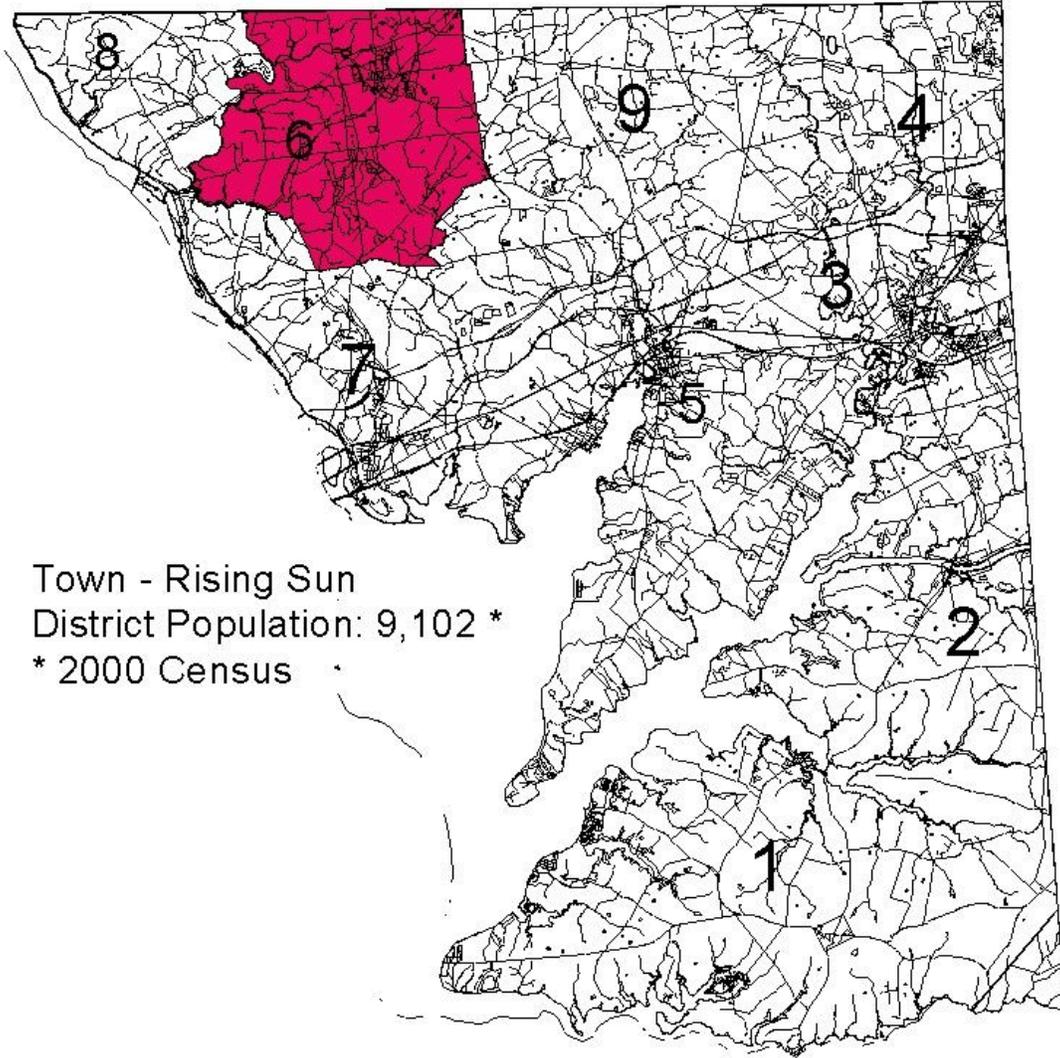
Six preliminary plats were approved.

Eighteen final plats were approval.

Three site plans were approved for commercial or industrial purposes.

158 building permits were issued for residential construction with an estimated value of \$26,084,965.

ELECTION DISTRICT #6 – RISING SUN



Seven minor subdivisions created four new lots.

No concept plats were approved.

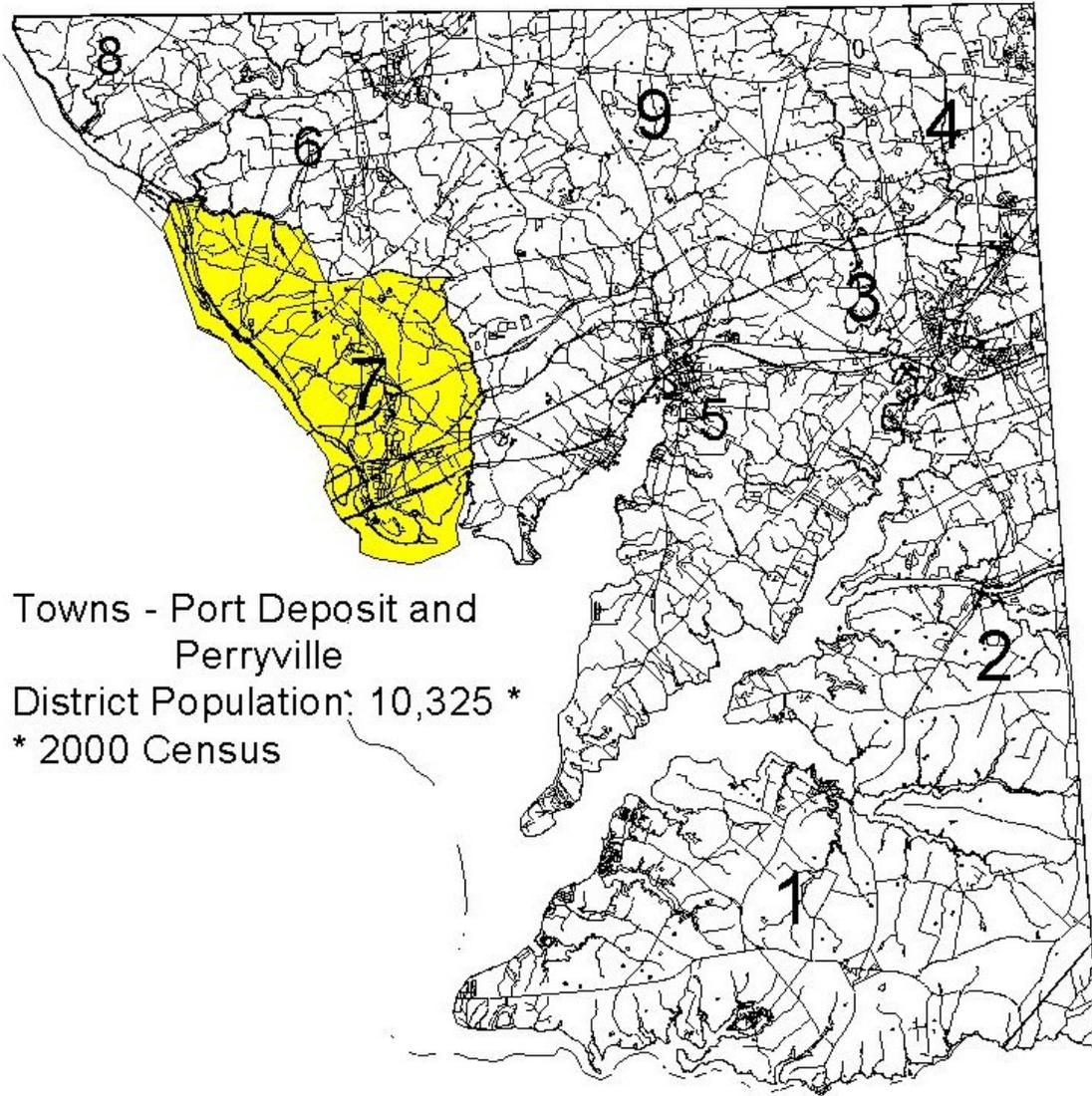
Two preliminary plats were approved.

