

2010 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 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 and 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 2010. 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 of Maryland 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 jurisdiction having that have responsibility for financing and constructing 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. Additionally, the report include all changes in development patterns which occurred during the period covered in the report, including land use, transportation, community facilities patterns, zoning map amendments, and subdivision plats. During calendar year 2010 these changes were consistent with the above mentioned items. The implementation of the local PDR program has proven to be a success. Further success in improving the planning and development process can be achieved through the implementation of the County's recently adopted zoning ordinance, subdivision regulations, and zoning maps as well as the refinement of the County's TDR program.

The Office of Planning and Zoning continued to process a heavy workload in 2010 as many of the tasks this office regularly engages in maintained robust levels of activity. This office's actions concerning rezoning, 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.

Major Subdivisions – During 2010, the Planning Commission reviewed concept, preliminary, and final major subdivision applications. Of these applications, nine (9) were granted final approval creating 128 new lots. Five (5) preliminary plats received approval potentially creating 562 lots and 672 apartment units. Six (6) concept plats received approval potentially creating 318 lots and 1,004 apartment units. Election District 5 was the most active with four (4) final approvals that created 79 lots.

Minor Subdivisions – The Office of Planning and Zoning approved thirty seven (37) minor subdivisions in 2010. Fifteen (15) of the approvals created nineteen (19) lots. The remainder of the approvals were for add-ons or agricultural transfers. The most active Election District was sixth Election District with four (4) approvals that created seven (7) lots.

Site Plans – A total of five (5) site plans were approved by the Office of Planning and Zoning for commercial, industrial, and institutional development in 2010.

Historic District Applications – The Historic District Commission and the Planning Commission did not review any applications for historic designation in 2010.

Rezoning – The Planning Commission made recommendations to the Board of County Commissioners on a total of six (6) rezoning requests. The Board approved four (4) requests, denied one (1), and one (1) was withdrawn.

Agricultural Preservation – 435 acres had their development rights purchased by either the State, County, or private land trust in 2010 to permanently preserve the land. A total of 22,716 acres have been preserved for agricultural purposes. An additional 7,518 acres have been preserved through Rural Legacy and private land trusts for an overall total of 30,234 acres.

Special Exceptions – The Planning Commission and Board of Appeals heard 24 requests for special exceptions in 2010. The Board of Appeals approved 21.

Variances & Appeals – The Board of Appeals heard 12 requests for variances in 2010. The Board approved 10 requests. No appeals of administrative decisions were heard in 2010.

Building Permits – The Office of Planning & Zoning reviewed 335 building permits for new dwellings, of which were in the Chesapeake Bay Critical Area. The estimated value of construction was \$98.7 million. There was approximately 1,106,000 square feet of residential space constructed in 2010. 86% of the building permits were issued in the designated growth area.

Zoning Violations – The Office of Planning & Zoning investigated 195 zoning complaints in 2010. These investigations revealed 118 violations.

THE CECIL COUNTY PLANNING COMMISSION

2010 Members:

Mr. William Mortimer, Chairman

Mr. B. Patrick Doordan

Mr. Guy Edwards*

Mr. Joe Janusz

Mr. Randall Taylor*

Mr. Wyatt Wallace

Mr. Kennard Wiggins

Mr. H. Clay McDowell, Alternate

Ms. Rebecca Demmler*, Ex-officio

Ms. Diana Broomell*, Ex-officio

Ms. Clara Campbell – Legal Counsel

*Partial year

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 meetings are scheduled on the third Monday of each month. Subdivision proposals are heard at either 10:00 am or 12:00 p.m. depending upon the length of the agenda in the County Administration Building. Rezoning, Special Exceptions, and other items are heard at 7:00 p.m. in the Administration Building.

THE CECIL COUNTY BOARD OF APPEALS

2010 Members:

Mr. David Willis, Chairman

Mr. Mike Kline

Mr. Mike Linkous

Dr. Maria Mastrippolito

Mr. Mark Saunders

Mr. William Jeanes, Alternate

Mr. Keith Baynes – 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 and 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 Administration Building.

THE CECIL COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD

2010 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, the Board's 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

2010 Members:

Ms. Patricia Folk, Chairperson

Mr. Ed Cairns*

Ms. Sally Cairns*

Mr. Milt Diggins*

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Ms. Asma Manejwala*

Ms. Nancy Simperts

*Partial year

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

2010 Members:

Dr. John Lee

Mr. Ewing McDowell

Mr. Jon Quinn

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

2010 Staff:

Eric S. Sennstrom – Director

Jennifer Bakeoven – Administrative Assistant

David R. Black, AICP – GIS Coordinator

Gale Dempsey – Administrative Assistant

Anthony Di Giacomo, AICP – Principal Planner

Clifford I. Houston – Zoning Administrator

Joseph Johnson – Resource Plans Reviewer

Curtis McCardell – Code Compliance Inspector

Stephen O'Connor – Planner I

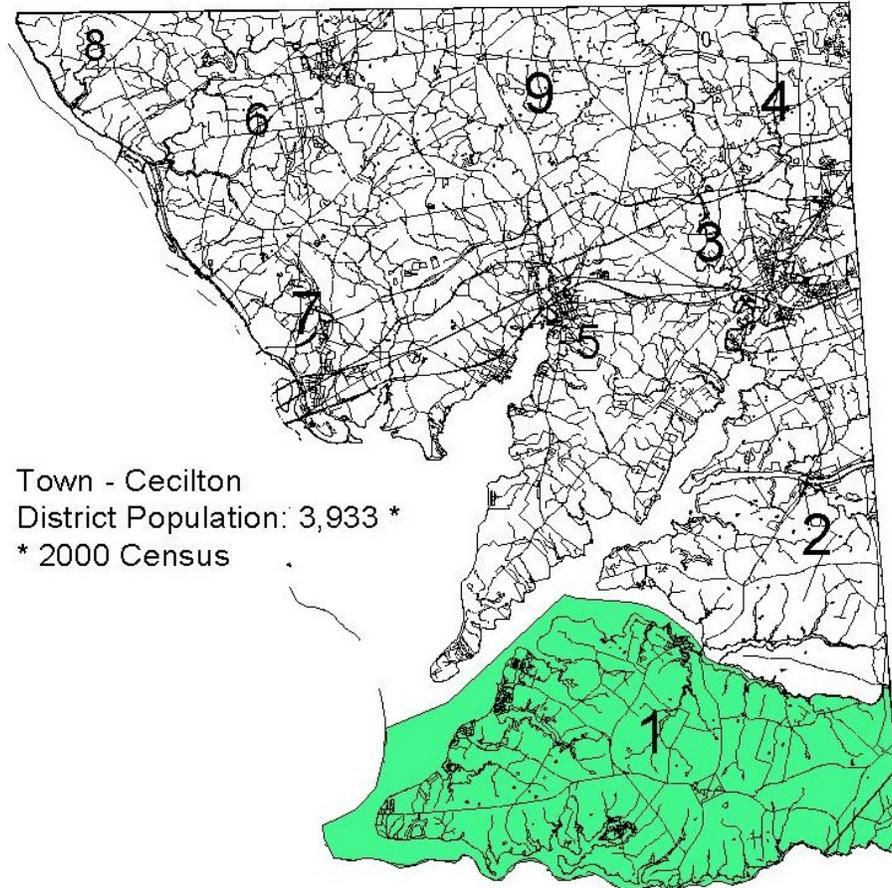
Amanda Paoletti – Plans Reviewer

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.

APPENDICES

ELECTION DISTRICT #1 – CECILTON



One minor subdivision created no new lots.

No concept plats were approved.

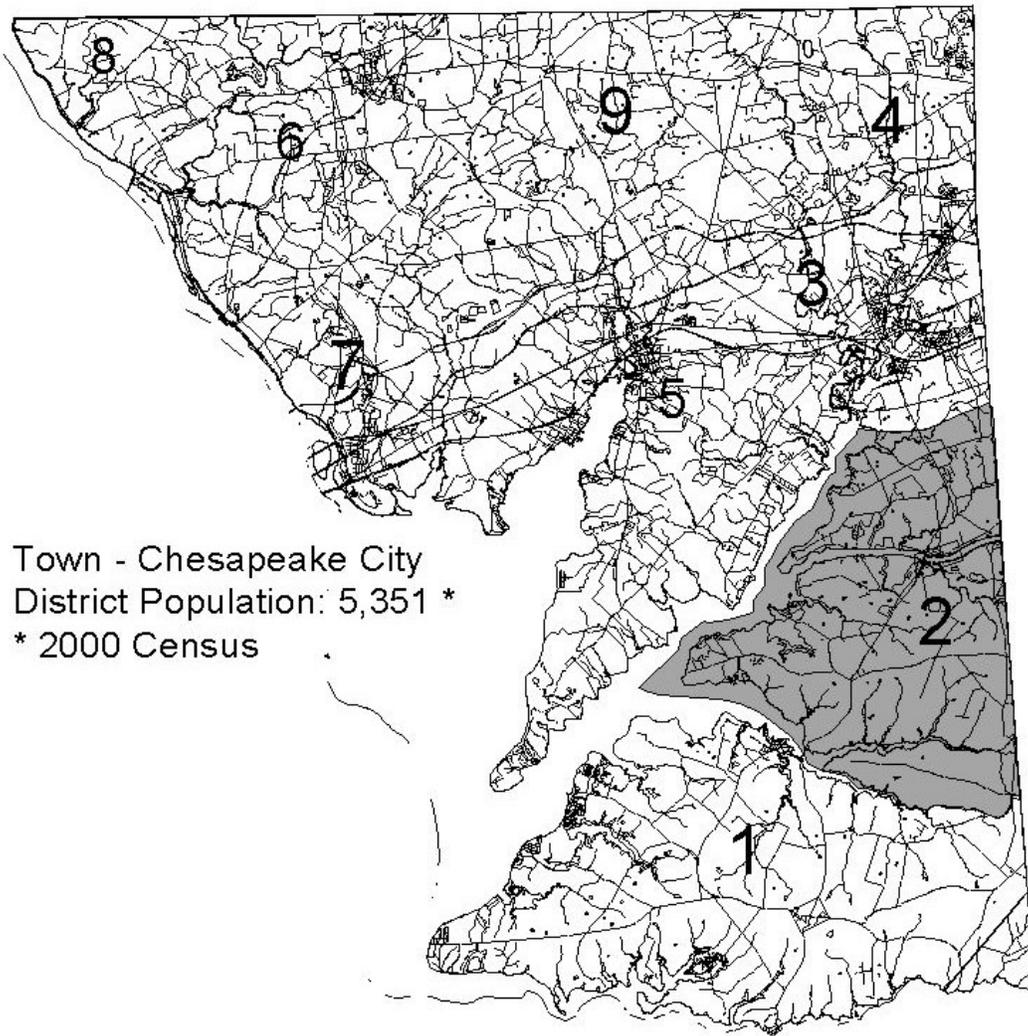
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Twelve building permits were issued for residential construction with an estimated value of \$4,619,475.

