

2012 ANNUAL REPORT CECIL COUNTY, MARYLAND



PREPARED BY: CECIL COUNTY PLANNING & ZONING
FOR THE PLANNING COMMISSION

EXECUTIVE SUMMARY

Division I, Title 1, Subtitle 2, Section 1-207(b) of the Land Use Article of the Annotated Code of Maryland requires that the Planning Commission prepare, adopt, and file an annual report with the 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 2012. 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 the Land Use Article 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 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 2012 these changes were consistent with the above mentioned items. The implementation of the goals and objectives of the Comprehensive Plan has proven to be a success as has the process to refine the supporting documents and programs.

The Office of Planning & Zoning continued to process a heavy workload in 2012 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 duties presented this office with a number of challenging and varied assignments.

Major Subdivisions – During 2012, the Planning Commission reviewed concept, preliminary, and final major subdivision applications. Of these applications, 8 were granted final approval creating 125 lots, 72 apartment units, and 14 manufactured home sites. Two preliminary plats received approval proposing 72 apartment units and 103 manufactured home sites. Two concept plats were approved proposing 103 manufactured home sites and 72 apartment units. Election District 5 was the most active 5 final approvals that created 78 lots, 72 apartment units, and 14 manufactured home sites.

Minor Subdivisions – The Office of Planning & Zoning approved 26 minor subdivisions in 2012. Five of the approvals created 10 lots. The remainder of the approvals were for add-ons and agricultural transfers. The most active Election District was the 4th District with 2 approvals that created 4 lots.

Site Plans – A total of 5 site plans were approved by the Office of Planning & Zoning for commercial, industrial, or institutional development in 2012.

Historic District Applications – The Historic District Commission and the Planning Commission made recommendations on 3 nominations for historic designation in 2012.

Rezoning – The Planning Commission made recommendations on 6 rezoning requests. Two rezoning requests were approved by the former Board of County Commissioners.

Agricultural Preservation – 362 acres had their development rights purchased by either the State, County, or private land trust in 2012 to permanently preserve the land. A total of 23,647 acres have been preserved for agricultural purposes. An additional 7,811 acres have been preserved through Rural Legacy and private land trusts for an overall total of 31,548 preserved acres.

Special Exceptions – The Planning Commission and Board of Appeals heard 28 requests for special exceptions in 2012. The Board of Appeals approved 22 applications.

Variances & Appeals – The Board of Appeals heard 15 requests for variances in 2012. The Board approved 12 requests. Three appeals of administrative decisions were heard in 2012. The Board affirmed in 1 case.

Building Permits – The Office of Planning & Zoning reviewed 216 building permits for new dwellings in 2012. Three were in the Chesapeake Bay Critical Area. The estimated value of construction was \$49.7 million. There were 645,278 square feet of residential space constructed in 2012. 83% of the building permits issued were in the designated growth area.

Zoning Violations – The Office of Planning & Zoning investigated 146 zoning complaints in 2012. These investigations revealed 103 violations.

THE CECIL COUNTY PLANNING COMMISSION

2012 Members:

Mr. William Mortimer*, Chairman

Mr. B. Patrick Doordan, Chairman

Mr. Geoffrey Doyle*

Mr. Bill Miners*

Mr. Thomas Mullen*

Mr. Randall Taylor*

Mr. Wyatt Wallace

Mr. Kennard Wiggins

Mr. Stewart Yust

Hon. Diana Broomell, Ex-officio

Ms. Clara Campbell – Legal Counsel

*Partial Year

The Cecil County Planning Commission is appointed by the County Executive. The Planning Commission serves as a citizen review board and makes recommendations to the Board of Appeals and County Council 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 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. Rezonings, special exceptions, and other items are heard at 7:00 p.m.. Both meetings are held in the County Administration Building.

THE CECIL COUNTY BOARD OF APPEALS

2012 Members:

Mr. David Willis, Chairman

Mr. James Eder*

Mr. Mike Kline

Mr. Mike Linkous

Dr. Maria Mastrippolito*

Mr. Mark Saunders

Mr. William Jeanes, Alternate

Mr. Jason Allison – Legal Counsel

*Partial Year

The Board of Appeals is appointed by the County Executive. The Board serves as a citizen review board for administrative decisions of the Office of Planning & Zoning. The Board also acts as 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 LAND PRESERVATION BOARD

2012 Members:

Bob Miller*, Chairman

Mr. Stephen Balderston

Mr. David Davis

Ms. Mary Halsey

Ms. Shelley Hastings*

Mr. Fred Orr*

Mr. Wayne Stafford*

*Partial Year

Appointed by the County Executive, this Board reviews applications to the Maryland Agricultural Land Preservation Foundation (MALPF) and makes recommendations to the Cecil County Council and /or 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 the establishment of districts and the purchase of easements.
6. To perform any duties assigned by the County's governing body.