Six final plats were approved.

No site plans were approved for commercial or industrial purposes.

11 building permits were issued for residential construction with an estimated value of \$2,120,335.

ELECTION DISTRICT #7 – PORT DEPOSIT



Eight minor subdivisions created nine new lots.

No concept plats were approved.

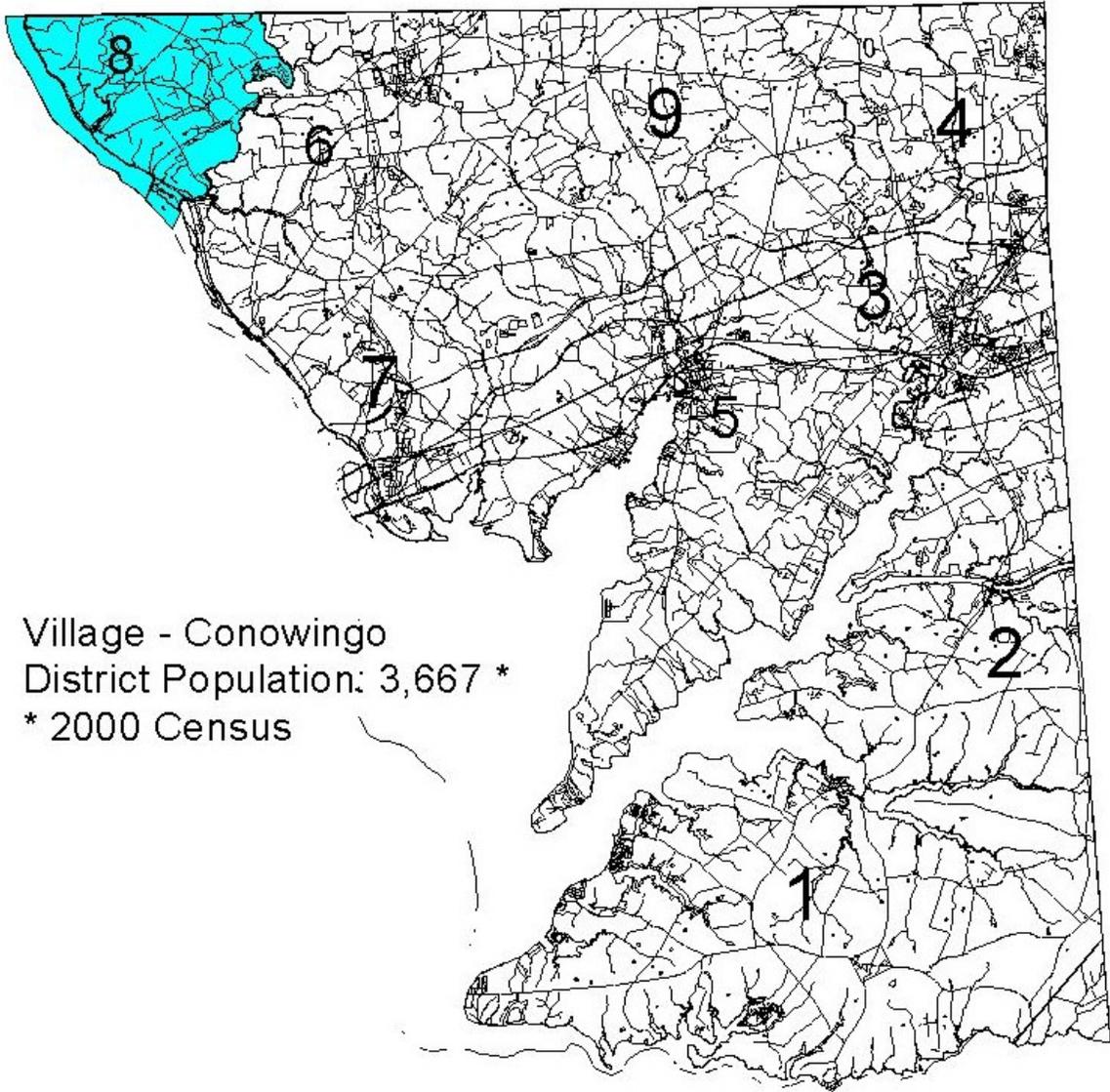
No preliminary plats were approved.

Five final plats were approved.

No site plans were approved for commercial or industrial purposes.

37 building permits were issued for residential construction with an estimated value of \$6,935,650.

ELECTION DISTRICT #8 – CONOWINGO



Six minor subdivisions created five new lots.

No concept plats were approved.

