

2011 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 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 2011. This activity includes major and minor subdivisions, rezoning, special exceptions, variances, appeals, historic designations, agricultural preservation, zoning violations, building permits, and site plans. This information is provided in summary fashion at the beginning of the document and 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 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 includes 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 2011 these changes were consistent with the above mentioned items. The implementation of the local Comprehensive Plan program has proven to be a success through the adoption of the comprehensive rezoning. Further success in improving the planning and development process can be achieved through the adoption of the County's Master Water and Sewer Plan as well as the refinement and adoption of the County's TDR program.

The Office of Planning and Zoning continued to process a heavy workload in 2011 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 2011, the Planning Commission reviewed concept, preliminary, and final major subdivision applications. Of these applications, seven (7) were granted final approval creating 61 new lots and 332 apartment units. Four (4) preliminary plats received approval potentially creating 181 lots. One concept plat received approval potentially creating 3 lots. Election District 5 was the most active with two (2) final approvals that created 1 lot and 332 apartments.

Minor Subdivisions – The Office of Planning and Zoning approved thirty two (32) minor subdivisions in 2011. Eleven (11) of the approvals created eighteen (18) lots. The remainder of the approvals were for add-ons or agricultural transfers. The most active Election District was the Sixth Election District with ten (10) approvals that created eight (8) lots.

Site Plans – A total of nine (9) site plans were approved by the Office of Planning and Zoning for commercial, industrial, and institutional development in 2011.

Historic District Applications – The Historic District Commission and the Planning Commission did not review any applications for historic designation in 2011.

Rezoning – The Planning Commission made recommendations to the Board of County Commissioners on one rezoning request. The Board approved the request.

Agricultural Preservation – 861 acres had their development rights purchased by either the State, County, or private land trust in 2011 to permanently preserve the land. A total of 23,427 acres have been preserved for agricultural purposes. An additional 7,668 acres have been preserved through Rural Legacy and private land trusts for an overall total of 31,095 acres.

Special Exceptions – The Planning Commission and Board of Appeals heard nineteen (19) requests for special exceptions in 2011. The Board of Appeals approved eighteen (18).

Variances & Appeals – The Board of Appeals heard twelve (12) requests for variances in 2011. The Board approved 11 requests. Five (5) appeals of administrative decisions were heard in 2011. The Board affirmed in four (4) cases.

Building Permits – The Office of Planning & Zoning reviewed 179 building permits for new dwellings, of which ten (10) were in the Chesapeake Bay Critical Area. The estimated value of construction was \$32.8 million. There was 402,286 square feet of residential space constructed in 2011. 68% of the building permits were issued in the designated growth area.

Zoning Violations – The Office of Planning & Zoning investigated 162 zoning complaints in 2011. These investigations revealed 107 violations.

THE CECIL COUNTY PLANNING COMMISSION

2011 Members:

Mr. William Mortimer, Chairman

Mr. B. Patrick Doordan

Mr. Randall Taylor

Mr. Wyatt Wallace

Mr. Kennard Wiggins

Mr. Stewart C. Yust*

Mr. H. Clay McDowell, Alternate

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

2011 Members:

Mr. David Willis, Chairman

Mr. Mike Kline

Mr. Mike Linkous

Dr. Maria Mastrippolito

Mr. Mark Saunders

Mr. William Jeanes, Alternate

Mr. Jason Allison – 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

2011 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

2011 Members:

Ms. Patricia Folk, Chairperson

Mr. Milt Diggins

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Ms. Asma Manejwala

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

2011 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

2011 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

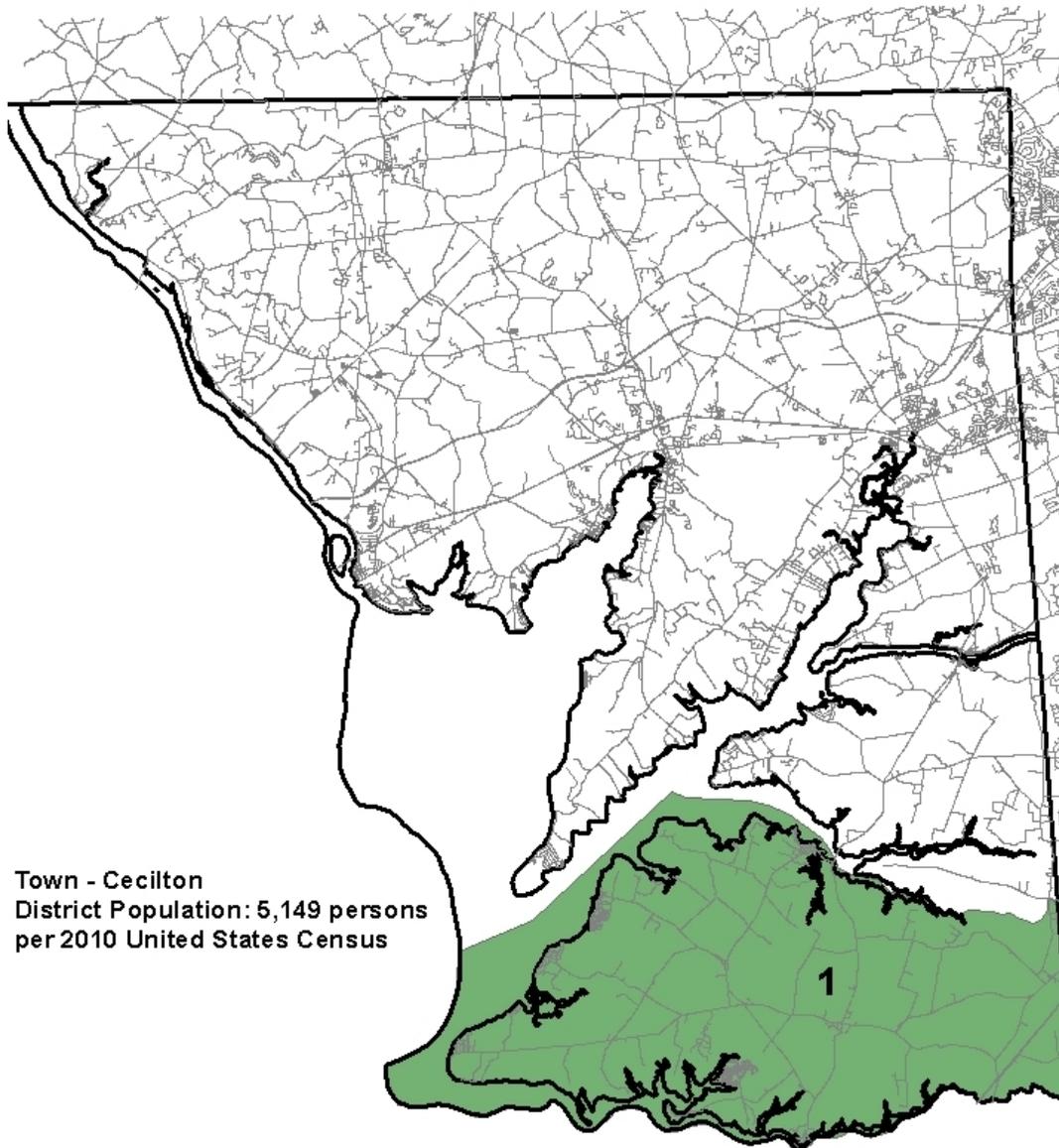
Amanda Paoletti – Plans Reviewer

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



Four minor subdivisions created two new lots.

No concept plats were approved.

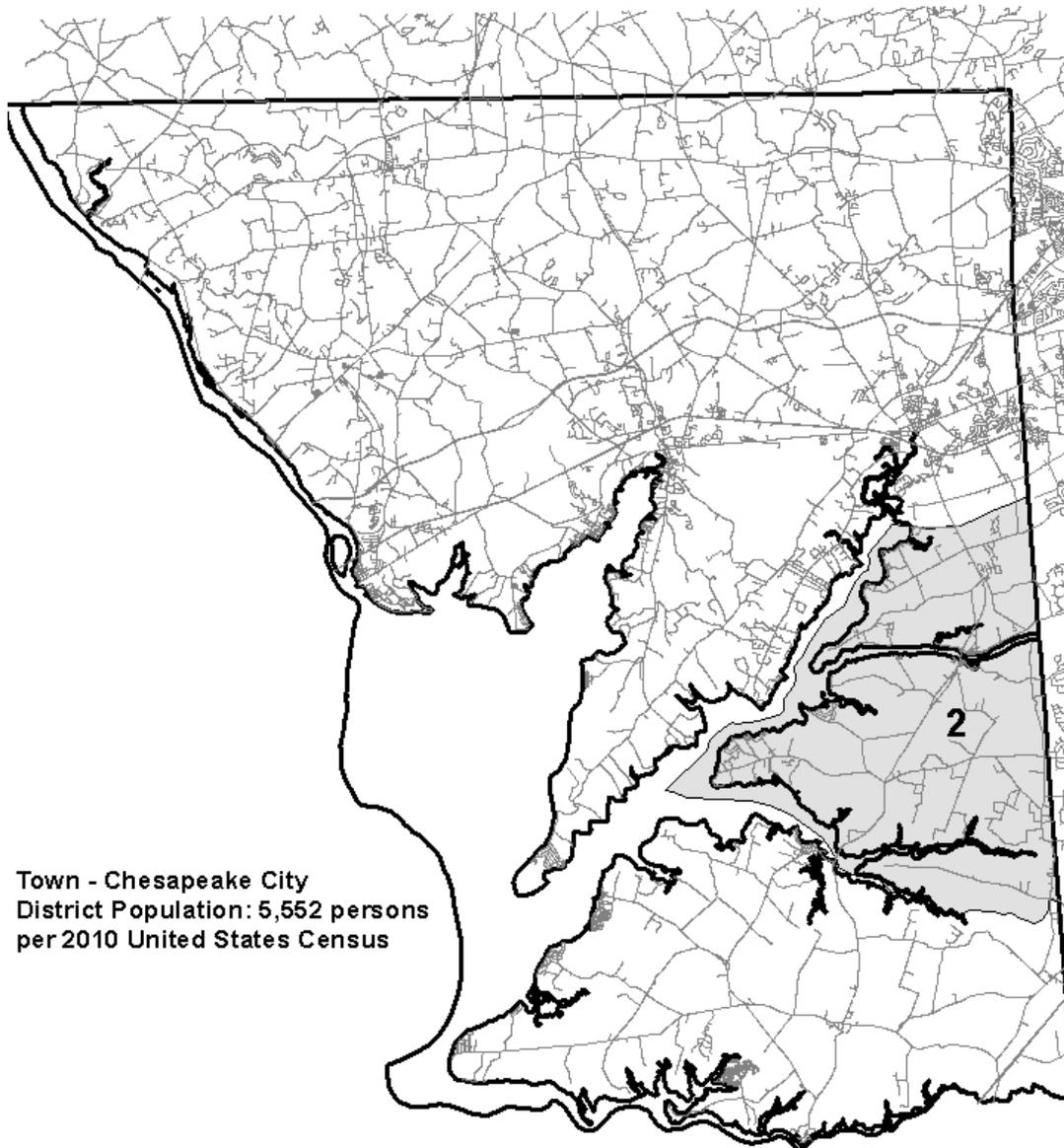
One preliminary plat was approved.