ELECTION DISTRICT #2 – CHESAPEAKE CITY



Two minor subdivisions created one new lot.

No concept plats were approved.

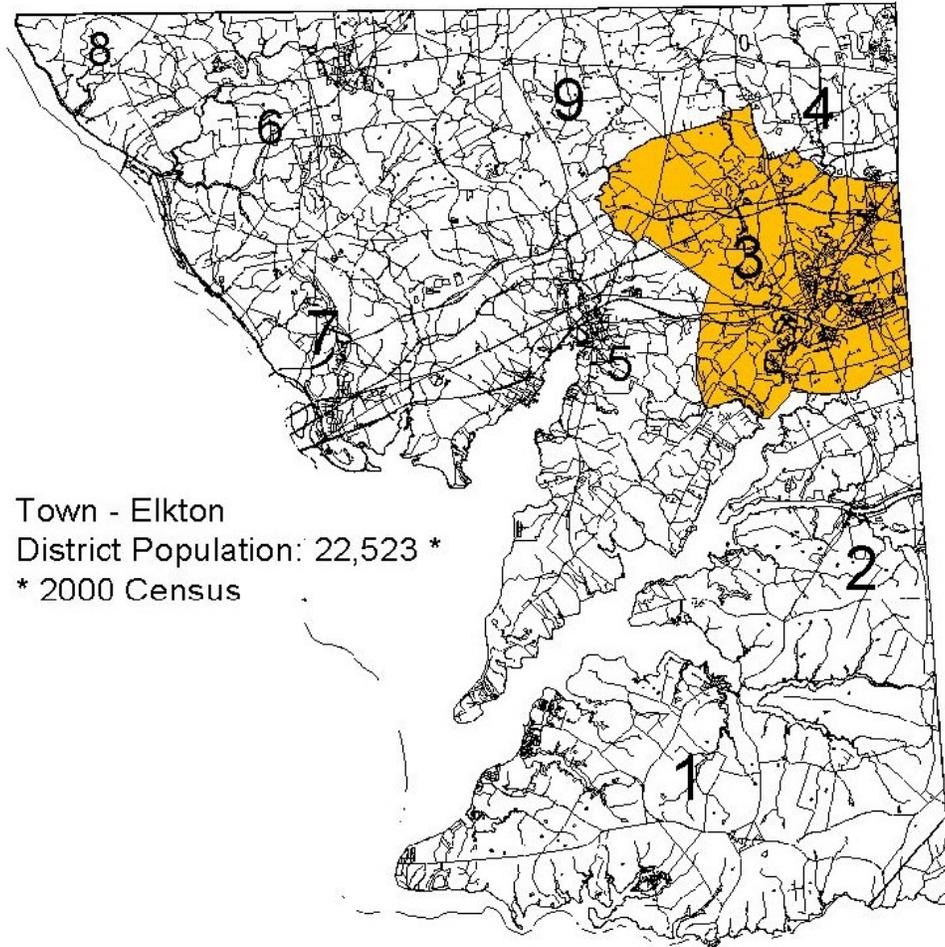
No preliminary plats were approved.

One final plat was approved.

One commercial site plan was approved.

Twelve building permits were issued for residential construction with an estimated value of \$3,941,010.

ELECTION DISTRICT #3 – ELKTON



Seven minor subdivisions created one new lot.

Three concept plats were approved.

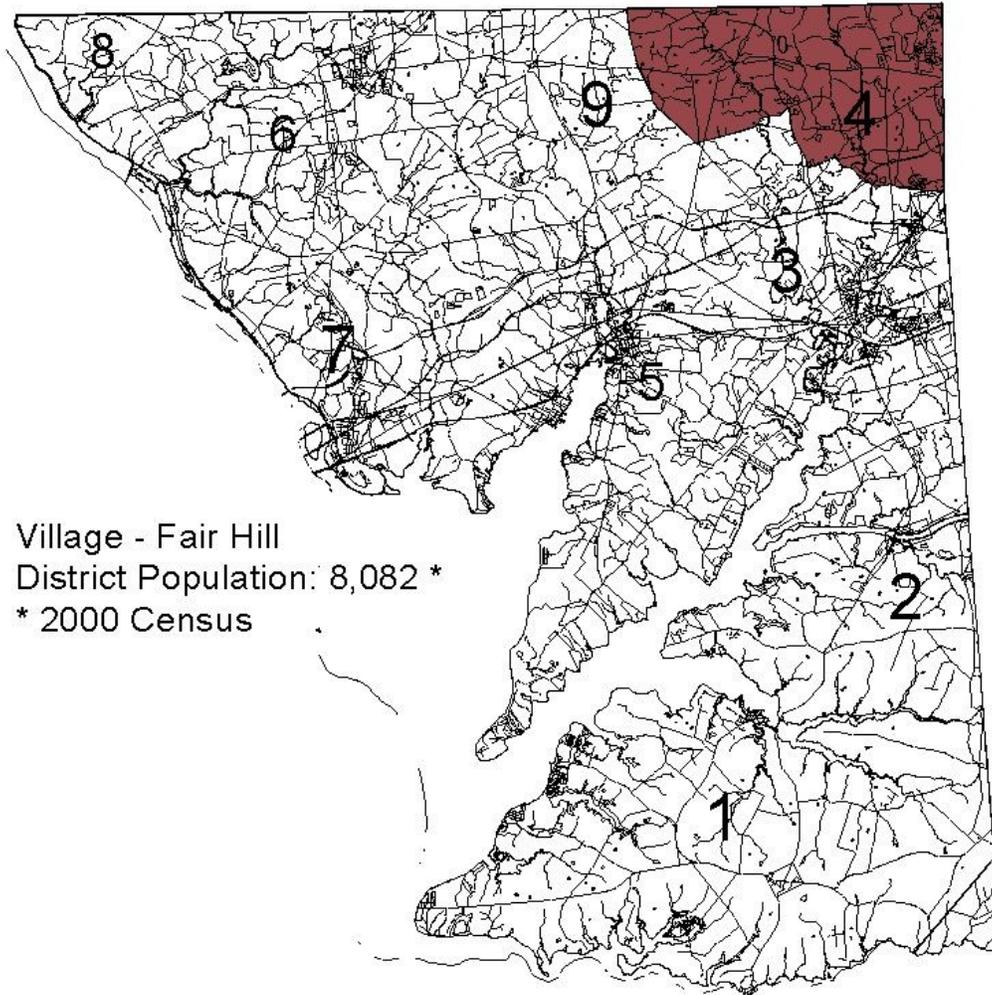
Two preliminary plats were approved.

One final plat was approved.

One commercial site plan was approved.

101 building permits were issued for residential construction with an estimated value of \$19,373,490.

ELECTION DISTRICT # 4 – FAIR HILL



Four minor subdivisions created no new lots.

No concept plats were approved.

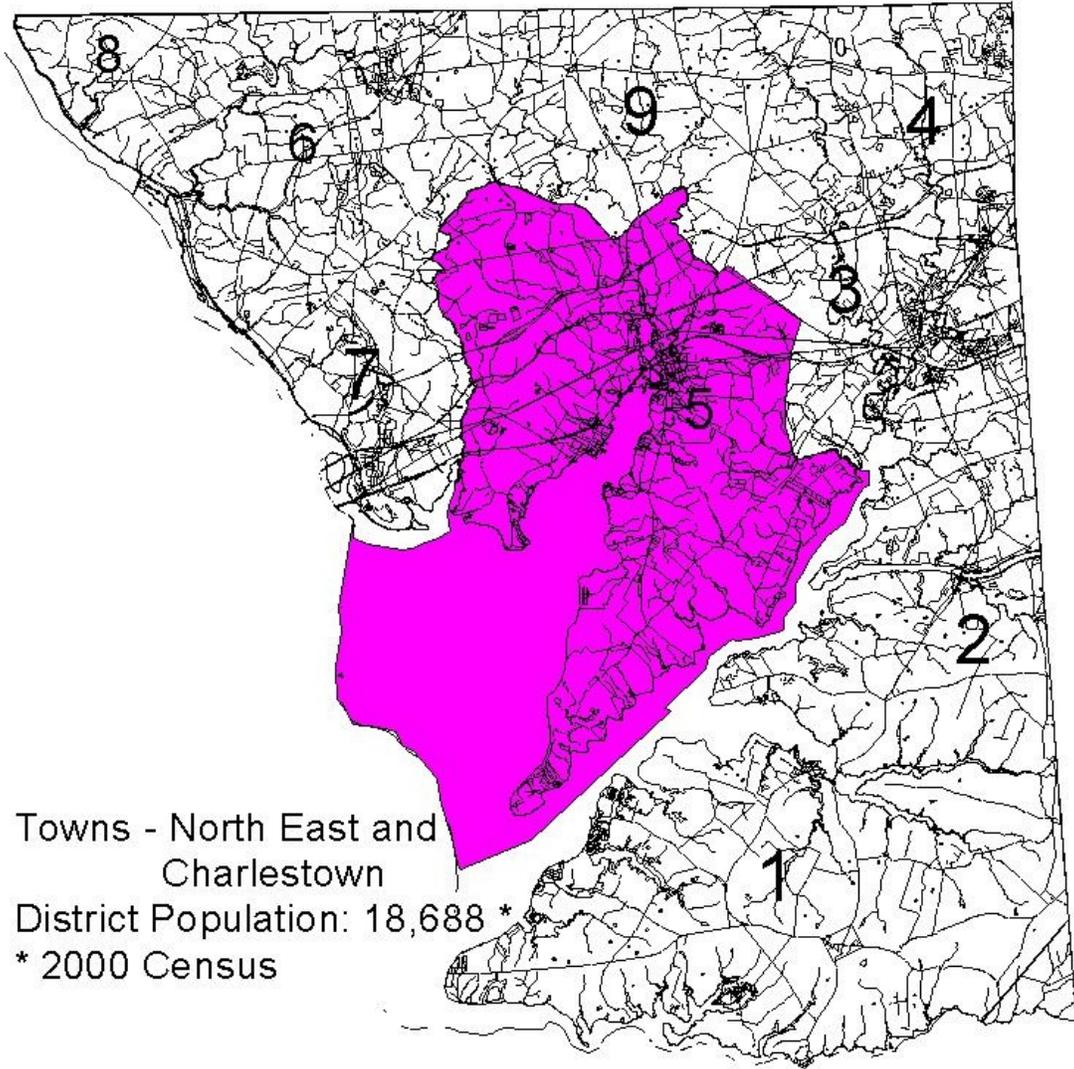
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Three building permits were issued for residential construction with an estimated value of \$1,075,320.