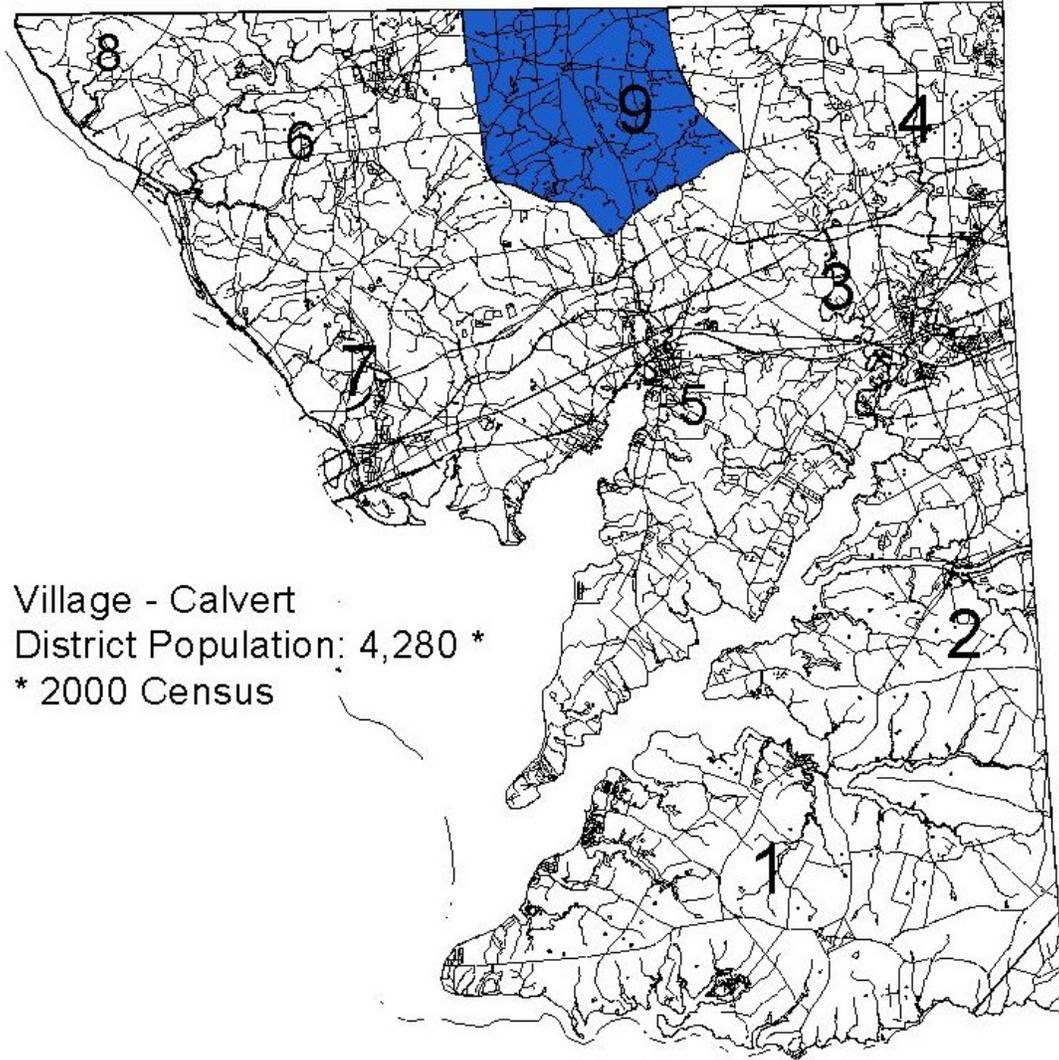
Two preliminary plats were approved.

One final plat was approved.

One site plan was approved for an institutional use.

16 building permits were issued for residential construction with an estimated value of \$1,512,165.

ELECTION DISTRICT #9 – CALVERT



Seven minor subdivisions created nine new lots.

No concept plats were approved.

One preliminary plat was approved.

Three final plats were approved.

One site plan was approved for an institutional use.

18 building permits were issued for residential construction with an estimated value of \$4,838,855.

RESIDENTIAL BUILDING PERMIT ACTIVITY - 2008

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONSTRUCTION COST
1	Dwelling	17	69,480	3,821,400
	Mobile Homes	6	7,652	306,080
	TOTALS	23	77,132	4,127,480
2	Dwelling	20	105,927	5,825,985
	Mobile Homes	2	3,085	123,400
	TOTALS	22	109,012	5,949,385
3	Dwellings	34	115,528	6,354,040
	Mobile Homes	7	10,062	402,480
	TOTALS	41	125,590	6,756,520
4	Dwellings	7	37,458	2,060,190
	Mobile Homes	2	2,056	82,240
	Apartments	-0-	-0-	-0-
	TOTALS	9	39,514	2,142,430
5	Dwellings	115	413,092	22,720,060
	Mobile Homes	27	30,093	1,203,720
	Townhouses	16	33,249	2,161,185
	Apartments	-0-	-0-	-0-
	TOTALS	158	476,434	26,084,965
6	Dwellings	8	35,961	1,977,855
	Mobile Homes	3	3,562	142,480
	TOTALS	11	39,523	2,120,335
7	Dwellings	5	24,443	1,344,365
	Mobile Homes	6	7,811	312,440
	Townhouses	26	81,213	5,278,845
	Condos	-0-	-0-	-0-
	TOTALS	37	113,467	6,935,650
8	Dwellings	3	14,635	804,925
	Mobile Homes	13	17,681	707,240
	TOTALS	16	32,316	1,512,165
9	Dwellings	17	87,217	4,796,935
	Mobile Homes	1	1,048	41,920
	TOTALS	18	88,265	4,838,855

RESIDENTIAL BUILDING PERMITS ISSUED IN 2008

BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
DEVELOPMENT DISTRICT	56	17%
RURAL CONSERVATION	74	22%
RESOURCE PROTECTION	28	8%
SUBURBAN DISTRICT	52	16%
TOWN DISTRICT	110	33%
VILLAGE DISTRICT	15	4%
TOTALS:	335	100%

BUILDING PERMITS ISSUED – 2008

CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2008	NEW DWELLINGS IN CRITICAL AREA 2008
January	14	1
February	20	-0-
March	10	1
April	33	4
May	25	1
June	29	-0-
July	27	4
August	23	1
September	15	1
October	12	-0-
November	4	-0-
December	12	1
TOTALS:	224	14