No final plats were approved.

One site plan was approved.

Four building permits were issued for residential construction with an estimated value of \$760,190.

Election District #2 - Chesapeake City



Town - Chesapeake City
District Population: 5,552 persons
per 2010 United States Census

Two minor subdivisions created no new lots.

No concept plats were approved.

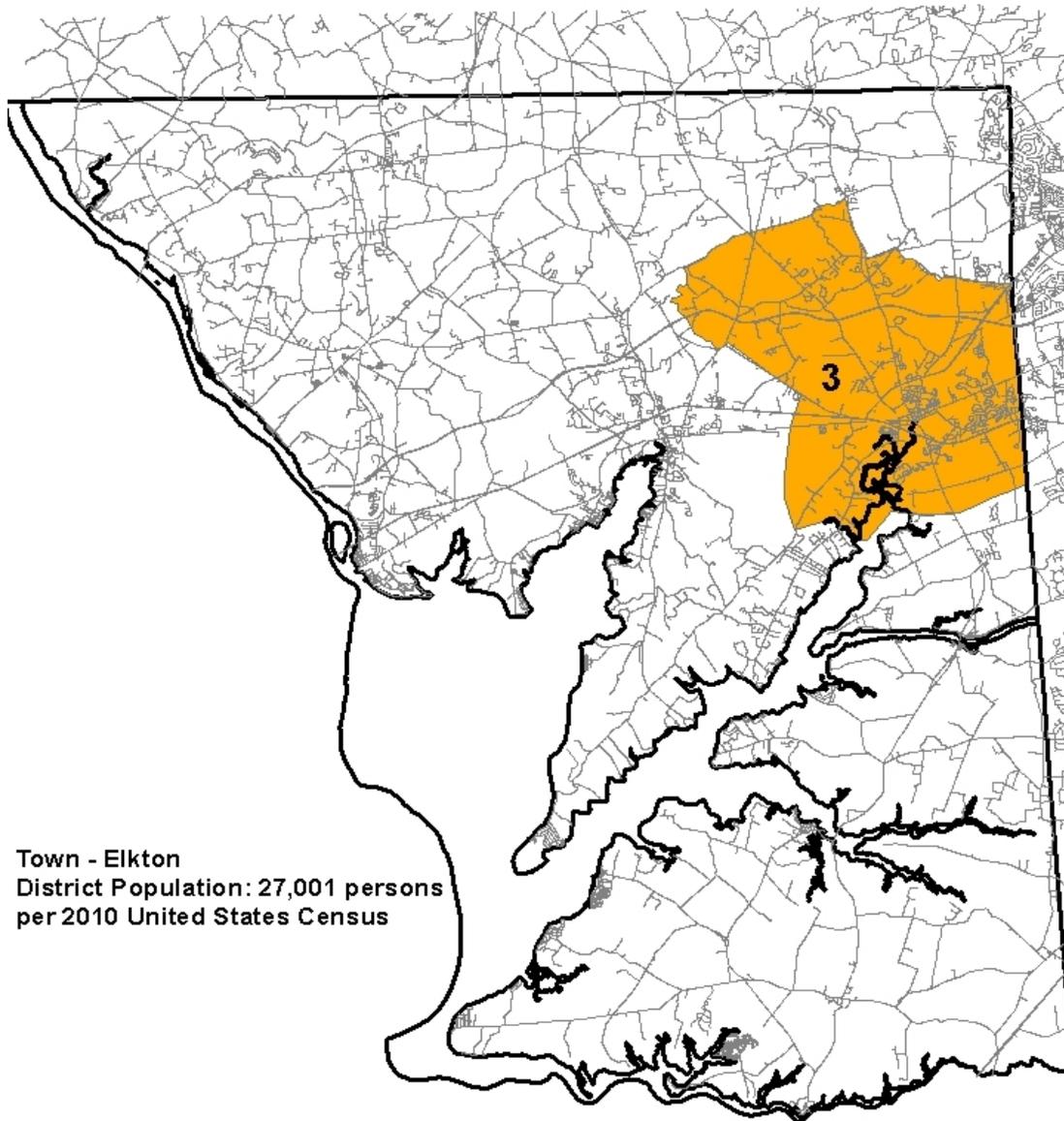
One preliminary plat was approved.

One final plat was approved.

No site plans were approved.

One building permit was issued for residential construction with an estimated value of \$375,530.

Election District #3 - Elkton



Four minor subdivisions created no new lots.

No concept plats were approved.

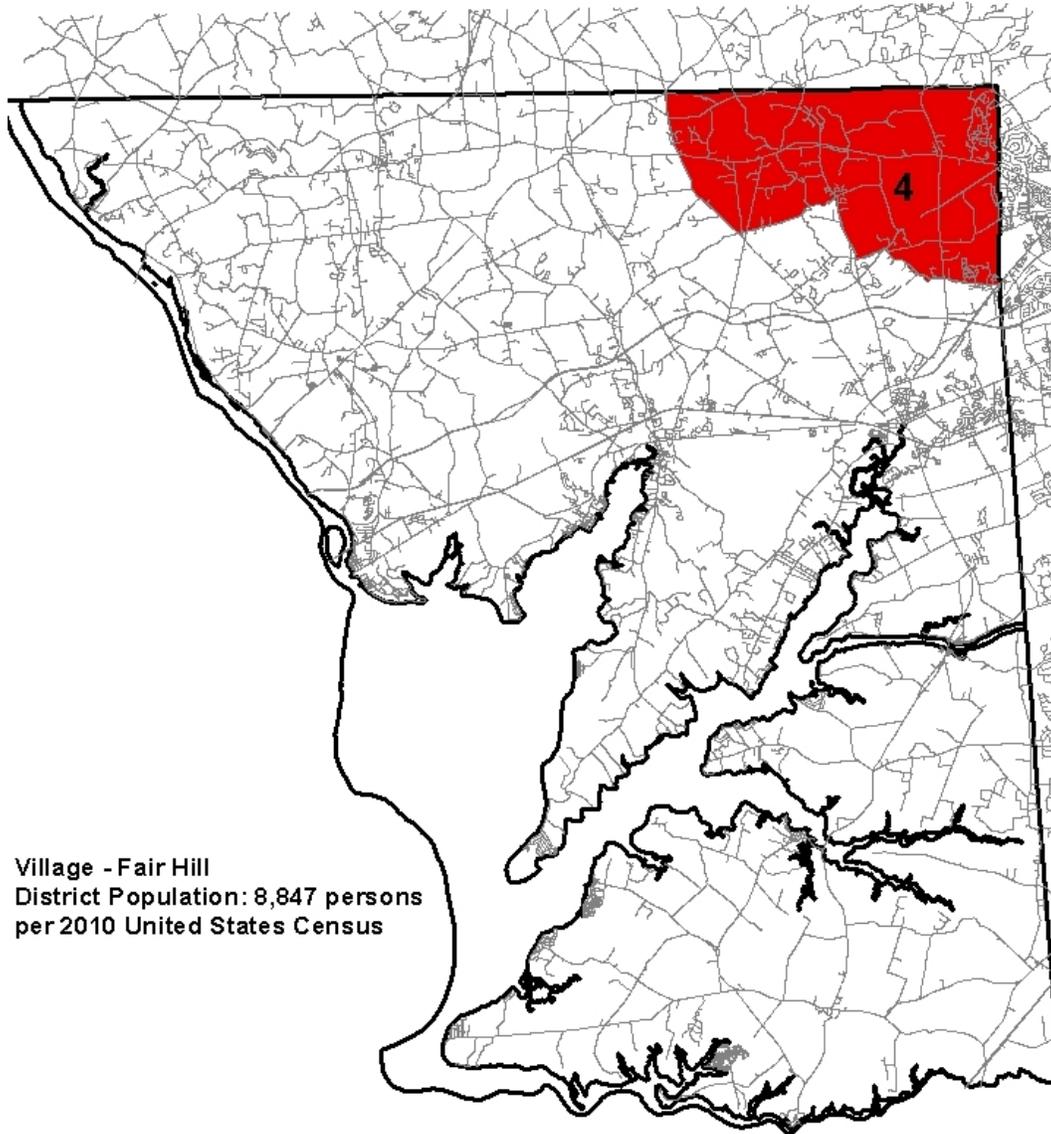
No preliminary plats were approved.

One final plat was approved.

Three site plans were approved.

Six building permits were issued for residential construction with an estimated value of \$2,269,905.

Election District #4 - Fair Hill



Village - Fair Hill
District Population: 8,847 persons
per 2010 United States Census

No minor subdivisions were approved.

No concept plats were approved.