ELECTION DISTRICT #5 – NORTH EAST



Seven minor subdivisions created four new lots.

Three concept plats were approved.

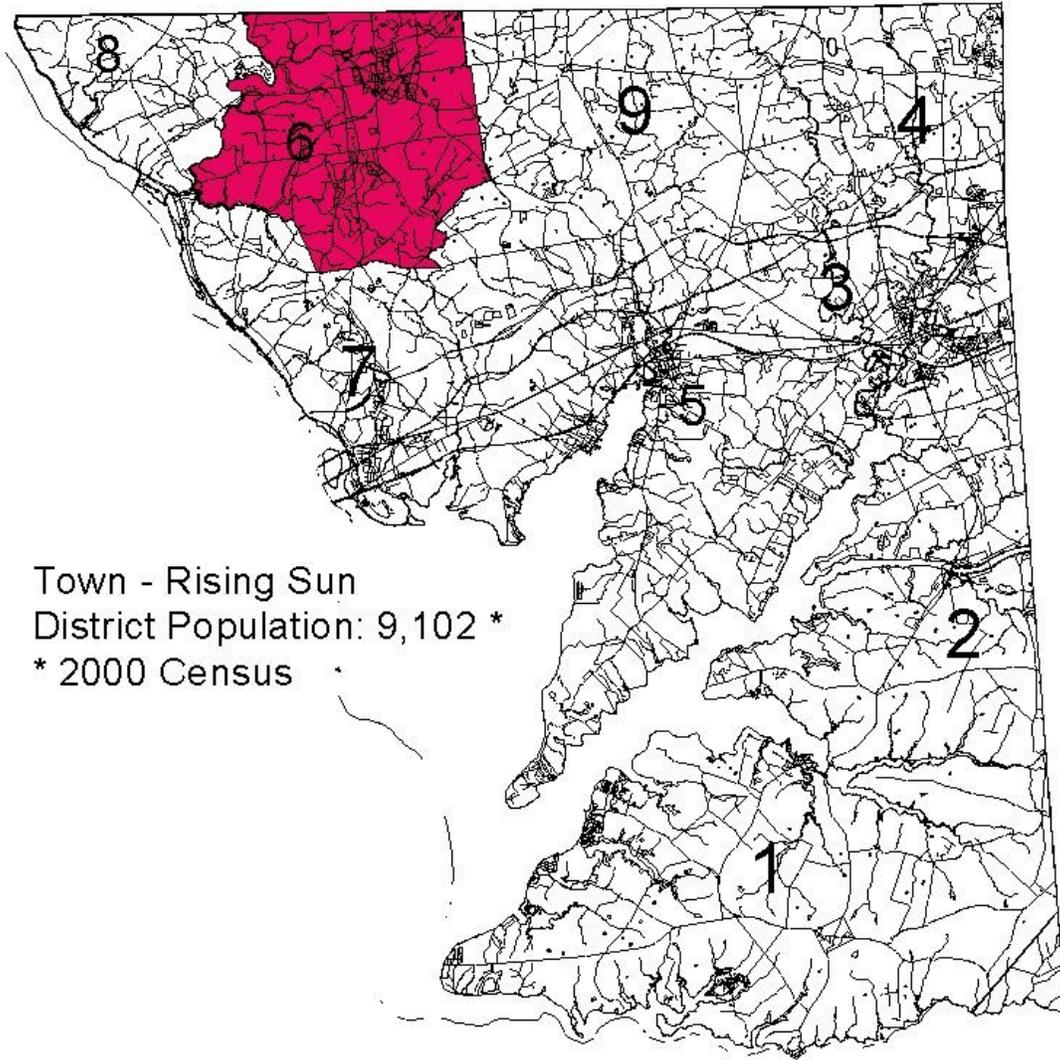
Two preliminary plats were approved.

Four final plats were approved.

Two commercial site plans were approved.

138 building permits were issued for residential construction with an estimated value of \$42,547,509.

ELECTION DISTRICT #6 – RISING SUN



Four minor subdivisions created seven new lots.

No concept plats were approved.

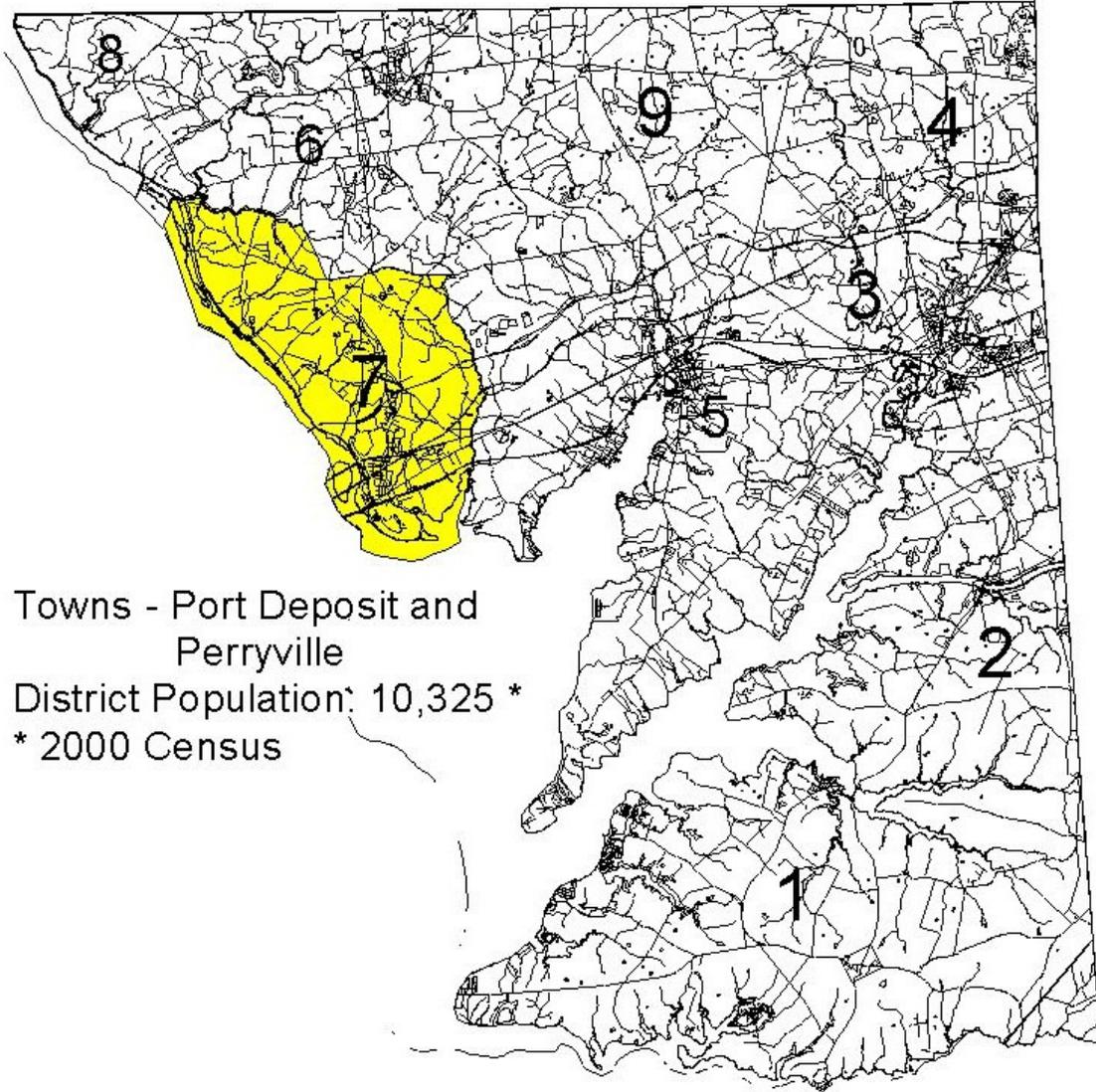
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Fifteen building permits were issued for residential construction with an estimated value of \$5,475,870.

ELECTION DISTRICT #7 – PORT DEPOSIT



Three minor subdivisions created two new lots.

No concept plats were approved.

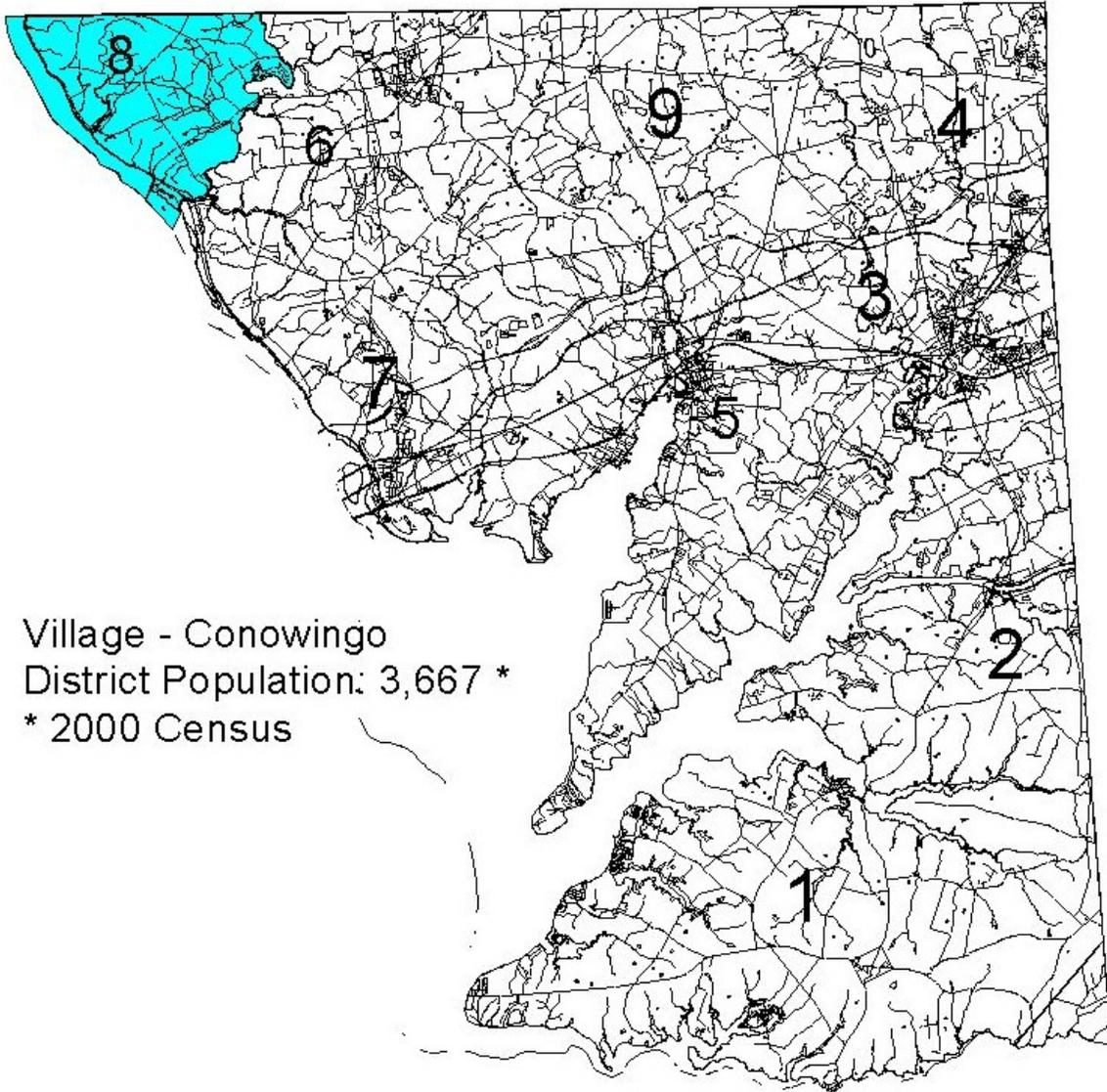
One preliminary plat was approved.