ZONING COMPLAINTS AND VIOLATIONS

2008

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	3	2
Manufactured Homes (Special Exception)	2	2
Storage Trailer	3	3
Untagged or Inoperative Vehicles	41	39
Salvage Yards / Ruble Landfill	20	18
Illegal Business Operation	15	8
Setbacks	4	-0-
RV / Travel Trailers	10	8
Signs	-0-	-0-
Dwelling Conversion	4	3
Kennels	2	2
Animal Husbandry	2	2
Other – Fencing and Condemned Housing	4	3
COURT CASES	2	-0-
TOTALS:	112	90

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2008

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	10	-0-	-0-	10
TELECOMMUNICATION	1	-0-	-0-	1
OTHER	5	2	-0-	7
MANUFACTURED HOME				
Agricultural	1	-0-	-0-	1
Hardship	5	-0-	-0-	5
Security	1	-0-	1	2
RR Zone	-0-	-0-	-0-	-0-
Total Special Exceptions	23	2	1	26
VARIANCES	36	2	-0-	38
APPEALS	1	1	-0-	2

2008 Annual Report
Cecil County, Maryland
APPLICATIONS PROCESSED

Major Subdivisions

During 2008, the Planning Commission approved the following Final Major Subdivision applications.

Subdivision Name	ED	Decision	Zoning	Number of Lots	Land Use
Aston Pointe, Lots 107-165, 180-293 & Common Open Space; Section 2	4	AC	SR	173	SD
Aston Pointe, Lots 62-106, 166-178 & Common Open Space; Section 1, Phase 2	4	AC	SR	58	SD
Aston Pointe, Phase 1, Lots 1-61	4	AC	SR	61	SD
Bayline Estates (f/k/a Butlers Crossing), Section 4, Lots 13-17 & Resubdivision Lot 12	1	AC	SAR	5	RPD
Bayview Station, Lots 1-7	6	AC	SR	7	DD
Bayview Woods, Section 2, Lots 3-20	5	AC	DR	36	DD
Chandlee Mill, Lots 3-8	9	AC	NAR	6	RCD
Charlestown Crossing, Phase 1, 50 Lots & Wastewater Pumping Station	5	AC	SR, M1, BG	50	SD
Chesapeake Cove, Lots 2-11	3	AC	SR	10	SD
Cinnamon Woods, Phases 2 & 3, Sites 38-102, 107-127, & 143-200	8	AC	MH	137	RCD
DeLyn Acres, Lots 1-3	1	AC	SAR	3	RPD
Dublin Woods, Lots 4-8	5	AC	NAR	5	RCD

Fieldstone, Lots 1-6	1	AC	SAR	6	RPD
Forrester, Denver & Rebecca J. (Lands of)	3	AC	SR	2	SD
H. Barry Montgomery, Lands of; Lots 2B, 2C, 2D	7	AC	NAR	3	RCD
Herschell B. Claggett, Sr (Lands of), Lots 4-6	1	AC	SAR	3	RPD
King, Ronald & Sara F. (Lands of), Lots 1-4	6	AC	NAR	4	RCD
Kirk's Mill, Phase 1, Lots 5 & 15	9	AC	NAR	2	RCD
KST, LLC, Lot 1	5	AC	NAR	1	DD
Lands of Edd & Patsy Pane, 1 Lot	7	AC	DR	1	DD
Lands of Eugene H. & Martha Tharp, 1 Lot	6	AC	TR	2	RCD
Lands of Gregory & Danita Walker, Lots 1-3	5	AC	NAR	3	RCD
Lands of Jessie Ray Butcher, 1 Lot	5	AC	RR	1	RCD
Lands of John H. Curtis, Lots 2A, 2B, & 2C	1	AC	SAR	3	RPD
Lands of Johnson and Merriman, Lot 1	7	AC	NAR	1	RCD
Lands of Josephine M. Boettcher, Lots 1-21 plus Remaining Lands	5	AC	SR	22	SD
Lands of Kenneth & Dorothy Miller, 1 Lot	6	AC	NAR	1	RCD
Larson's Reserve, Lots 1-19	3	AC	NAR	19	RCD
Liberty Overlook, Lots 1-15	7	AC	NAR	15	RCD
Louise, Lots 1-11 & 49	7	AC	NAR	12	RCD
Montgomery Oaks, Section 1, Phase II, Lot 47 (A & B)	5	AC	DR	2	DD
Old York Estates, Lots 10A & 10B	5	AC	NAR	1	RCD
Orchard Hill, Lots 1-7	4	AC	NAR	7	RCD

Pelham Manor, Section Two, Phase Two, Lots 77 & 78	2	AC	NAR	2	RCD
Pleasanton Estates, Lots 1-4	2	AC	SAR	4	RPD
Rhodes Mountain Estates, Section 2, Lots 33-45	5	AC	RR & NAR	12	RCD
Stanfield, Section 2, Lots 9-21	4	AC	NAR	13	RCD
Stewarts Landing (f/k/a Lands of Stewart), Lots 1-30	5	AC	SR	30	SD
Stonebridge, Lots 1-33	5	AC	DR	33	DD
Stoney Acres, Lots 1-6	5	AC	RR	6	RCD
The Estate of Ella L. Patchell, Lot 2	5	AC	NAR	1	RCD
The Estate of Issac R. Boyd, 1 Lot	6	AC	NAR	1	RCD
The Estates at Autumn Ridge, Section 2, Lots 1A, 6 & 7	5	AC	NAR	3	RCD
The Estates at Slicers Mill, Lots 1-13	6	AC	NAR	13	RCD
The Estates at Woodcrest Shores	5	AC	SR	3	SD
Valley Stream, Lots 5-9	5	AC	MH	5	DD
Villages of Cecil Woods, Section 1, Lots 138-145, 146-156, 157-176 and 229-239	5	AC	MH	102	SD & DD
Villages of Old Creek (f/k/a Lands of David Willis, Jr.), Lots 5-14	9	AC	NAR	10	RCD
TOTAL				900	

Concept

In 2008 Two (2) Concept Plats received approval from the planning commission for a total of six (6) lots. Two (2) previously approved concept plats were granted an extension by the Planning Commission.

Concept Plat			
Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Development District	0	0	0
Suburban District	0	0	0
Rural Conservation District	2	6	100
Resource Protection District	0	0	0
Town District	0	0	0
Village District	0	0	0
Mineral Extraction District	0	0	0
Total	2	6	100

Concept Plat			
Election District	Number of Plats	Number of Lots	Percentage of Lots
1	0	0	0
2	1	4	66.7
3	0	0	0
4	0	0	0
5	1	2	33.3
6	0	0	0
7	0	0	0
8	0	0	0
9	0	0	0
Total	2	6	100

- **0 % of proposed lots are in designated growth area's**

Preliminary

In 2008 Twenty-Five (25) Preliminary Plat's received approval by the Planning Commission for a total of Two Thousand One hundred and nine (2109) lots. Twenty-Four (24) previously approved Preliminary Plats were granted extensions by the Planning Commission.