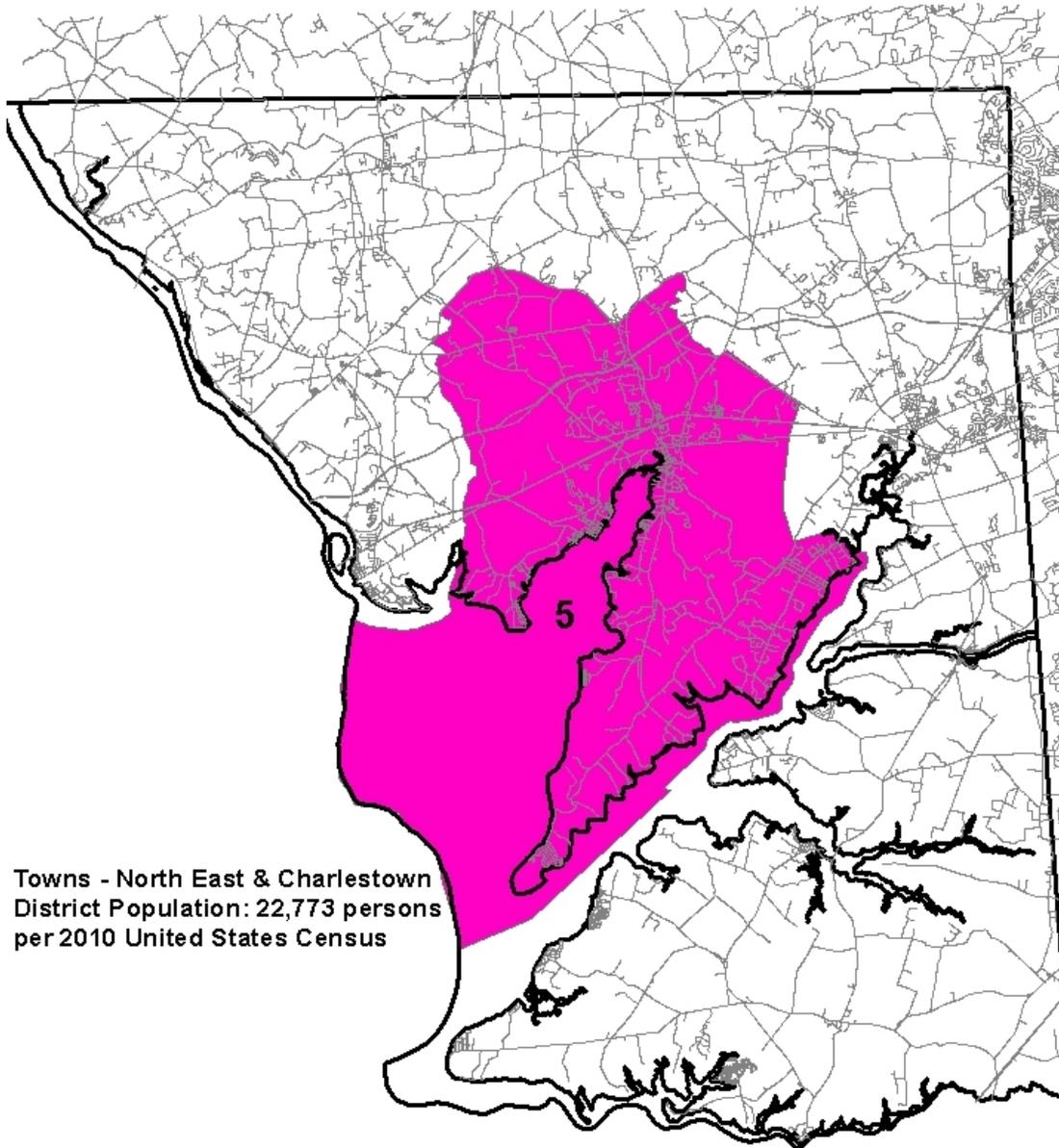
No preliminary plats were approved.

No final plats were approved.

One site plan was approved.

One building permit was issued for residential construction with an estimated value of \$446,420.

Election District #5 - North East



Ten minor subdivisions created eight new lots.

No concept plats were approved.

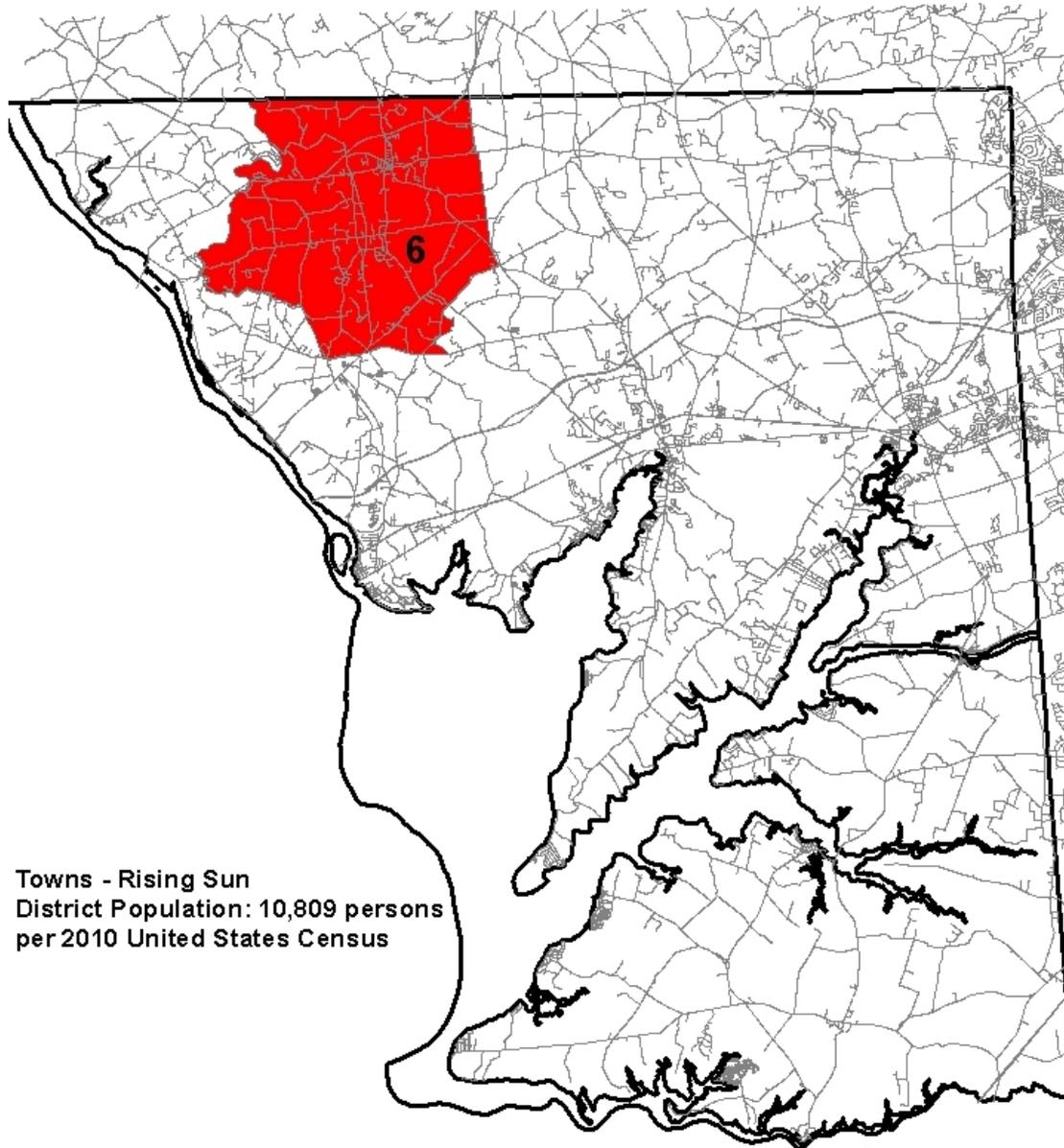
Two preliminary plats were approved.

Two final plats were approved.

Four site plans were approved.

56 building permits were issued for residential construction with an estimated value of \$16,993,070.

Election District #6 - Rising Sun



Towns - Rising Sun
District Population: 10,809 persons
per 2010 United States Census

Two minor subdivisions created two new lots.

No concept plats were approved.

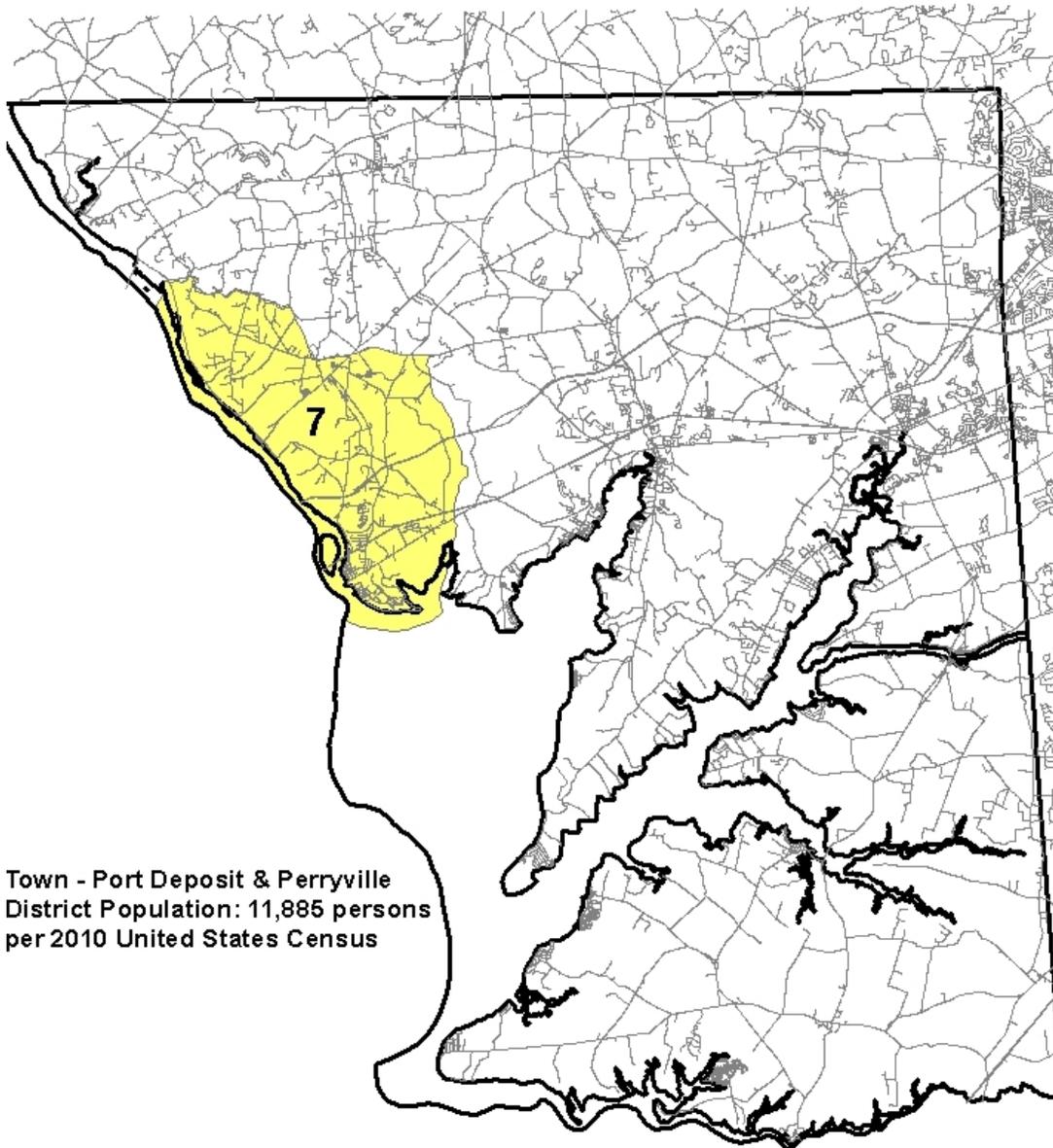
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

17 building permits were issued for residential construction with an estimated value of \$5,795,470.