One final plat was approved.

No site plans were approved.

Nineteen building permits were issued for residential construction with an estimated value of \$6,695,010.

ELECTION DISTRICT #8 – CONOWINGO



No minor subdivisions were approved.

No concept plats were approved.

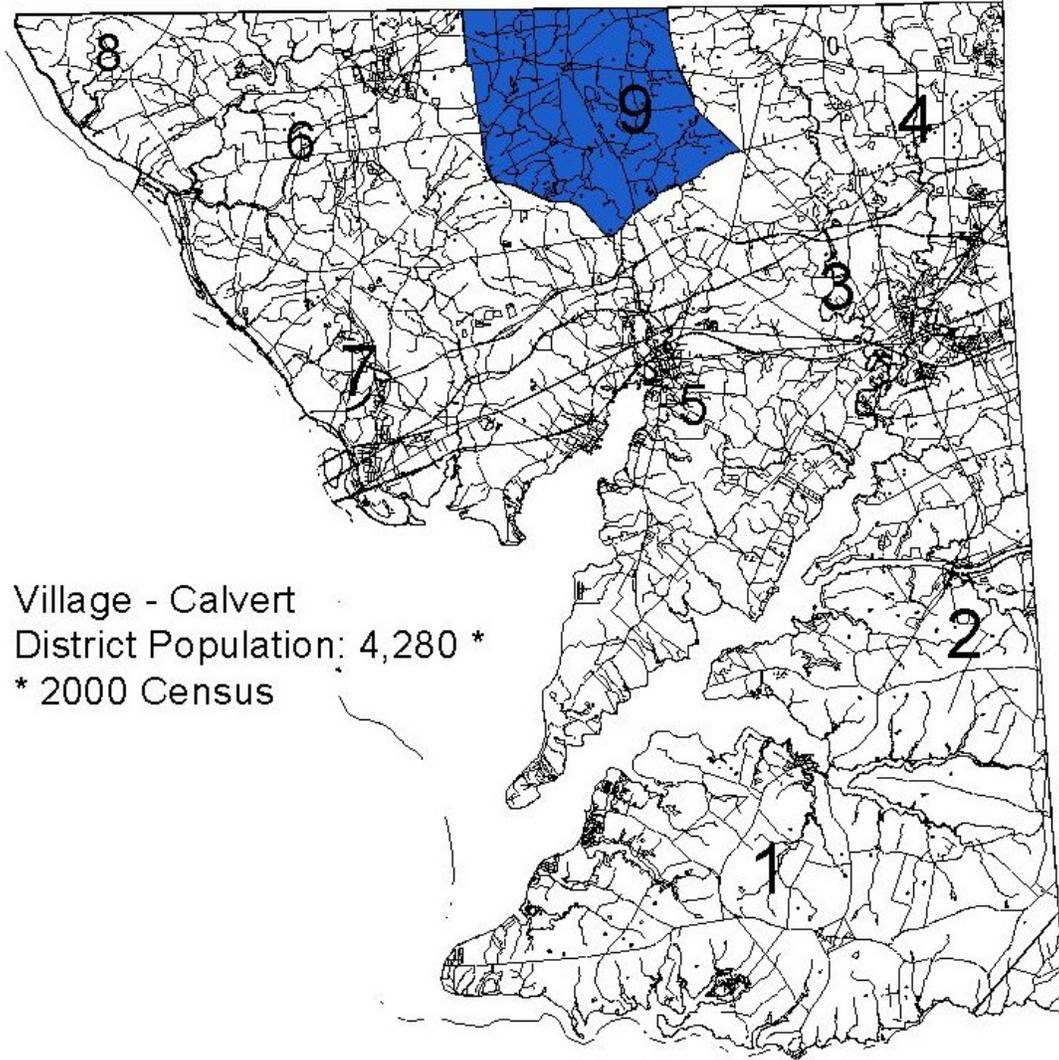
No preliminary plats were approved.

One final plat was approved.

No site plans were approved.

Seven building permits were issued for residential construction with an estimated value of \$2,439,945.

ELECTION DISTRICT #9 – CALVERT



Nine minor subdivisions created four new lots.

No concept plats were approved.

No preliminary plats were approved.

One final plat was approved.

One commercial site plan was approved.

28 building permits were issued for residential construction with an estimated value of \$12,545,820.

Land Use Districts 1990 & 2010 Comprehensive Plans

Final Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	1990 Land Use			
	RCD	4	66	51.56
	RPD	0	0	0.00
	TD	0	0	0.00
	DD	0	0	0.00
	SD	0	0	0.00
	MED	0	0	0.00
2010 Land Use				
	RCD	2**	38	29.69
	RPD	1	1	0.78
	LGA	1**	1	0.78
	MGA	2	22	17.19
	MHGA	0	0	0.00
	HGA	0	0	0.00
	RMU	0	0	0.00
	EMU	0	0	0.00
	EMP	0	0	0.00
	MED	0	0	0.00
	Total	9	128	100

** Bayview Station has 2 lots in RCD and 1 Lot in LGA Land Use districts on the same plat.

Preliminary Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	1990 Land Use			
	RCD	2	18	3.20
	RPD	0	0	0.00
	TD	0	0	0.00
	DD	1	3	0.53
	SD	1	254	45.20
	MED	0	0	0.00
2010 Land Use				
	RCD	0	0	0.00
	RPD	1	1	0.18
	LGA	0	0	0.00
	MGA	0	0	0.00
	MHGA	1	287; 672 Apts. & 166 Assisted Living Units	51.07
	HGA	0	0	0.00
	RMU	0	0	0.00
	EMU	0	0	0.00
	EMP	0	0	0.00
	MED	0	0	0.00
	Total	6	562; 672 Apts. & 166 Assisted Living Units	100

	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	Concept Plat	1990 Land Use		
RCD		1	8	2.52
RPD		0	0	0.00
TD		0	0	0.00
DD		0	0	0.00
SD		0	0	0.00
MED		0	0	0.00
2010 Land Use				
RCD		0	0	0.00
RPD		0	0	0.00
LGA		2	19	5.97
MGA		1	322 Apt. Units	0.00
MHGA		2	291; 672 Apts. & 166 Assisted Living Units	91.51
HGA		0	0	0.00
RMU		0	0	0.00
EMU		0	0	0.00
EMP		0	0	0.00
MED		0	0	0.00
Total		6	318; 1004 Apts. & 166 Assisted Living Units	100

Applications Processed – Appendix I

Final Plat

In 2010, the Cecil County Planning Commission approved the following Final Major Subdivision applications.

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Bayview Station, Lots 1-3	5	SR	3	DD *
Bedrock , Phase 2, Lots 62-67	5	RM	6	MGA
Charlestown Crossing, Phases 1B & 1C, Lots 141-149 & 154-160	5	M1, BG, & SR	16	MGA
Clover Meadows, Phase 1, Lot 1	8	NAR	1	RCD*
duPont-Wright, Helena (Lands of)	2	SAR	1	RPD
Kirks Mill Manor, Phase II, Lots 1-3	9	NAR	3	RCD*
Larson's Estates at Skyview, Lots 1-8	3	NAR	8	RCD*
Louise, Lots 13-48	7	NAR	36	RCD
Racine Property, Lots 1-54	5	NAR	54	RCD*

Preliminary Plat

In 2010, the Cecil County Planning Commission approved the following Preliminary Major Subdivision applications.

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Baldwin Mill	3	SR	254	SD *
Bayview Station, Lots 1-3	5	SR	3	DD*
Hillwood Manor (f/k/a Lands of Johnson & Merriman), Lots 2-11	7	NAR	10	RCD*
Larson's Estates at Skyview, Lots 1-8	3	NAR	8	RCD*
Village of Stoney Run, 1125 Units	5	RM	287; 672 Apts. & 166 Assisted Living Units	MHGA

Concept Plat

In 2010, the Cecil County Planning Commission approved the following Concept Major Subdivision applications.