Preliminary Plat			
Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Development District	2	538	25.5
Suburban District	3	43	2.0
Development District & Suburban District	1	1257	59.6
Rural Conservation District	11	138	6.5
Resource Protection District	8	133	6.4
Town District	0	0	0
Village District	0	0	0
Mineral Extraction District	0	0	0
Total	25	2109	100

Preliminary Plat			
Election District	Number of Plats	Number of Lots	Percentage of Lots
1	7	123	5.8
2	3	25	1.3
3	2	1267	60.1
4	2	41	1.9
5	6	576	27.3
6	2	45	2.1
7	0	0	0
8	2	28	1.3
9	1	4	0.2
Total	25	2109	100

87.2 % of proposed lots are in designated growth area's

Final

During 2008, the Planning Commission reviewed final major subdivision applications; forty-eight (48) were granted final approval creating nine hundred (900) new lots.

Final Plat			
Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Development District	7	85	9.4
Suburban District	9	409	45.5
Development District & Suburban District	1	102	11.3
Rural Conservation District	25	280	31.1
Resource Protection District	6	24	2.7
Town District	0	0	0
Village District	0	0	0
Mineral Extraction District	0	0	0
Total	48	900	100

Final Plat			
Election District	Number of Plats	Number of Lots	Percentage of Lots
1	5	20	2.2
2	2	6	0.7
3	3	31	3.4
4	5	312	34.7
5	18	316	35.1
6	6	28	3.1
7	5	32	3.6
8	1	137	15.2
9	3	18	2.0
Total	48	900	100

- **66.2 % of lots are in designated growth area's**

Minor Subdivisions

The Office of Planning and Zoning approved eighty-three (83) minor subdivision applications in 2008. Thirty-Seven (37) of the approvals created fifty eight (58) lots. The remainders of the approvals were for add-ons or agricultural transfers. The most active district was Election District Five (5) with twenty-four (24) approvals that created eleven (11) lots.

Development Information

ED#1- Cecilton: Seven (7) minor subdivisions created three (3) new lots.

ED#2- Chesapeake City: Five (5) minor subdivisions created five (5) new lots.

ED#3- Elkton: Nine (9) minor subdivisions created eight (8) new lots.

ED#4- Fair Hill: Nine (9) minor subdivisions created four (4) new lots.

ED#5- North East: Twenty-Four (24) minor subdivisions created eleven (11) new lots.

ED#6- Rising Sun: Seven (7) minor subdivisions created four (4) new lots.

ED#7- Port Deposit: Eight (8) minor subdivisions created nine (9) new lots.

ED#8- Conowingo: Six (6) minor subdivisions created five (5) new lots.

ED#9- Calvert: Seven (7) minor subdivisions created nine (9) new lots.

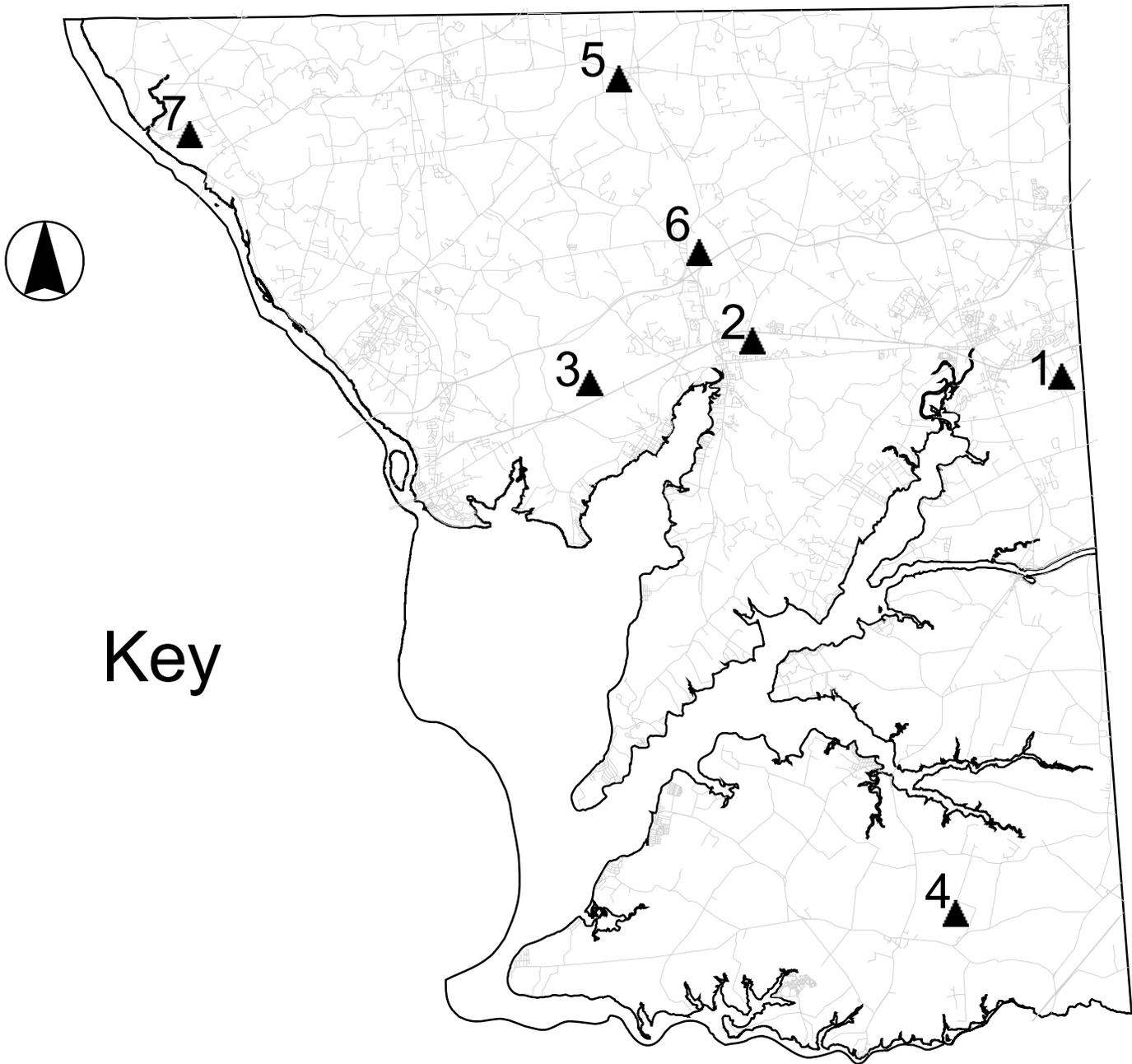
Minor Subdivisions		
Land Use District	Number of Subdivisions	Number of Lots
Villages	0	0
Town District	3	1
Rural Conservation District	37	33
Resource Protection District	10	8
Development District	13	7
Suburban District	18	4
Development District and Suburban District	1	5
Mineral Extraction District	1	0
Total	83	58