Election District #7 - Port Deposit



Town - Port Deposit & Perryville
District Population: 11,885 persons
per 2010 United States Census

Four minor subdivisions created five new lots.

One concept plat was approved.

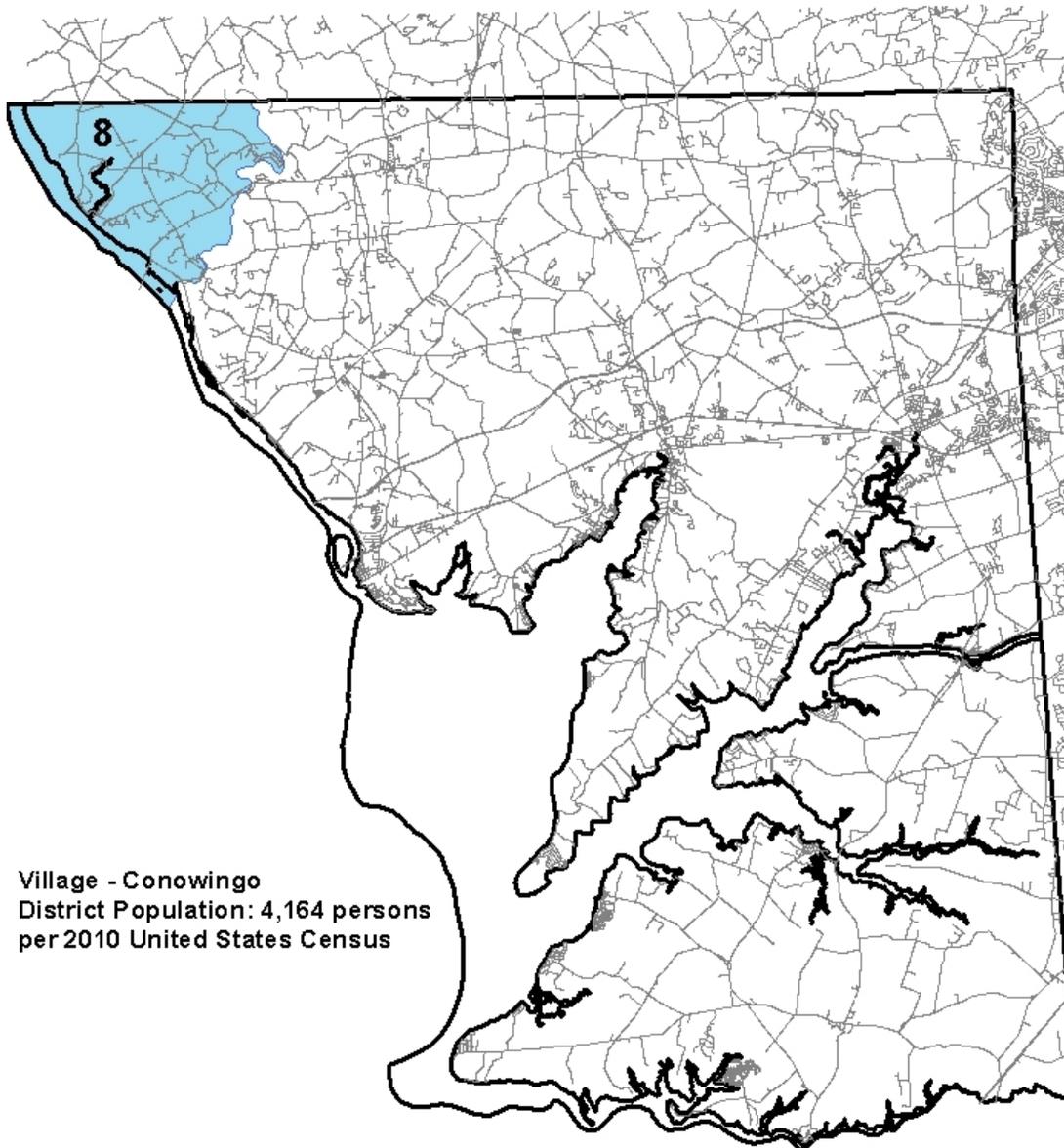
No preliminary plats were approved.

One final plat was approved.

No site plans were approved.

Eight building permits were issued for residential construction with an estimated value of \$1,964,035.

Election District #8 - Conowingo



Two minor subdivisions created no new lots.

No concept plats were approved.

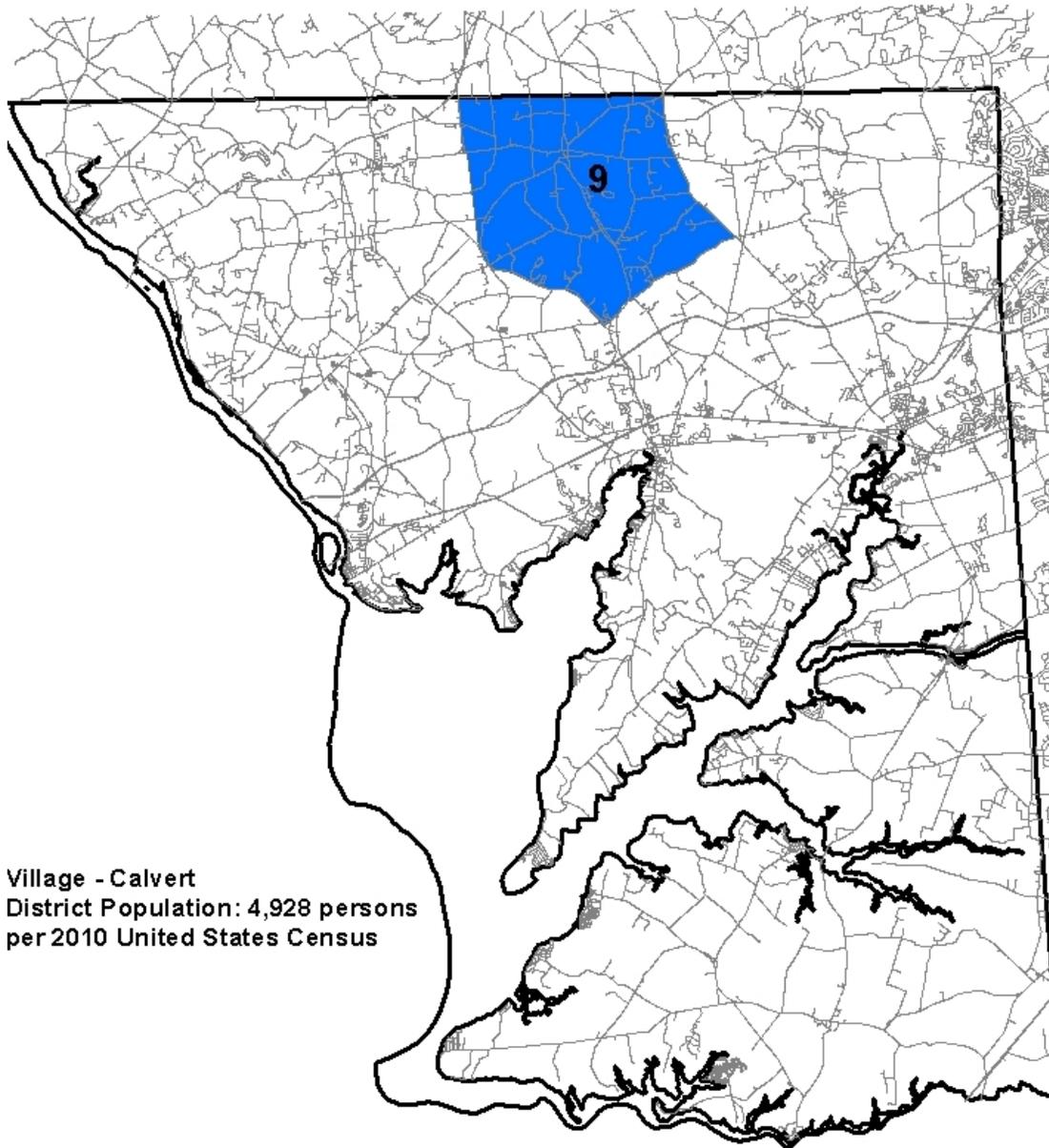
No preliminary plats were approved.

Two final plats were approved.

No site plans were approved.

Six building permits were issued for residential construction with an estimated value of \$1,463,800.

Election District #9 - Calvert



Four minor subdivisions created one new lot.

No concept plats were approved.

No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Seven building permits were issued for residential construction with an estimated value of \$2,778,140.

Applications Processed – Appendix I

Final Plat

In 2011, the Cecil County Planning Commission approved the following final major subdivision applications.

| Subdivision Name | ED | Zoning | Number of Lots | Land Use |
|---|----|---------|----------------|----------|
| Benjamin's Landing, Lot 18 | 8 | NAR | 1 | RCD |
| Charlestown Crossing Garden Apartments, 332 Units | 5 | RM & M1 | 332 Apt. Units | MGA |
| Clover Meadows, Lots 1-19 | 8 | NAR | 19 | RCD |
| Elk Point Estates (fka Elk Point Marina), Lots 1-18 | 3 | SR | 18 | LGA |
| Lums Estates, Section 2, Lot 7A | 5 | SR | 1 | LGA |
| McCoy, Ulysses G. (Lands of), Lots 1-3 | 7 | NAR | 3 | RCD |
| Rommel, Jeffery & Judith (Lands of), Lots 1-19 | 2 | NAR | 19 | RCD |

Preliminary Plat

In 2011, the Cecil County Planning Commission approved the following preliminary major subdivision applications.

| Subdivision Name | ED | Zoning | Number of Lots | Land Use |
|---|----|---------|----------------|----------|
| Charlestown Crossing Garden Apartments, 332 Units | 5 | RM & M1 | 332 Apt. Units | MGA |
| Elk Point Marina, Lots 1-18 | 3 | SR | 18 | LGA |
| Montgomery Oaks, Section 2, Lots 69-126 | 5 | DR | 58 | MGA |
| Sassafras River Club (fka Bracebridge Hall), Lots 1-105 | 1 | SAR | 105 | RPD |

Concept Plat

In 2011, the Cecil County Planning Commission approved the following concept major subdivision applications.

| Subdivision Name | ED | Zoning | Number of Lots | Land Use |
|--|----|--------|----------------|----------|
| McCoy, Ulysses G. (Lands of), Lots 1-3 | 7 | NAR | 3 | RCD |