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Charlestown Crossing, Garden Apartments, 322 Units	5	RM	322 Units	MGA
Elk Point Marina, Lots 1-18	3	SR	18	LGA
Fletcherwood Station, Lots 1-4	3	RM	4	MHGA
Larson's Estates at Skyview, Lots 1-8	3	NAR	8	RCD*
Lums Estates, Section 2, Lot 7A	5	SR	1	LGA
Village of Stoney Run, 1125 Units	5	RM	287; 672 Apts. & 166 Assisted Living Units	MHGA

Applications by Election District – Appendix II

Final Plat	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	0	0	0.00
	2	0	1	0.00
	3	1	8	6.25
	4	0	0	0.00
	5	4	79	61.72
	6	0	0	0.00
	7	1	36	28.13
	8	0	1	0.00
	9	0	3	0.00
	Total	9	128	100

Preliminary Plat	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	0	0	0.00
	2	0	0	0.00
	3	2	262	46.61
	4	0	0	0.00
	5	2	290; 672 Apts. & 166 Assisted Living Units	51.60
	6	0	0	0.00
	7	1	10	1.79
	8	0	0	0.00
	9	0	0	0.00
	Total	5	562; 672 Apts. & 166 Assisted Living Units	100

Concept Plat	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	0	0	0.00
	2	0	0	0.00
	3	3	30	9.43
	4	0	0	0.00
	5	3	288; 1004 Apts. & 166 Assisted Living Units	90.57
	6	0	0	0.00
	7	0	0	0.00
	8	0	0	0.00
	9	0	0	0.00
	Total	6	318; 1004 Apts. & 166 Assisted Living Units	100

Applications by Land Use District – Appendix III

Land Use Districts – 1990 Comprehensive Plan

Final Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	4	66	100.00
	RPD	0	0	0.00
	TD	0	0	0.00
	DD	0	0	0.00
	SD	0	0	0.00
	MED	0	0	0.00
	Total	4	66	100

Preliminary Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	2	18	6.55
	RPD	0	0	0.00
	TD	0	0	0.00
	DD	1	3	1.09
	SD	1	254	92.36
	MED	0	0	0.00
	Total	4	275	100

Concept Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	1	8	100.00
	RPD	0	0	0.00
	TD	0	0	0.00
	DD	0	0	0.00
	SD	0	0	0.00
	MED	0	0	0.00
	Total	1	8	100

Minor Subdivisions	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	6	3	60.00
	RPD	0	0	0.00
	TD	0	0	0.00
	DD	2	2	40.00
	SD	1	0	0.00
	MED	1	0	0.00
	Total	10	5	100

Land Use Districts – 2010 Comprehensive Plan

Final Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	2**	38	61.29
	RPD	1	1	1.61
	LGA	1**	1	1.61
	MGA	2	22	35.49
	MHGA	0	0	0.00
	HGA	0	0	0.00
	RMU	0	0	0.00
	EMU	0	0	0.00
	EMP	0	0	0.00
	MED	0	0	0.00
	Total	5	62	100

** Bayview Station has 2 lots in RCD and 1 Lot in LGA Land Use districts on the same plat.

Preliminary Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	0	0	0.00
	RPD	1	1	0.35
	LGA	0	0	0.00
	MGA	0	0	0.00
	MHGA	1	287; 672 Apts. & 166 Assisted Living Units	99.65
	HGA	0	0	0.00
	RMU	0	0	0.00
	EMU	0	0	0.00
	EMP	0	0	0.00
	MED	0	0	0.00
	Total	2	288; 672 Apts. & 166 Assisted Living Units	100

Concept Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	0	0	0.00
	RPD	0	0	0.00
	LGA	2	19	0.00
	MGA	1	322 Apt. Units	0.00
	MHGA	2	291; 672 Apts. & 166 Assisted Living Units	0.00
	HGA	0	0	0.00
	RMU	0	0	0.00
	EMU	0	0	0.00
	EMP	0	0	0.00
	MED	0	0	0.00
	Total	4	310; 1004 Apts. & 166 Assisted Living Units	100

Minor Subdivisions	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	17	13	92.86
	RPD	1	1	7.14
	LGA	2	0	0.00
	MGA	3	0	0.00
	MHGA	0	0	0.00
	HGA	1	0	0.00
	RMU	0	0	0.00
	EMU	1	0	0.00
	EMP	0	0	0.00
	MED	0	0	0.00
	Total	25	14	100

	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	Minor Subdivisions	1990 Land Use		
RCD		6	3	15.79
RPD		0	0	0.00
TD		0	0	0.00
DD		2	2	10.53
SD		1	0	0.00
MED		1	0	0.00
2010 Land Use				
RCD		17	13	68.42
RPD		3	1	5.26
LGA		2	0	0.00
MGA		3	0	0.00
MHGA		0	0	0.00
HGA		1	0	0.00
RMU		0	0	0.00
EMU		1	0	0.00
EMP		0	0	0.00
MED		0	0	0.00
Total		35	19	100

Minor Subdivisions

In 2010, the Office of Planning & Zoning approved the following Minor Subdivision applications.

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Benjamin & McMillian	7	DR	1	DD*
Bridgestone/Firestone Inc.	6	NAR	1	RCD
Brown, Vickie & Samuel	9	BG & NAR	0	RCD
Cargill, Inc & Bristow	4	M1 & DR	0	SD*
Dickerson, Allen & Ruby	3	DR	0	DD
Edwards, James & Diane	3	DR	0	HGA
Elkton Homes (Theodore Rd)	5	RR	1	RCD
Elkton Homes, Inc.	3	MH	0	EMU
Eller, John Michael	1	RR & MB	0	RPD
Granger, Timothy & Carrie	9	NAR	0	RCD
Granger, Timothy & Carrie	9	NAR	0	RCD
Guns, Anna Laura (Life Estate)	3	RR	0	RCD*
Hipkins, George & Nellie	7	RR	1	RCD
Kamihachi, James & Louise	5	NAR	0	RCD
Lagano, Frank (Estate of)	3	NAR	1	RCD*
Logan, Roger A.	9	NAR	1	RCD
McCreary, George E.	9	NAR	0	RCD
McNatt & Long	5	NAR	1	RCD
McNeice, Robert et al.	6	NAR	2	RCD
Meadows Materials & Trucking, LLC	5	NAR (ME-B)	0	RCD & MED*
Meadows, James & Jacquelyn	9	NAR	0	RCD
Milburn, Gale E.	4	NAR	0	RPD
Murray, Gage E.	4	NAR	0	RCD*
Neff, Michael	7	NAR	0	RCD*
Peoples, John & Bonnie	9	NAR	1	RCD*
Ridge Road Investors, LLC	6	NAR	4	RCD
Ridge Road Investors, LLC	6	NAR	0	RCD
Roland Farm	2	SAR	1	RPD
Roop, Joan Eleanor	3	SR	0	MGA
Scholz, Michael & Linda	5	RR	1	RCD
Sensenig, Glenn & Janet	2	NAR	0	RCD
The Carl C. Stafford Family LLC	9	NAR	1	RCD
Vaughn, Vdare & Carl	5	NAR	1	DD*
Villages of North East	5	SR	0	MGA
Webb & Asti	4	SR	0	LGA
Wood, Roberta & Lewis	3	NAR	0	LGA
Yerkes, J. Bruce & Lauren R.	9	NAR	1	RCD*

***Land Use district from 1990 Comprehensive Plan. Approval was granted prior to April 13, 2010.**

Minor Subdivisions	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	1	0	0.00
	2	2	1	5.26
	3	7	1	5.26
	4	4	0	0.00
	5	7	4	21.05
	6	4	7	36.85
	7	3	2	10.53
	8	0	0	0.00
	9	9	4	21.05
Total	35	19	100	

	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	Minor Subdivisions	1990 Land Use		
RCD		6	3	15.79
RPD		0	0	0.00
TD		0	0	0.00
DD		2	2	10.53
SD		1	0	0.00
MED		1	0	0.00
2010 Land Use				
RCD		17	13	68.42
RPD		3	1	5.26
LGA		2	0	0.00
MGA		3	0	0.00
MHGA		0	0	0.00
HGA		1	0	0.00
RMU		0	0	0.00
EMU		1	0	0.00
EMP		0	0	0.00
MED		0	0	0.00
Total		35	19	100

RESIDENTIAL BUILDING PERMIT ACTIVITY - 2010

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONSTRUCTION COST
1	Dwellings	11	50,746	4,567,140.00
	Mobile Homes	1	1,169	52,335.00
	TOTALS	12	51,915	4,619,475.00
2	Dwellings	9	39,078	3,517,020.00
	Mobile Homes	1	1,062	47,790.00
	Duplex	2	3,800	376,200.00
	TOTALS	12	43,940	3,941,010.00
3	Dwellings	21	107,029	9,632,610.00
	Mobile Homes	9	12,084	543,780.00
	Townhouses	11	20,900	2,069,100.00
	Apartments	60	66,000	7,128,000.00
	TOTALS	101	206,013	19,373,490.00
4	Dwellings	3	11,948	1,075,320.00
	TOTALS	3	11,948	1,075,320.00
5	Dwellings	110	445,449	40,090,410.00
	Mobile Homes	24	32,743	1,473,435.00
	Townhouses	4	9,936	983,664.00
	TOTALS	138	488,128	42,547,509.00
6	Dwellings	14	60,479	5,443,110.00
	Mobile Homes	1	728	32,760.00
	TOTALS	15	61,207	5,475,870.00
7	Dwellings	18	73,065	6,604,650.00
	Mobile Homes	1	2,008	90,360.00
	TOTALS	19	75,073	6,695,010.00
8	Dwellings	5	25,859	2,327,310.00
	Mobile Homes	2	2,503	112,635.00
	TOTALS	7	28,362	2,439,945.00
9	Dwellings	28	139,398	12,545,820.00
	TOTALS	28	139,398	12,545,820.00

RESIDENTIAL BUILDING PERMITS ISSUED IN 2010

BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
DEVELOPMENT DISTRICT	240	71%
RURAL CONSERVATION	32	10%
RESOURCE PROTECTION	13	4%
SUBURBAN DISTRICT	33	10%
TOWN DISTRICT	-0-	-0-%
VILLAGE DISTRICT	17	5%
TOTALS:	335	100%

BUILDING PERMITS ISSUED – 2010

CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2010	NEW DWELLINGS IN CRITICAL AREA 2010
January	7	-0-
February	9	-0-
March	22	-0-
April	23	1
May	26	1
June	18	-0-
July	14	1
August	12	1
September	19	-0-
October	16	1
November	12	1
December	12	-0-
TOTALS:	190	6

Site Plans – A total of five (5) site plans were approved by the Office of Planning and Zoning for commercial, institutional, or industrial development in 2010.