Minor Subdivisions		
Election District	Number of Subdivisions	Number of Lots
1	7	3
2	5	5
3	9	8
4	9	4
5	24	11
6*	7	4
7*	8	9
8	6	5
9	7	9
Total	82	58

* One Add-On Application was in both in the sixth and seventh election district, and was not included in this chart.

2008 Site Plans				
Commercial, Industrial, and Institutional Development				
DATE	NAME	LOCATION	ED	ZONING
2/20/2008	Glorious Presence Church	Maloney Rd.	3	DR
3/6/2008	Mechanics Valley Business Center	Montgomery Dr.	5	BI
3/14/2008	The Stewart Companies	Principio Parkway West	5	M2
8/6/2008	Warwick Mushroom Farms	Worsell Manor Rd.	1	SAR
10/7/2008	Calvert Elementary School	Calvert Rd.	9	VR
11/20/2008	Cecil College PE Building	North East Rd.	5	SR
11/20/2008	Cinnamon Woods Clubhouse	Mt. Zoar Rd.	8	MH

2008 Approved Site Plans

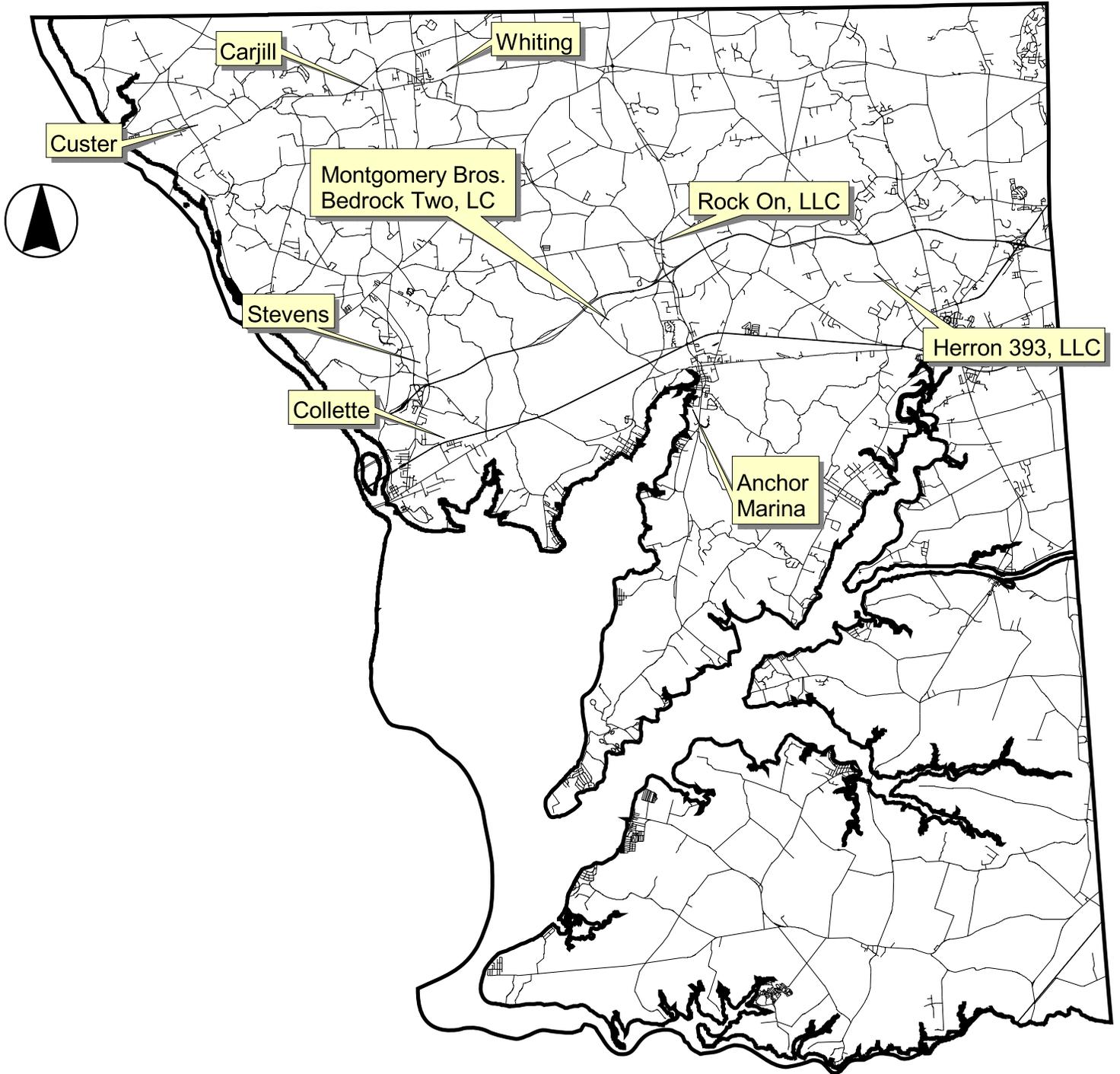


Key

1. Glorious Presence Church
2. Mechanics Valley Business Center
3. Stewart Companies
4. Warwick Mushroom Farms
5. Calvert Elementary School
6. Cecil College PE Building
7. Cinnamon Woods Clubhouse