Minor Subdivisions

In 2011, the Office of Planning & Zoning approved the following minor subdivision applications.

| Subdivision Name | ED | Zoning | Number of Lots | Land Use |
|---------------------------------------|----|----------|----------------|----------|
| Acorn Investment Company II, LLC | 3 | BG | 0 | HGA |
| Allen, Karin | 7 | NAR | 2 | RPD |
| Bines, Richard E. & Sheila R. | 5 | RR | 0 | RCD |
| Boas Jr., John B. et al | 5 | LDR | 1 | LGA |
| Brooks, Richard & Karen | 5 | NAR | 3 | RCD |
| Brown, Maurice & Jane | 9 | NAR | 0 | RCD |
| Cecil County Land Corp. | 5 | LDR | 0 | LGA |
| Drummond, George T. | 2 | SAR | 0 | RPD |
| Feaster, John & Laura | 2 | SAR | 0 | RPD |
| Fisher, Samuel & Lydia | 1 | SAR | 2 | RPD |
| Freese, Mark & Connie | 9 | NAR | 1 | RCD |
| Gill, James & Dorothy | 3 | SR | 0 | MGA |
| Harrington, Kenneth & Sharon | 6 | NAR | 1 | RCD |
| Homestead Mobile Home Estates, et al. | 7 | MH & LDR | 0 | LGA |
| Janney, Barry A. & Ronda L. | 7 | LDR | 3 | LGA |
| JWV Investments, LLC | 1 | SAR | 0 | RPD |
| Kamihachi, James & Louise | 5 | NAR | 0 | RCD |
| Karschner, Timothy & Gina | 5 | ST | 0 | MGA |
| Kemp, Thomas & Darlene | 5 | RR | 1 | RCD |
| Lum, Morgan A., et ux | 1 | VR | 0 | RPD |
| Mahaffey, Ted & Robin | 6 | NAR | 1 | RCD |
| McQuerrey, Franklin & Sherri | 9 | NAR & RR | 0 | RCD |
| Morgan, Bruce & Gretta | 1 | RR | 0 | RPD |
| Oxford Chase Development, Inc. | 8 | BG | 0 | RCD |
| Peterson, Gary L. & Jane E. | 3 | NAR | 0 | RCD |
| Pleasant Valley Baptist Church | 7 | LDR | 0 | LGA |
| Price, Kenneth C. | 3 | NAR | 0 | RPD |
| Reynolds, Harry & Katherine | 5 | NAR | 0 | RCD |
| Roark, Douglas & Elaine | 8 | NAR & RR | 0 | RCD |
| The Carl C. Stafford Family LLC | 9 | NAR | 0 | RCD |
| Thompson, Samuel | 5 | NAR | 2 | RCD |
| Tome, Vernon D. et al | 5 | NAR | 1 | RCD |

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 | 1 | 19 | 4.84 |
| | 3 | 1 | 18 | 4.58 |
| | 4 | 0 | 0 | 0.00 |
| | 5 | 2 | 1 and 332 apt. units | 84.73 |
| | 6 | 0 | 0 | 0.00 |
| | 7 | 1 | 3 | 0.76 |
| | 8 | 2 | 20 | 5.09 |
| | 9 | 0 | 0 | 0.00 |
| | Total | 7 | 61 & 332 apt. units | 100 |

| Preliminary Plat | Election District | Number of Plats | Number of Lots | Percentage of Lots |
|-------------------------|-------------------|-----------------|-----------------------|--------------------|
| | 1 | 1 | 105 | 20.47 |
| | 2 | 1 | 18 | 3.51 |
| | 3 | 0 | 0 | 0.00 |
| | 4 | 0 | 0 | 0.00 |
| | 5 | 2 | 58 and 332 apt. units | 76.02 |
| | 6 | 0 | 0 | 0.00 |
| | 7 | 0 | 0 | 0.00 |
| | 8 | 0 | 0 | 0.00 |
| | 9 | 0 | 0 | 0.00 |
| | Total | 4 | 181 & 332 apt. 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 | 0 | 0 | 0.00 |
| | 4 | 0 | 0 | 0.00 |
| | 5 | 0 | 0 | 0.00 |
| | 6 | 0 | 0 | 0.00 |
| | 7 | 1 | 3 | 100.00 |
| | 8 | 0 | 0 | 0.00 |
| | 9 | 0 | 0 | 0.00 |
| | Total | 1 | 3 | 100 |

| Minor Subdivisions | Election District | Number of Plats | Number of Lots | Percentage of Lots |
|---------------------------|-------------------|-----------------|----------------|--------------------|
| | 1 | 4 | 2 | 11.11 |
| | 2 | 2 | 0 | 0.00 |
| | 3 | 4 | 0 | 0.00 |
| | 4 | 0 | 0 | 0.00 |
| | 5 | 10 | 8 | 44.44 |
| | 6 | 2 | 2 | 11.11 |
| | 7 | 4 | 5 | 27.78 |
| | 8 | 2 | 0 | 0.00 |
| | 9 | 4 | 1 | 5.56 |
| Total | 32 | 18 | 100 | |

Appendix III - Land Use Districts – 2010 Comprehensive Plan

| Final Plat | Land Use District | Number of Plats | Number of Lots | Percentage of Lots |
|-------------------|-------------------|-----------------|--------------------------------|--------------------|
| | RCD | 4 | 42 | 10.68 |
| | RPD | 0 | 0 | 0 |
| | LGA | 2 | 19 | 4.84 |
| | MGA | 1 | 332 Apt. Units | 84.48 |
| | 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 | 7 | 61 & 332 apt. units | 100 |

| Preliminary Plat | Land Use District | Number of Plats | Number of Lots | Percentage of Lots |
|-------------------------|-------------------|-----------------|---------------------------------|--------------------|
| | RCD | 0 | 0 | 0.00 |
| | RPD | 1 | 105 | 20.47 |
| | LGA | 1 | 18 | 3.51 |
| | MGA | 2 | 58 and 332 apt. units | 76.02 |
| | 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 | 4 | 181 & 332 apt. units | 100 |

| Concept Plat | Land Use District | Number of Plats | Number of Lots | Percentage of Lots |
|---------------------|-------------------|-----------------|----------------|--------------------|
| | RCD | 1 | 3 | 100.00 |
| | RPD | 0 | 0 | 0.00 |
| | LGA | 0 | 0 | 0.00 |
| | MGA | 0 | 0 | 0.00 |
| | 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 | 1 | 3 | 100 |

| Minor Subdivisions | Land Use District | Number of Plats | Number of Lots | Percentage of Lots |
|---------------------------|-------------------|-----------------|----------------|--------------------|
| | RCD | 16 | 10 | 55.56 |
| | RPD | 8 | 4 | 22.22 |
| | LGA | 5 | 4 | 22.22 |
| | MGA | 2 | 0 | 0.00 |
| | MHGA | 0 | 0 | 0.00 |
| | HGA | 1 | 0 | 0.00 |
| | RMU | 0 | 0 | 0.00 |
| | EMU | 0 | 0 | 0.00 |
| | EMP | 0 | 0 | 0.00 |
| | MED | 0 | 0 | 0.00 |
| | Total | 32 | 18 | 100 |

Site Plans: A total of eight (8) Major site plans were approved by the Office of Planning and Zoning for commercial, institutional, or industrial development in 2011 and one (1) Minor Site Plan*.

| <i>Date Approved</i> | <i>NAME</i> | <i>Adjoining Roads</i> | <i>ED</i> | <i>ZONING</i> | <i>Proposed Use</i> |
|----------------------|--------------------------------------|------------------------|-----------|---------------|---------------------|
| 1/6/2011 | Pat's Pizza | US Rte. 40 | 5 | BG | Restaurant |
| 2/25/2011 | Sandy Hill Camp | Turkey Point Rd. | 5 | NAR | Institutional |
| 3/22/2011 | Warwick Mushroom Farm Phase 2 | Worsell Manor Rd. | 1 | SAR | Agriculture |
| 4/11/2011 | Anchor Marina | Iroquis Drive | 5 | MB | Marina |
| 7/19/2011 | TREA Broadlands* | Fletchwood Rd | 3 | M1 | Industrial |
| 7/20/2011 | Elkton Recycling | Dogwood Rd. | 3 | M2 | Scrap Yard |
| 7/27/2011 | Highland Mennonite Church | Frenchtown Rd. | 3 | NAR | Church |
| 8/18/2011 | WL Gore: Elk Mills: 2011 Addition | Appleton Rd. | 4 | M1 | Warehouse |
| 12/8/2011 | SRP Group, LLC | Penninsula Drive | 5 | M2 | Warehouse |

RESIDENTIAL BUILDING PERMIT ACTIVITY - 2011

| ELECTION DISTRICT | TYPE OF PERMIT | NUMBER | TOTAL SF | CONSTRUCTION COST |
|-------------------|----------------|-----------|----------------|----------------------|
| 1 | Dwelling | 3 | 8,153 | 693,005.00 |
| | Mobile Homes | 1 | 1,493 | 67,185.00 |
| | TOTALS | 4 | 9,646 | 760,190.00 |
| 2 | Dwelling | 1 | 4,418 | 375,530.00 |
| | TOTALS | 1 | 4,418 | 375,530.00 |
| 3 | Dwellings | 5 | 25,989 | 2,209,065.00 |
| | Mobile Homes | 1 | 1,352 | 60,840.00 |
| | TOTALS | 6 | 27,341 | 2,269,905.00 |
| 4 | Dwellings | 1 | 5,252 | 446,420.00 |
| | TOTALS | 1 | 5,252 | 446,420.00 |
| 5 | Dwellings | 38 | 175,404 | 14,909,340.00 |
| | Mobile Homes | 14 | 23,959 | 1,078,155.00 |
| | Townhouses | 4 | 10,585 | 1,005,575.00 |
| | TOTALS | 56 | 209,948 | 16,993,070.00 |
| 6 | Dwellings | 17 | 68,182 | 5,795,470.00 |
| | TOTALS | 17 | 68,182 | 5,795,470.00 |
| 7 | Dwellings | 5 | 20,689 | 1,758,565.00 |
| | Mobile Homes | 3 | 4,566 | 205,470.00 |
| | TOTALS | 8 | 25,255 | 1,964,035.00 |
| 8 | Dwellings | 3 | 14,590 | 1,240,150.00 |
| | Mobile Homes | 3 | 4,970 | 223,650.00 |
| | TOTALS | 6 | 19,560 | 1,463,800.00 |
| 9 | Dwellings | 7 | 32,684 | 2,778,140.00 |
| | TOTALS | 7 | 32,684 | 2,778,140.00 |