Date	Name	Location	ED	Zoning	Use
2/19/2010	Cecil Woods Clubhouse	Cecil Woods Rd.	5	BG	Clubhouse
3/29/2010	East Pulaski Plaza	US RTE 40	5	BG	Retail
7/2/2010	Performance Food Group, Phase 3	Performance Drive	3	BI	Parking
7/12/2010	Community Fire Company of Rising Sun	MD 272	9	NAR	Public Service
10/4/2010	Canal Place, LC	Boatyard Rd.	2	NAR	Dredge Spoil

2010 REZONINGS

Election District	Owner Name	Zoned	Req Zoning	Decision
<div style="border: 1px solid black; padding: 2px; display: inline-block;">3</div>	Elk Point, LLC., c/o Mike Novak	MB	SR	Approved
	Kings Way Ninety-Five, Inc. c/o H. Barry Montgomery	DR	RM	Approved
<div style="border: 1px solid black; padding: 2px; display: inline-block;">4</div>	Cynthia L. Monger and Eric Sennstrom	SR	BG	Disapproved
<div style="border: 1px solid black; padding: 2px; display: inline-block;">5</div>	Clark P. Turner	M-1;SR	RM	Approved
	Edward D. E. and Holly Rollins, III	N/A	N/A	Approved
	Mark J. & Sara E. Connor	Residential	Commercial	Withdrawn

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2010

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS	7	1		8
HOME OCCUPATIONS				
TELECOMMUNICATION				
OTHER	6			6
MANUFACTURED HOME				10
Agricultural	2			
Hardship	5		1	
Security	1		1	
RR Zone				
Total Special Exceptions	21	1	2	24
VARIANCES	10	2		12
APPEALS				

ZONING COMPLAINTS AND VIOLATIONS

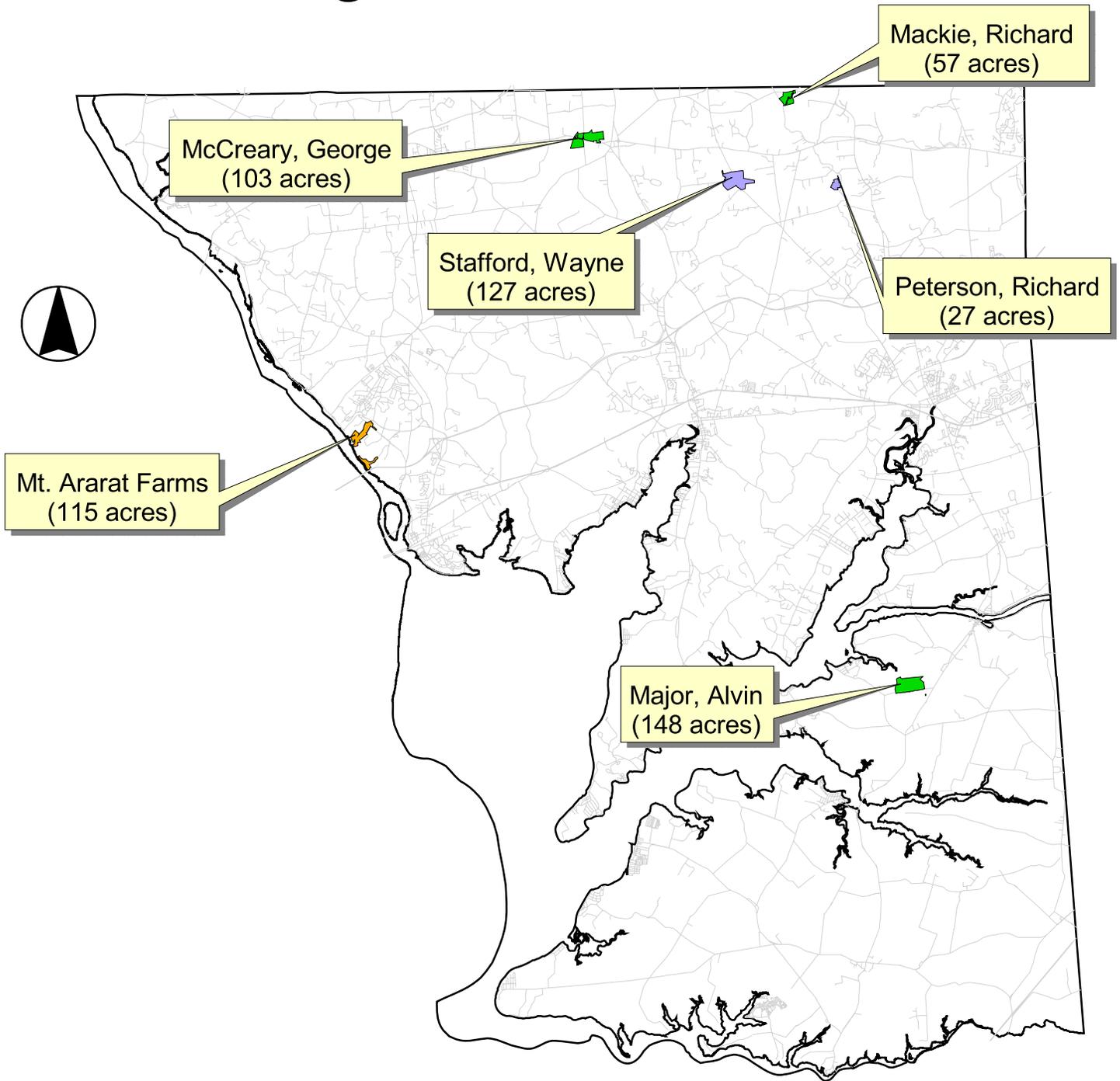
2010

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	3	2
Manufactured Homes (Special Exception)	-0-	-0-
Storage Trailer	3	2
Untagged or Inoperative Vehicles	78	56
Salvage Yards / Ruble Landfill	39	26
Illegal Business Operation	23	8
Setbacks	2	-0-
RV / Travel Trailers	23	13
Signs	2	-0-
Dwelling Conversion	7	3
Kennels	5	2
Animal Husbandry	3	3
Other – Fencing and Condemned Housing	4	-0-
COURT CASES	3	3
TOTALS:	195	118

MALPF EASEMENTS SOLD IN 2010						
	OWNER	ELECTION DISTRICT	ACREAGE	TAX MAP	GRID	PARCEL
1	McCreary, George	9	103.080	11	5	17
2	Major, Alvin J., Jr.	2	147.709	48	1	1
3	Mackie, Richard (Tucker)	4	57.123	6	14	21
TOTAL ACREAGE			307.91			

CECIL LAND TRUST EASEMENTS						
	OWNER	ELECTION DISTRICT	ACREAGE	TAX MAP	GRID	PARCEL
1	Stafford, Wayne	9	127.162	12	18	20
2	Peterson, Richard	4	26.650	13	16	310
3	Mt. Ararat Farms	7	114.729	29	14 & 7	69 & 74
TOTAL ACREAGE			127.16			

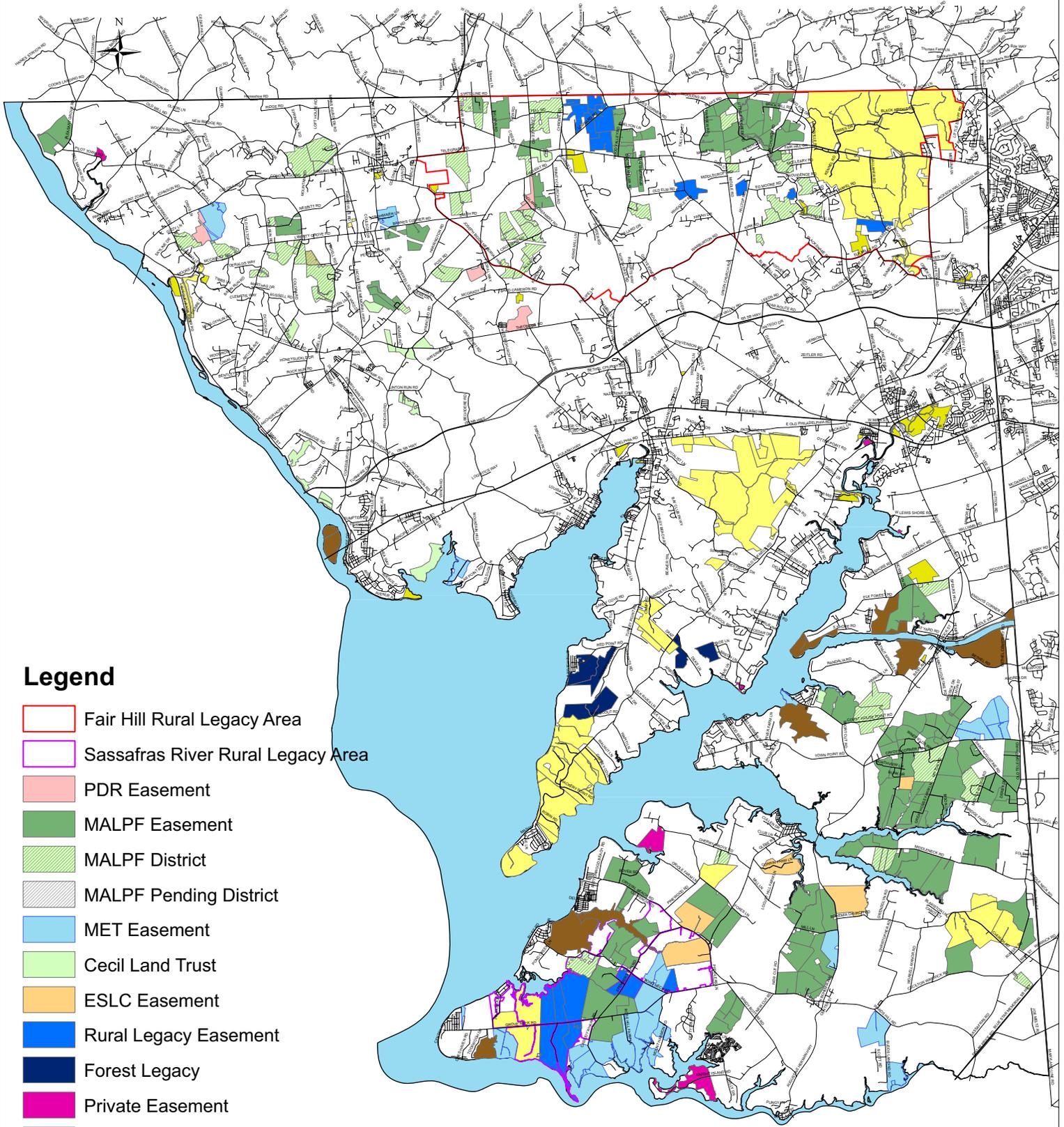
2010 Agricultural Preservation



- Protected Lands
- Cecil Land Trust easement
 - MALPF Easement
 - Rural Legacy easement
 - Roads
 - County Boundary

Cecil County
Office of Planning & Zoning
January 18, 2011

Cecil County Protected Lands



Legend

- Fair Hill Rural Legacy Area
- Sassafas River Rural Legacy Area
- PDR Easement
- MALPF Easement
- MALPF District
- MALPF Pending District
- MET Easement
- Cecil Land Trust
- ESLC Easement
- Rural Legacy Easement
- Forest Legacy
- Private Easement
- County (or Town) Lands
- State Lands
- Federal Lands



ANNUAL REPORT ON GROWTH RELATED CHANGES

Prepared by the Cecil County Planning Commission for the period
January 2010 through December 2010

1. Development Patterns – Changes in Development patterns that have occurred the past year:

- (a) New subdivisions created: Nine (9) major subdivisions were approved which created 128 new lots. Fifteen (15) minor subdivisions were approved which created nineteen (19) lots.
- (b) New building permits issued: 335 building permits were issued for residential construction. 86% of these permits were located in the County's designated growth area.
- (c) Zoning map amendments: Four (4) zoning map amendments were approved.
- (d) Zoning text amendments that resulted in changes in development patterns: No text changes were approved.
- (e) New Comprehensive Plan or plan elements adopted: The Board of County Commissioners adopted a new comprehensive plan on 13 April 2010.
- (f) New roads or substantial changes in roads or other transportation facilities: There were no new roads or substantial changes to the County's transportation facilities.
- (g) New schools or additions to schools: There were no new schools erected in the County. Calvert Elementary experienced an addition.
- (h) Other changes in development patterns: None

2. Map: See map on following page

3. Consistency: The items listed above were determined to be consistent each other, the recommendations of the last annual report, the adopted plans of Cecil County, the adopted plans of adjoining jurisdictions, and with the adopted plans of the State and county.