Cecil County
Office of Planning & Zoning
January 2, 2009
Drawn by DRB

2008 Approved Rezoningings



Cecil County
Office of Planning & Zoning
January 21, 2009
Drawn by DRB

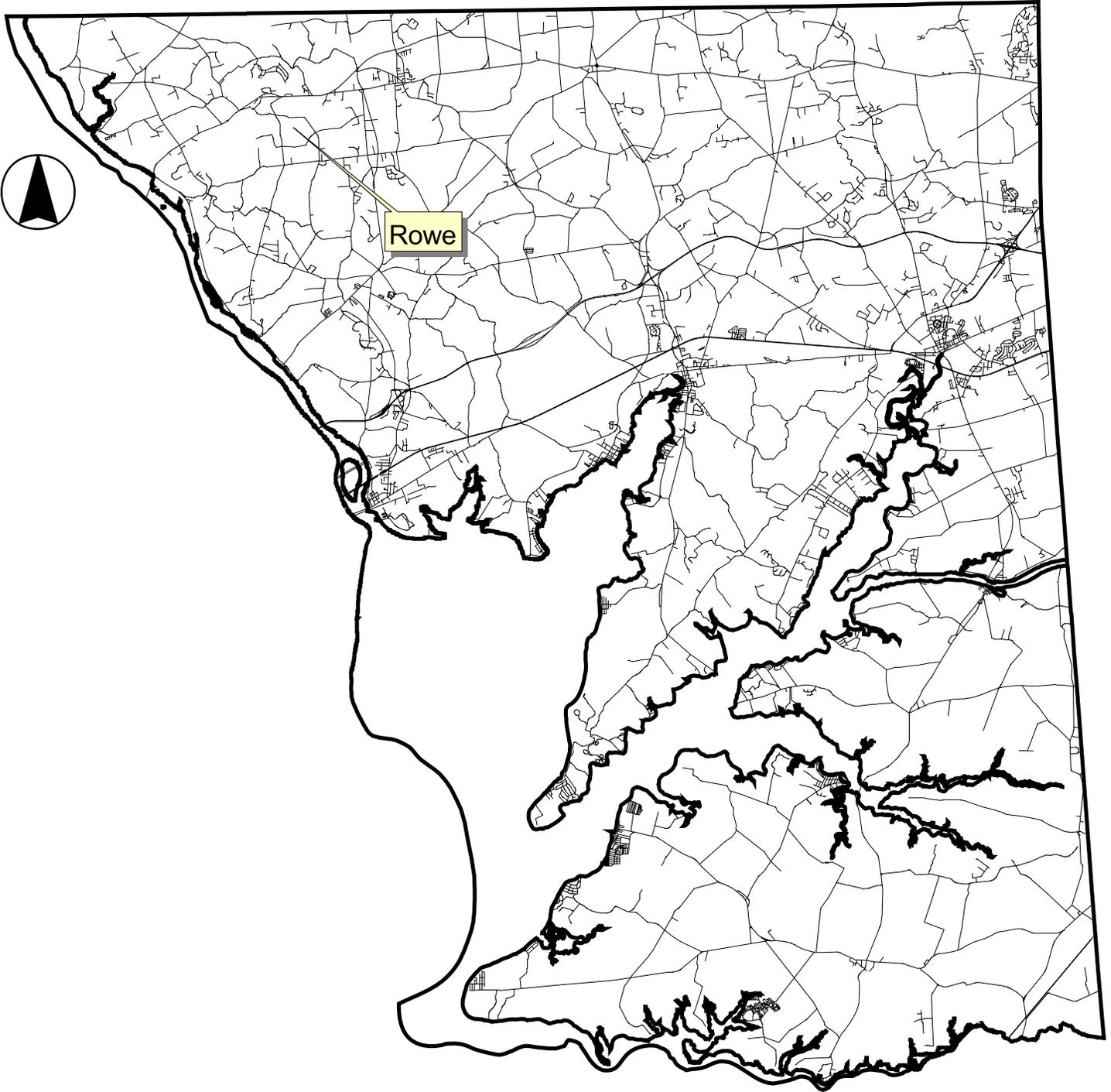


2008 REZONINGS

Election District	Owner Name	Zoned	Req Zoning	Decision
<div style="border: 1px solid black; padding: 2px; width: fit-content; margin-bottom: 5px;">3</div>	Gary and Mary Sue Slagle	SR	M2	Disapproved
	Herron 393, LLC - c/o David S. Meiskin	RM, B2, BG	BG to RM (7.62 ac)	Approved
	John and Cindy Fetterolf	DR	BG	Withdrawn
<div style="border: 1px solid black; padding: 2px; width: fit-content; margin-bottom: 5px;">5</div>	12 South Queen Street	M-2 & SR	RM	Approved
	Anchor Marina, c/o Edward Trainer			Approved
	Dean Geracimos- Rock On, LLC	Business Local	Business General	Approved
	Jacob C. Bailiff	NAR	DR	Disapproved
<div style="border: 1px solid black; padding: 2px; width: fit-content; margin-bottom: 5px;">6</div>	Garfield and Stephanie Carjill	RR	BG	Approved
	Gary K. and Kelly K. Whiting	BL	BG	Approved
<div style="border: 1px solid black; padding: 2px; width: fit-content; margin-bottom: 5px;">7</div>	David and Kathleen C. Collette	BG	BI	Approved
	Edward J. and Elberta T. Stevens	RR	RR and MEB	Approved
	Edward J. and Elberta T. Stevens	RCD	MEB	Approved

Election District	Owner Name	Zoned	Req Zoning	Decision
8	William F. and Theresa J. Custer, Jr.	P. 243-BL & P. 151- RR	Business General	Approved