RESIDENTIAL BUILDING PERMITS ISSUED IN 2011

BY LAND USE DISTRICT

| DISTRICT | TOTAL | PERCENT |
|---------------------------------|------------|-------------|
| EMPLOYMENT MIXED USE | -0- | -0- |
| RESIDENTIAL MIXED USE | -0- | -0- |
| LOW DENSITY GROWTH AREA | 15 | 8% |
| MEDIUM DENSITY GROWTH AREA | 21 | 12% |
| MEDIUM HIGH DENSITY GROWTH AREA | -0- | -0- |
| HIGH DENSITY GROWTH AREA | 14 | 7% |
| EMPLOYEMENT | -0- | -0- |
| MINERAL EXTRACTION | -0- | -0- |
| RURAL CONSERVATION | 53 | 30% |
| RESOURCE PRESERVATION | 3 | 2% |
| INCORPORATED TOWN | 73 | 41% |
| TOTALS: | 179 | 100% |

BUILDING PERMITS ISSUED – 2011

CRITICAL AREA

| MONTH | PERMITS ISSUED IN CRITICAL AREA 2011 | NEW DWELLINGS IN CRITICAL AREA 2011 |
|----------------|---|--|
| January | 15 | 5 |
| February | 11 | -0- |
| March | 22 | -0- |
| April | 13 | 1 |
| May | 16 | -0- |
| June | 18 | -0- |
| July | 14 | 2 |
| August | 14 | -0- |
| September | 21 | 1 |
| October | 19 | -0- |
| November | 17 | -0- |
| December | 13 | 1 |
| TOTALS: | 193 | 10 |

2011 REZONINGS

| Election District | Owner Name | Zoned | Req Zoning | Decision |
|-------------------|---------------------------------|-------|------------|----------|
| 6 | Jesse J. & Patricia A. McMillan | OS | RR | Approved |

ZONING COMPLAINTS AND VIOLATIONS

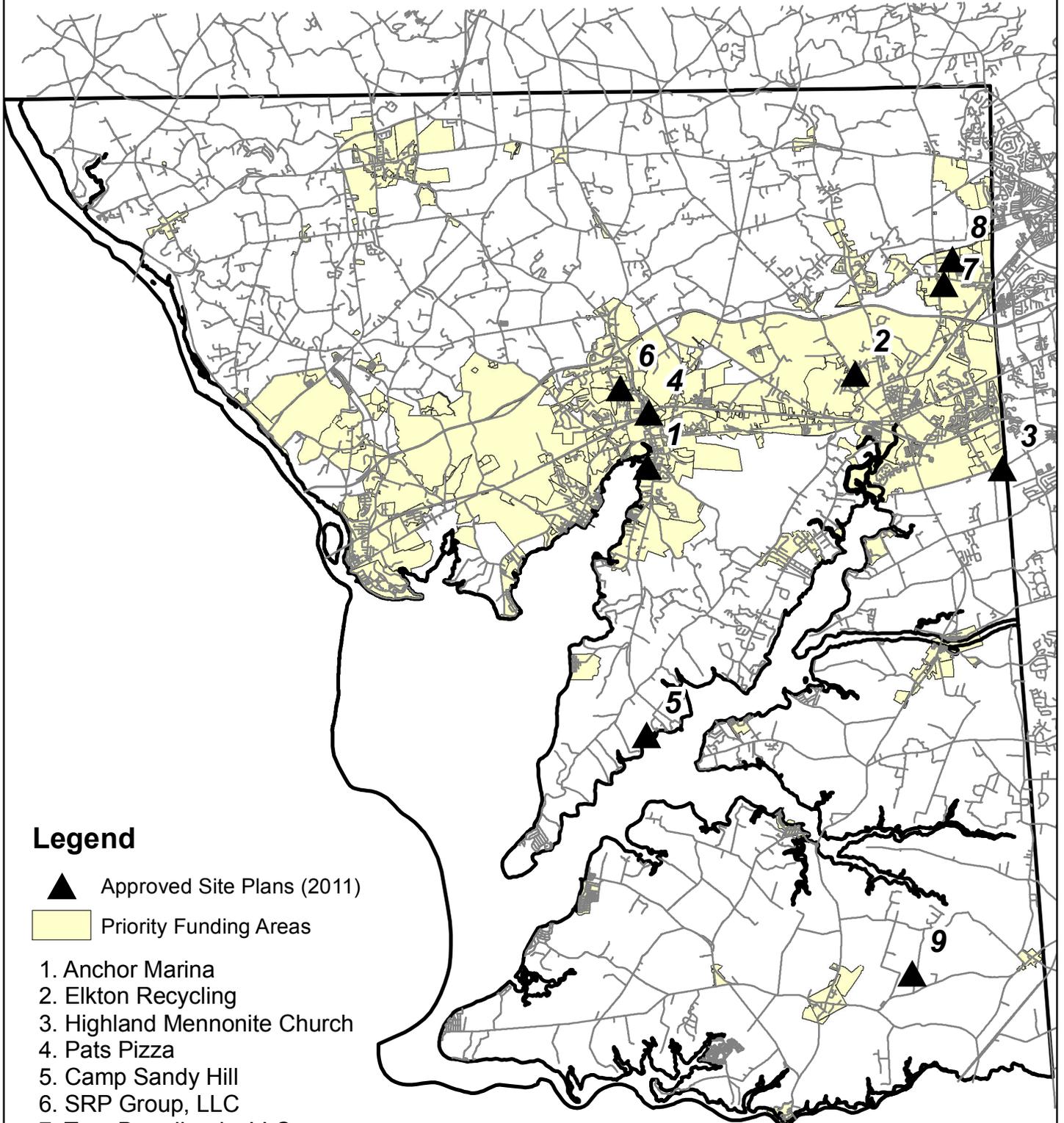
2011

| ISSUE | COMPLAINTS | VIOLATIONS |
|--|------------|------------|
| Manufactured Homes | 4 | 2 |
| Manufactured Homes (Special Exception) | 1 | 1 |
| Storage Trailer | 2 | 2 |
| Untagged or Inoperative Vehicles | 38 | 30 |
| Salvage Yards / Ruble Landfill | 38 | 27 |
| Illegal Business Operation | 20 | 8 |
| Setbacks | 8 | 4 |
| RV / Travel Trailers | 20 | 15 |
| Signs | 6 | 2 |
| Dwelling Conversion | 3 | 2 |
| Kennels | 2 | 0 |
| Animal Husbandry | 10 | 6 |
| Other – Fencing and Condemned Housing | 4 | 3 |
| COURT CASES | 6 | 5 |
| TOTALS: | 162 | 107 |

SPECIAL EXCEPTIONS, VARIANCES, APPEALS
2011

| | APPROVED | DISAPPROVED | WITHDRAWN | TOTALS |
|---------------------------------|----------|-------------|-----------|--------|
| SPECIAL EXCEPTIONS | | | | |
| HOME OCCUPATIONS | 9 | -0- | 3 | 12 |
| TELECOMMUNICATION | -0- | -0- | -0- | -0- |
| OTHER | 3 | 1 | 1 | 5 |
| MANUFACTURED HOME | | | | |
| Agricultural | -0- | -0- | -0- | -0- |
| Hardship | 2 | -0- | -0- | 2 |
| Security | 4 | -0- | -0- | 4 |
| RR Zone | -0- | -0- | -0- | -0- |
| Total Special Exceptions | 18 | 1 | 4 | 23 |
| VARIANCES | 11 | 1 | -0- | 12 |
| APPEALS | 4 | 1 | -0- | 5 |

2011 Approved Site Plans in relation to Priority Funding Areas



Legend

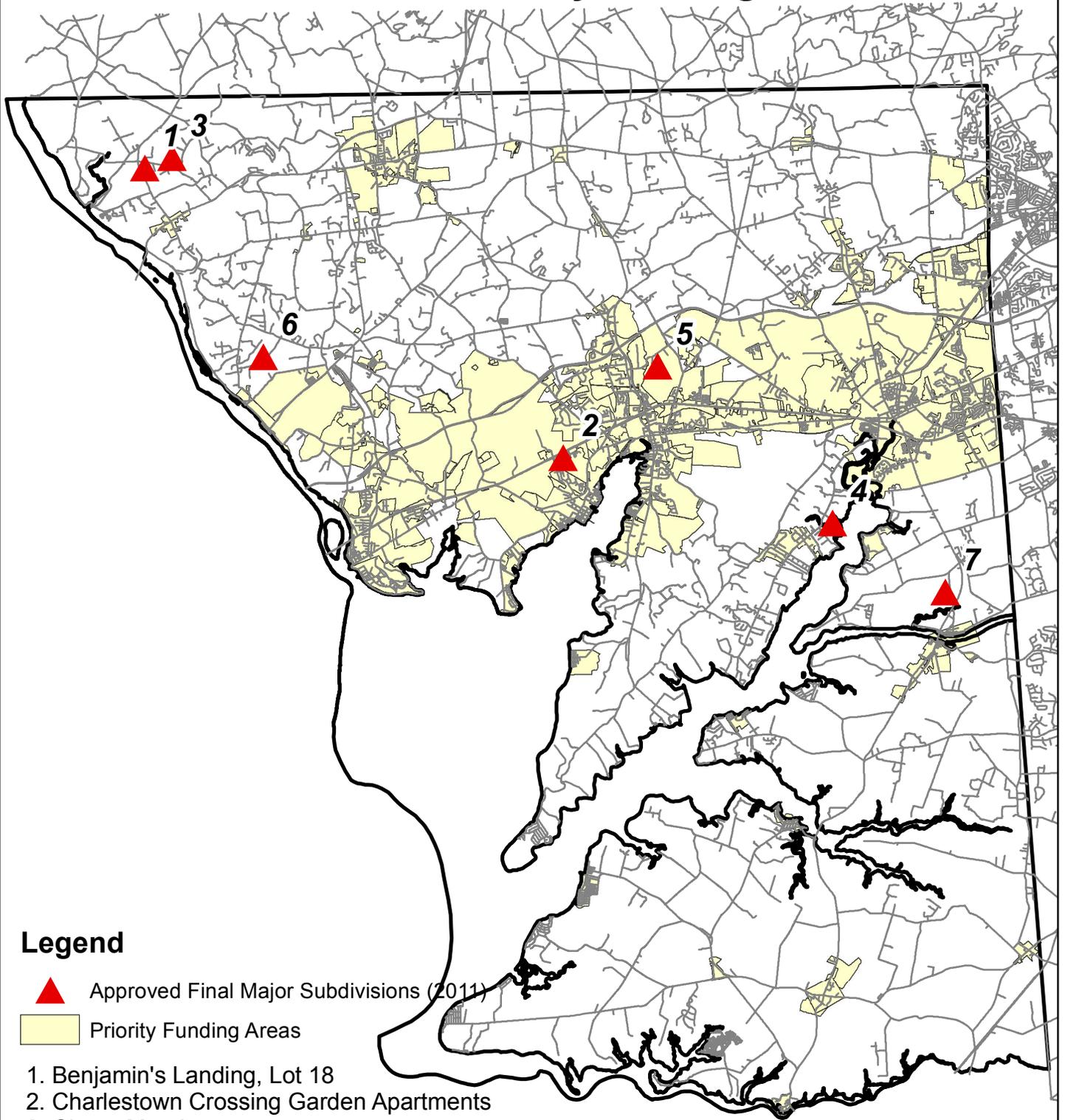
▲ Approved Site Plans (2011)