4. Process Improvements: Cecil County will be adopting new subdivision regulations, zoning ordinance, zoning map, and master water and sewer plan to implement the goals and objectives of the County's Comprehensive. These documents will provide for the flexibility in design necessary to create higher density transit oriented development in our growth area while at the same time maintaining the County's rural character and agricultural viability in the northern and southern portions of the County.

5. Ordinances and/or Regulations: The 2010 Cecil County Comprehensive Plan was written to include measures to implement the planning visions as contained in §1.01 of Article 66B of the Annotated Code of Maryland.

**ANNUAL REPORT ON SMART GROWTH GOALS, MEASURES, AND INDICATORS
AND IMPLEMENTATION OF PLANNING VISIONS**

Prepared by the Cecil County Planning Commission for the period of January 2010 through December 2010.

Measures and Indicators

Amount and share of growth that is located inside and outside the Priority Funding Areas:

82% of the residential building permits were located in the PFA

19% of the approved lots were in the PFA

Net density of growth that is being located inside and outside of the PFA:

Net density in PFA is 1.38 dwelling units per acre

Net density outside PFA is 1 dwelling unit per 22 acres

Development capacity analysis:

The 2010 Comprehensive Plan projects that the County's population will increase by approximately 49% by 2030. The Plan also projects that approximately 80% of the County's population growth will occur in growth area. The Plan also projects that 79% of new housing units and 85% of new employment will occur in the County's growth area. The Comprehensive Plan projects build-out to be 60 to 80 years away. The Plan anticipates this build-out will yield approximately 83,600 more housing units than existed in 2005 with an approximate population of 300,000. The Comprehensive Plan's Water resources Element indicates that public sewer systems will be able to meet demand through 2030 while some of the municipal water supply systems will need to obtain additional supplies.

Number of acres preserved using local agricultural land preservation funding:

308 acres were preserved using Maryland Agricultural Land Preservation Foundation funding

127 acres were preserved using Rural Legacy funding

No acres were preserved using local preservation funding

Local Land Use Goal:

The 2010 Comprehensive Plan, with a 20 planning horizon, has established the following land use goals:

- Incentivize development in the growth area and discourage development outside the growth area
- Encourage maximum growth and high density development in the growth area

- Achieve a balance of residential development and employment opportunities
- Attract high density, mixed use development at appropriate locations in the growth area
- Concentrate high density development in areas where adequate public facilities will be provided
- Provide land in appropriate locations for growth and expansion of economic development opportunities
- Encourage modest, controlled development adjacent to towns outside the growth area
- Encourage the conservation of agricultural forested lands; encourage sustainable agribusiness and other natural resource based industries
- Maintain the equity value of agricultural land
- Integrate land use and transportation planning to create attractive concentrations, or nodes, of development that can be served by transit
- Protect private property rights

Time frame for achieving the goal:

The Comprehensive Plan contemplates achievement within the 20 year planning horizon.

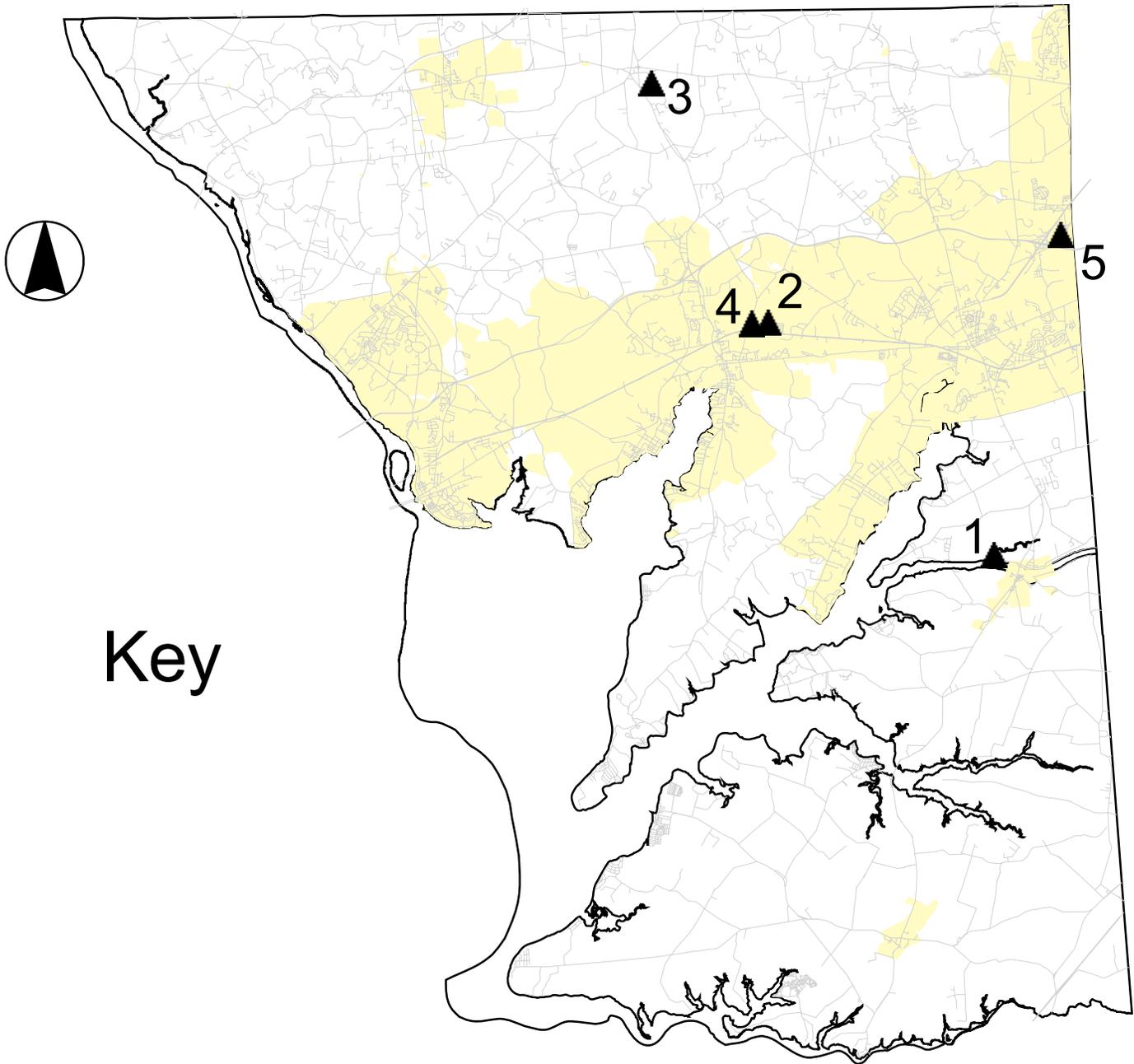
Resources necessary for necessary for infrastructure inside the PFA and land preservation outside of the PFA:

While it should be noted that the County's growth area and designated PFA's are not coterminous and certain areas outside the designated PFA's fall within the growth area, the most crucial resource necessary to establish infrastructure in the growth area is funding to enable the establishment of water and wastewater infrastructure needed to support future growth. The same is required in the rural areas to support agricultural preservation efforts.

Any incremental progress made toward achieving the local goal:

The granting of a water and wastewater franchise to Artesian for the area known as Elkton West is a step towards establishing water and wastewater infrastructure in our growth area. Additionally, the designation of a portion of the County's share of VLT revenue to the County's TDR/PDR program will help us achieve our land preservation goals.

2010 Approved Site Plans in relation to Priority Funding Areas



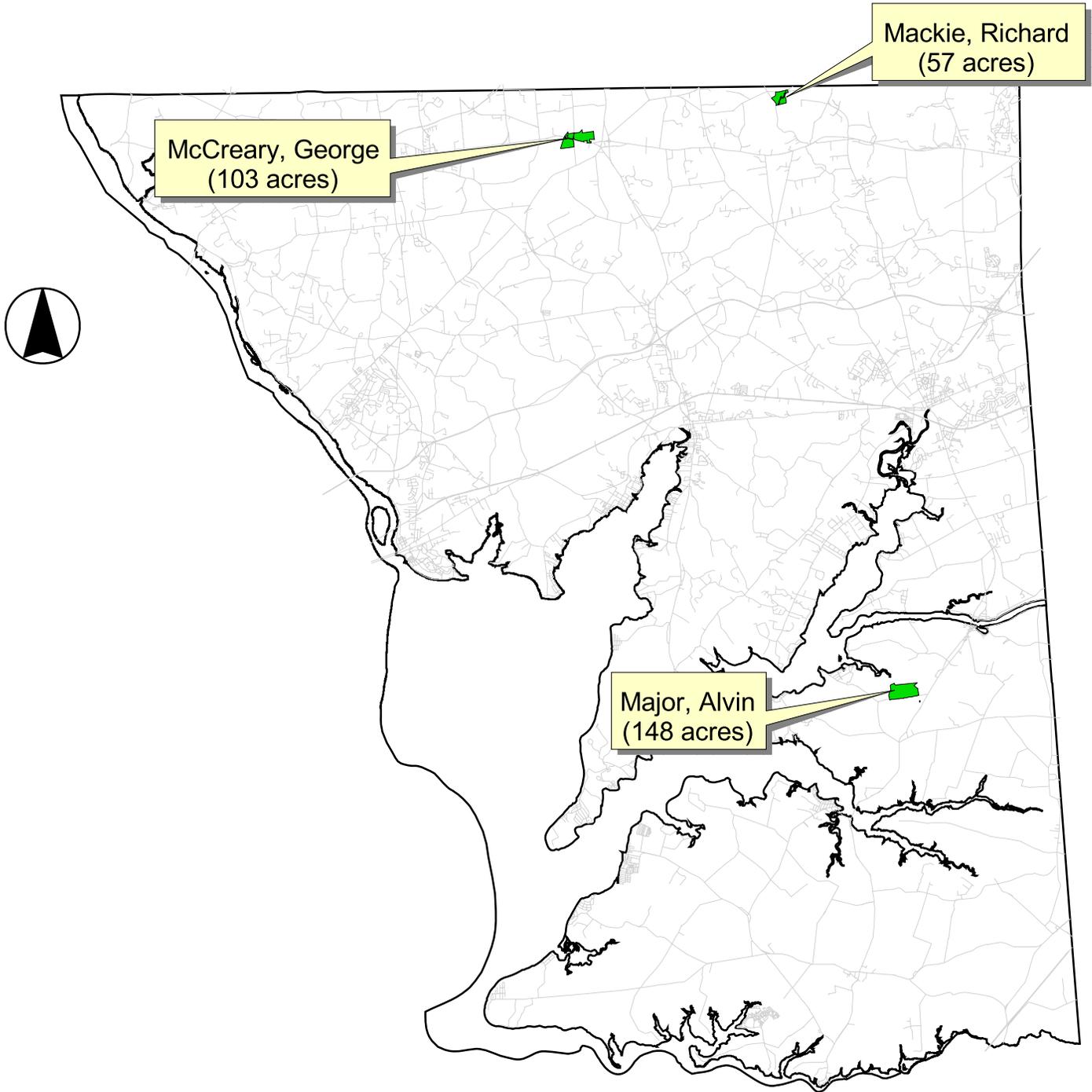
Key

 = Priority Funding Areas

1. Canal Place, LC
2. Cecil Woods Clubhouse
3. Comm Fire Co. of Rising Sun
4. East Pulaski Plaza
5. Performance Food Group, Ph. 3