2008 Historic District Applications

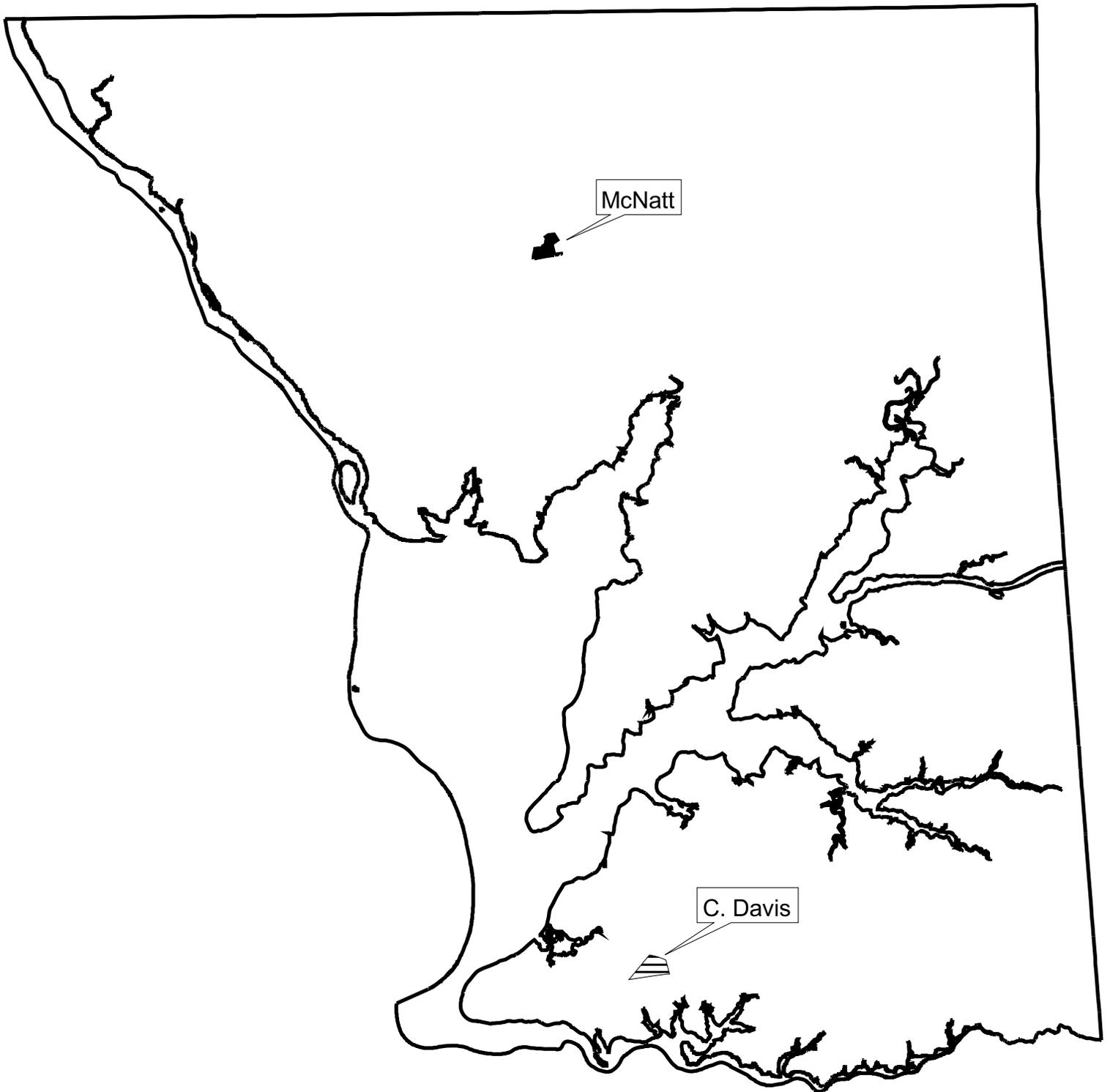


Cecil County
Office of Planning & Zoning
January 21, 2009
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Cecil County

2008 Ag Land Preservation



DUE TO CHANGES IN THE MALPF PROGRAM, DISTRICTS ARE NO LONGER ESTABLISHED

MALPF EASEMENTS SOLD IN 2008

	<u>OWNER</u>	<u>ELECTION DISTRICT</u>	<u>ACREAGE</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>
1	Davis, Carroll E.	1	186.616	61	3	3 & 19
TOTAL ACREAGE			186.62			

MALPF EASEMENT APPLICATIONS IN 2008

	<u>OWNER</u>	<u>ELECTION DISTRICT</u>	<u>ACREAGE</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>
1	Balderston Family	6	120.000	16	12	10
2	Brown, M. Elizabeth	9	57.566	4	14	8
3	Fell, William	9	97.050	4	18	35
4	Fell, William	9	56.280	4	23	71
5	Fell, William	9	42.516	4	11	151
6	Fell, William	9	71.470	4	17	10
7	Fossett, William	6	82.160	17	8	49
8	Garren Family Real Estate	2	50.000	53	14	24, Lot 6
9	Garren Family Real Estate	2	50.000	53	14	24, Lot 5
10	Garren Family Real Estate	2	50.000	53	13	45

11	Haines, Joseph	4	5.000	13	3	162
12	Herzog, Charles	6	21.560	16	12	291
13	Kilby, Inc.	6	259.000	17	14	13
14	Kilby, Inc.	6	40.970	17	14	24
15	Maccari, Palmarino	4	47.213	13	7/1	358/410
16	Mackie, Richard (Tucker)	4	57.120	6	14	21
17	Mackie, Richard (Tucker)	4	18.148	13	1	637
18	Mahoney, Joseph	6	134.000	11	14	54/318
19	Major, Alvin J., Jr.	2	160.000	48	1	1
20	Major, Alvin J., Jr.	2	108.373	48	1/8	1/2

21	Major, Alvin J., Jr.	2	151.970	43	19	4
22	McCreary, George	9	112.180	11	5	17
23	McGlothlin, Douglas	6	93.000	16	4	6
24	Meck, E. David	1	69.200	52	23	18
25	Meck, E. David	1	50.400	52	23	18
26	Meck, E. David	1	53.400	52	23	18
27	Meck, E. David	1	50.000	52	23	18
28	Meulenberg, Dirk	6	124.200	18	16	318
29	Milbourne, Anna	4	75.519	13	10	18
30	Montgomery, Paul	9	69.000	4	21	9

	<u>OWNER</u>	<u>ELECTION DISTRICT</u>	<u>ACREAGE</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>
31	Peterson, Richard	4	27.221	13	16	310
32	Powell, James E.	9	58.476	4	23	65
33	Reisler, J. David Sr.	9	115.910	12	1	1
34	Reisler, Ralph E.	9	42.500	11	11	111
35	Sizemore, Rex & Diane	1	178.600	56	19	81
36	Springer-duPont LTD	8	110.474	16	2	165
37	The Knoll, LLC	9	107.450	12	15	61
38	Truslow, Ella Mae	6	44.160	16	11	50
TOTAL ACREAGE			3062.086			

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	McNatt, Harvey	5	158.420	18	22	34
TOTAL ACREAGE			158.42			