Priority Funding Areas

1. Anchor Marina
2. Elkton Recycling
3. Highland Mennonite Church
4. Pats Pizza
5. Camp Sandy Hill
6. SRP Group, LLC
7. Trea Broadlands, LLC
8. W.L. Gore - Elk Mills
9. Warwick Mushroom Farm

Cecil County
Office of Planning & Zoning
January 9, 2012

2011 Approved Final Major Subdivisions in relation to Priority Funding Areas



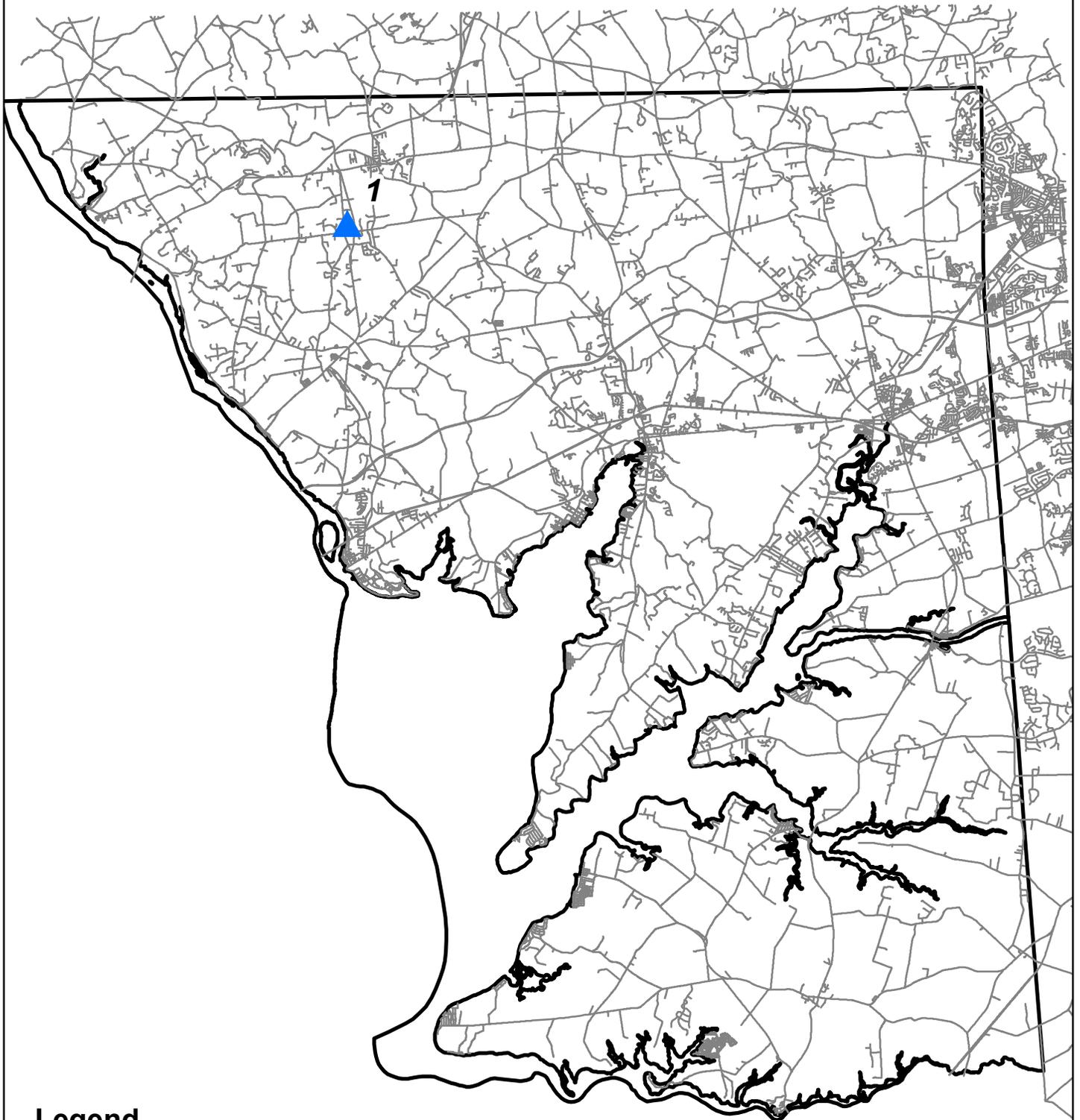
Legend

- ▲ Approved Final Major Subdivisions (2011)
- Priority Funding Areas

1. Benjamin's Landing, Lot 18
2. Charlestown Crossing Garden Apartments
3. Clover Meadows
4. Elk Point Estates
5. Lums Estates
6. McCoy, Ulysses G. (Lands of)
7. Rimmel, Jeffrey & Judith (Lands of)

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Office of Planning & Zoning
January 9, 2012

2011 Approved Rezoning



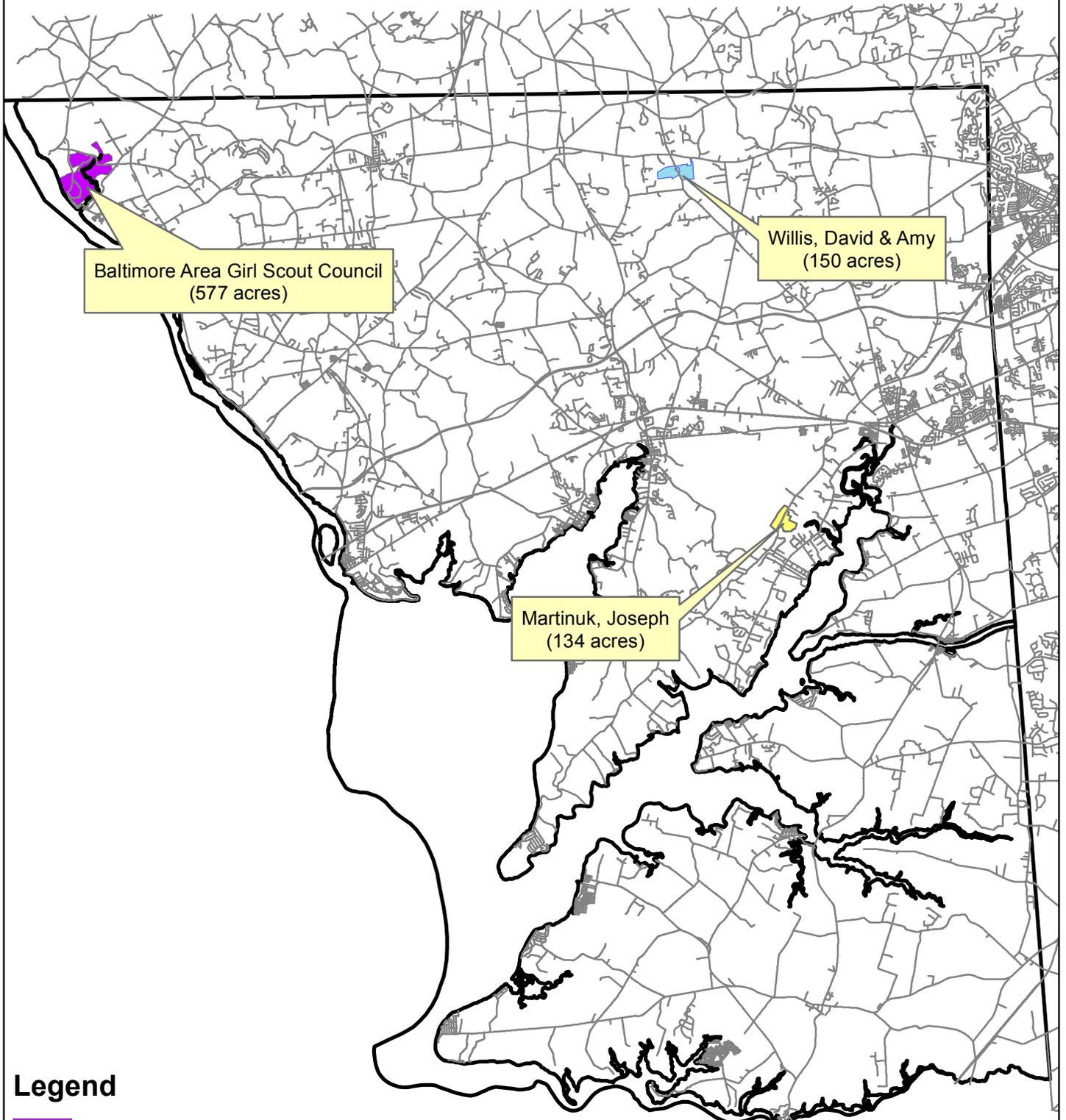
Legend

 Approved Rezoning (2011)

1. McMillan, Jesse J. (2011-01), OS to RR

Cecil County
Office of Planning & Zoning
January 9, 2012

2011 Agricultural Preservation



Baltimore Area Girl Scout Council
(577 acres)

Willis, David & Amy
(150 acres)