Cecil County
Office of Planning & Zoning
January 13, 2011

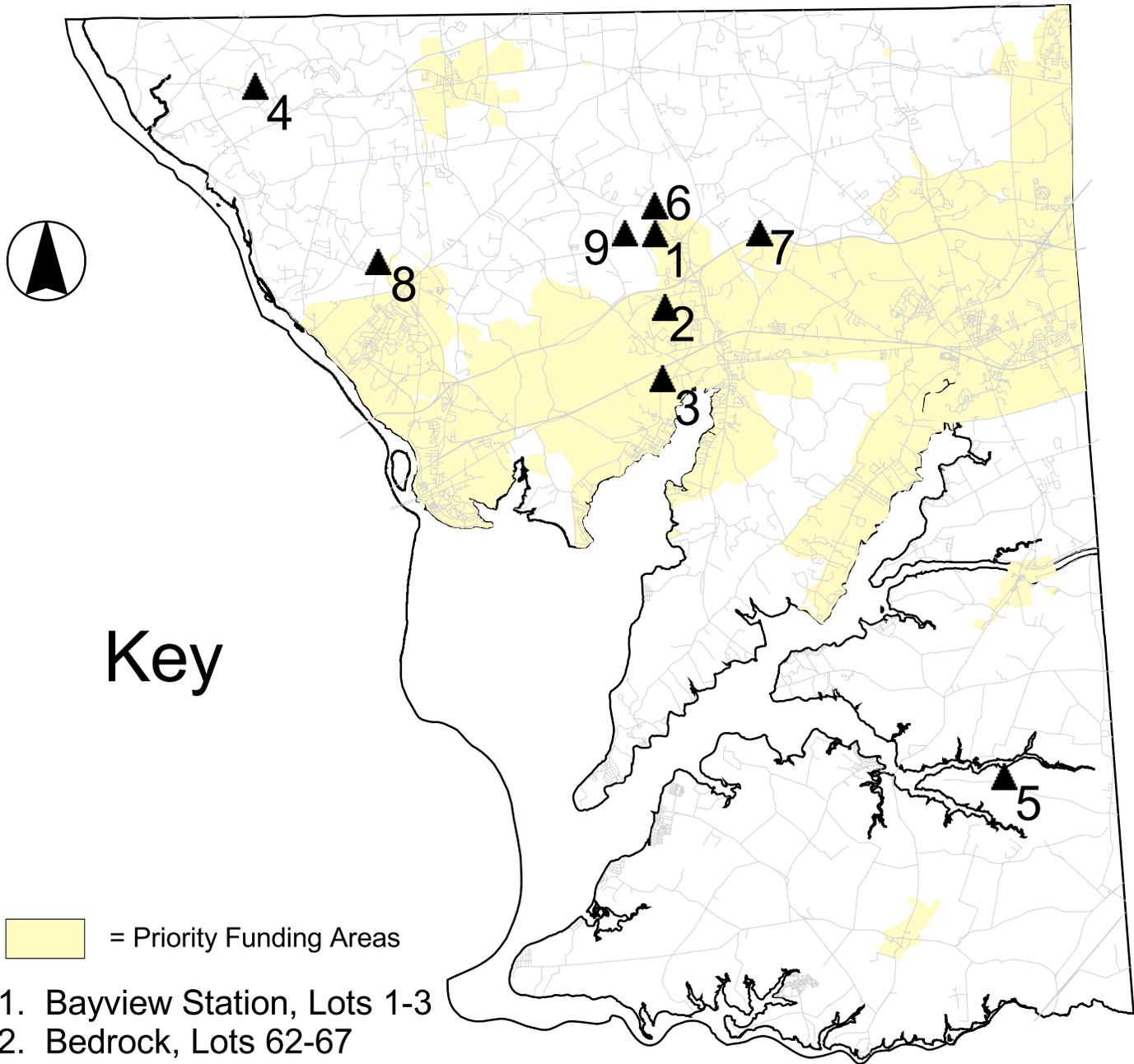
2010 Agricultural Preservation - Acreage preserved using local ag. preservation monies



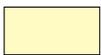
Protected Lands
MALPF Easement
Roads
County Boundary

Cecil County
Office of Planning & Zoning
January 18, 2011

2010 Approved Final Major Subdivisions in relation to Priority Funding Areas



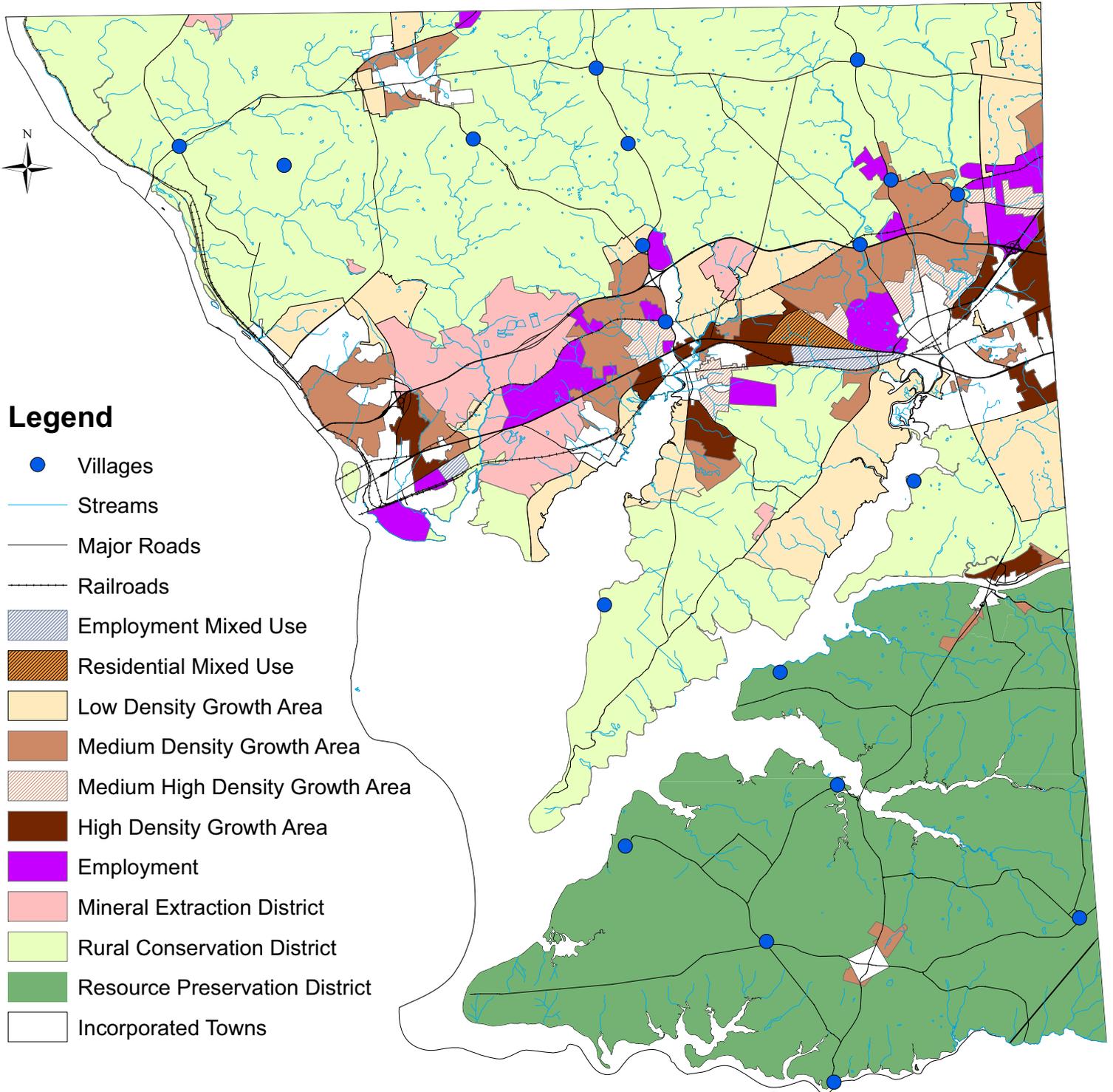
Key

 = Priority Funding Areas

1. Bayview Station, Lots 1-3
2. Bedrock, Lots 62-67
3. Charlestown Crossing, Ph. 1B & 1C
4. Clover Meadows
5. duPont-Wright, Helena
6. Kirks Mill Manor, Lots 1-3
7. Larson's Estates at Skyview
8. Louise, Lots 13-48
9. Racine Property, Lots 1-54

Cecil County
Office of Planning & Zoning
January 13, 2011

CECIL COUNTY LAND USE MAP 2010 COMPREHENSIVE PLAN



Legend

- Villages
- Streams
- Major Roads
- Railroads
- Employment Mixed Use
- Residential Mixed Use
- Low Density Growth Area
- Medium Density Growth Area
- Medium High Density Growth Area
- High Density Growth Area
- Employment
- Mineral Extraction District
- Rural Conservation District
- Resource Preservation District
- Incorporated Towns

Cecil County
Office of Planning & Zoning
April 13, 2010

0 2.5 5 10 Miles