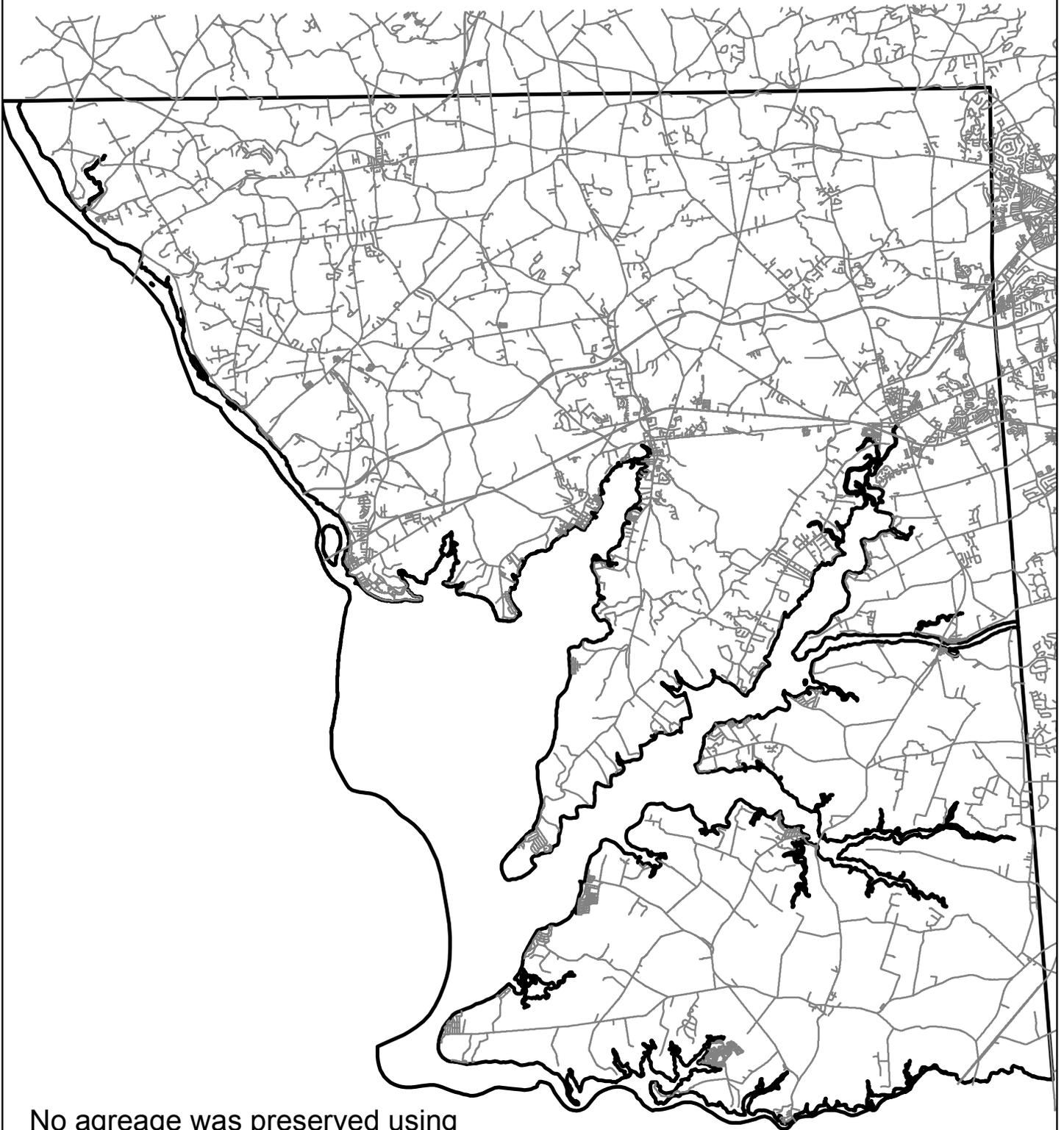
Martinuk, Joseph
(134 acres)

Legend

-  Program Open Space (DNR) easement
-  Rural Legacy easement
-  State Park expansion

Cecil County
Office of Planning & Zoning
January 9, 2012

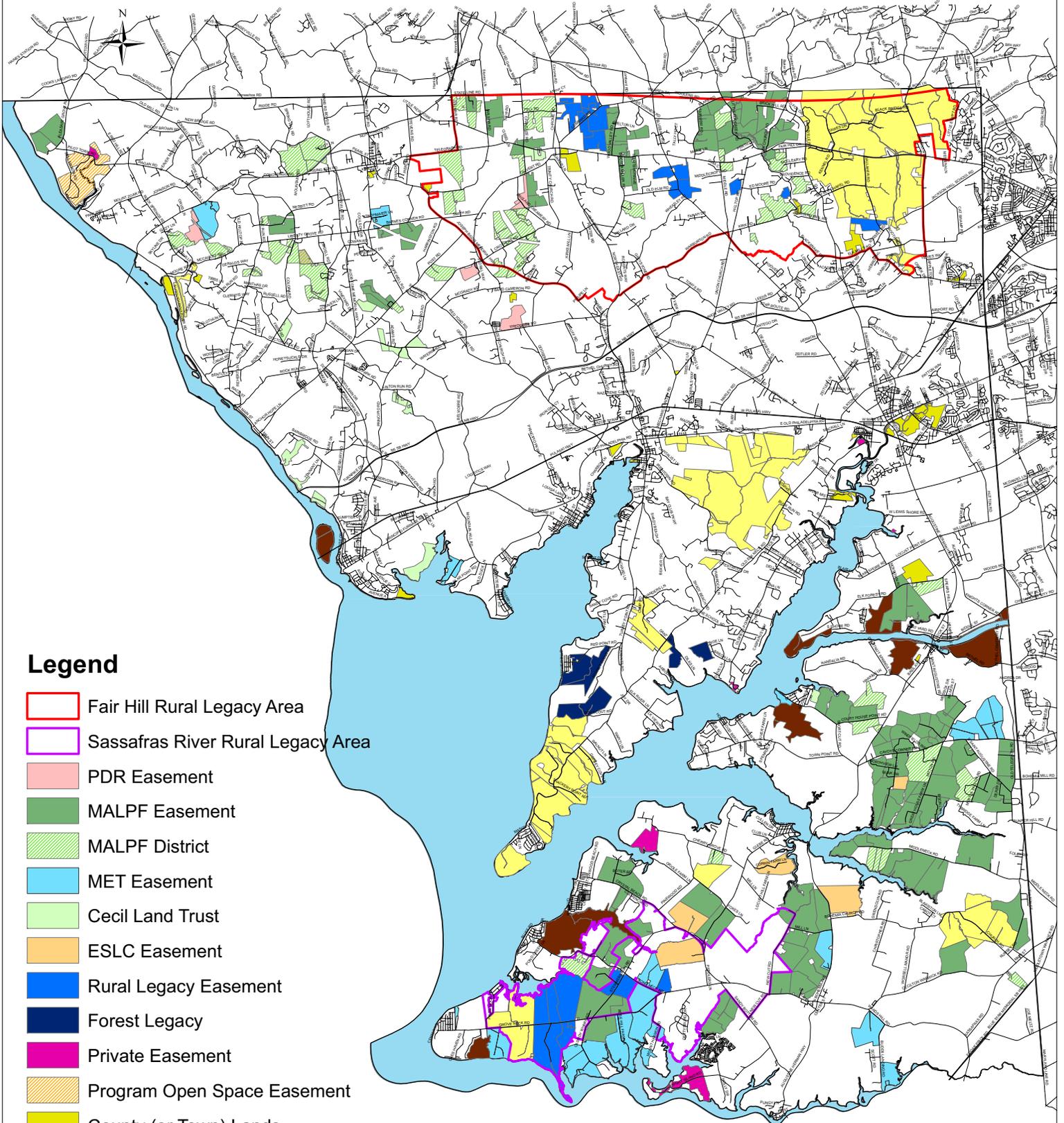
2011 Agricultural Preservation - Acreage preserved using local ag. preservation monies



No acreage was preserved using
local agricultural preservation monies
in 2011.

Cecil County
Office of Planning & Zoning
January 9, 2012

Cecil County Protected Lands



Legend

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



ANNUAL REPORT ON SMART GROWTH RELATED CHANGES

Prepared by the Cecil County Planning Commission for the period
January 2011 through December 2011

1. **Development Patterns** – Changes in development patterns that have occurred in the past year:
 - (a) New subdivisions created: Seven (7) major subdivisions were approved which created 61 new lots and 332 apartments. Eleven (11) minor subdivisions were approved that created eighteen lots.
 - (b) New building permits issued: 179 building permits were issued for residential construction. 68% of these building permits were located in the County's designated growth area.
 - (c) Zoning map amendments: One zoning map amendment was approved.
 - (d) Zoning text amendments that resulted in changes in development patterns: No text amendments were approved.
 - (e) New Comprehensive Plan or plan elements adopted: No new Comprehensive Plan or plan elements were adopted.
 - (f) New roads or substantial changes in roads or other transportation facilities: There were no new roads or substantial changes in roads or transportation facilities
 - (g) New schools or additions to schools: No new schools were erected in the County. There were no additions to schools.
 - (h) Other changes in development patterns: None

2. **Map:** The County adopted new zoning maps as part of the comprehensive rezoning process.

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

4. **Process Improvements:** Cecil County adopted a new zoning ordinance, subdivision regulations, and zoning maps to implement the 2010 Comprehensive Plan. The County will also be adopting a Master Water and Sewer Plan in 2012. 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 Regulations:** The comprehensive rezoning was adopted which resulted in new zoning ordinance, subdivision regulations, and zoning maps which implement the goals and objectives of the Cecil County Comprehensive Plan.

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 2011 through
December 2011

Measures and Indicators

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

68% of the residential building permits were located in the PFA

89% of the new lots and apartments were located in the PFA

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

Net density in PFA is 2.57 dwelling units per acre.

Net density outside PFA is 1 dwelling unit per 24 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 the growth area. The Plan projects 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 60-80 years in the future. The Plan anticipates this build-out will yield approximately 83,600 more housing units than existed in 2005 and result in an approximate population of 300,000. The Comprehensive plan's Water Resources Element indicates that public sewer systems will be able to meet the demand through 2030 while some of the municipal water supply systems will need additional supplies.

Number of acres preserved using local agricultural land preservation funding:

No acres were preserved using local funds 150 acres were preserved using Rural Legacy Funding

577 acres were preserved using Program Open Space funding

134 acres were preserved through State park expansion

Local Land Use Goal:

The 2010 Comprehensive Plan, with a twenty year 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 and 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

Timeframe for achieving the goal:

The Comprehensive plan contemplates achievement of the goal within the 20 year planning horizon

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

While it should be noted that the County's growth area and certified PFA's are not coterminous and certain growth area are outside of PFA's, the most crucial resource necessary to establish the required infrastructure in the growth area is the funding to enable the water and wastewater systems needed to support future growth. Funding is also required in rural areas to support land preservation initiatives.

Any incremental progress made toward achieving the local goal:

The finalization of the water franchise for the Elkton West area is a step toward establishing the necessary infrastructure in our growth area. The adoption of the comprehensive rezoning puts the regulations and zoning districts in place to achieve our local goals. The refinement of our TDR program will provide another opportunity for the agricultural community to realize some of the value of their land while still permitting the farming activities to continue.