THE CECIL COUNTY HISTORIC DISTRICT COMMISSION

2012 Members:

Ms. Patricia Folk, Chairperson

Mr. Milt Diggins

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwrads

Ms. Asma Manejwala*

Ms. Stephanie Ricketts*

Ms. Nancy Simperts

*Partial Year

The Historic District Commission (HDC) is appointed by the County Executive. The HDC's duties include making recommendations to the Planning Commission and the County Council 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

2012 Members:

Dr. John Lee

Mr. Ewing McDowell

Mr. John Quinn

Ms. Nancy Simperts

Mr. Rex Sizemore

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

PLANNING & ZONING

2012 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, AICP – Planner I

Amanda Paoletti – Plans Reviewer

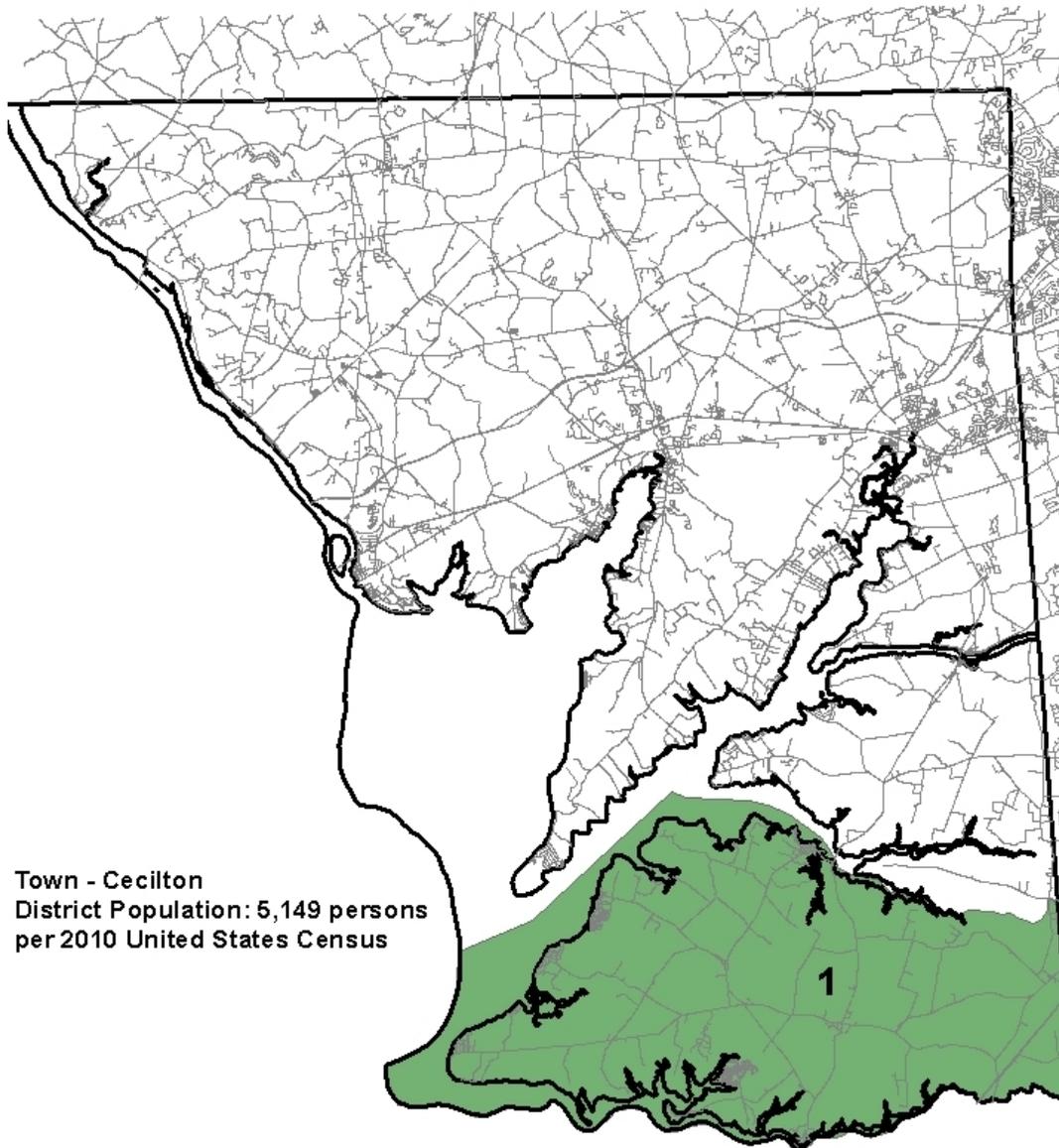
Elizabeth Patterson – Office Services Specialist

Eric Shertz – Plans Reviewer

This office provides staff support to the County Executive, Planning Commission, Board of Appeals, Agricultural Preservation Advisory Board, Historic District Commission, County Council, 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



Two minor subdivisions created no new lots.

No concept plats were approved.

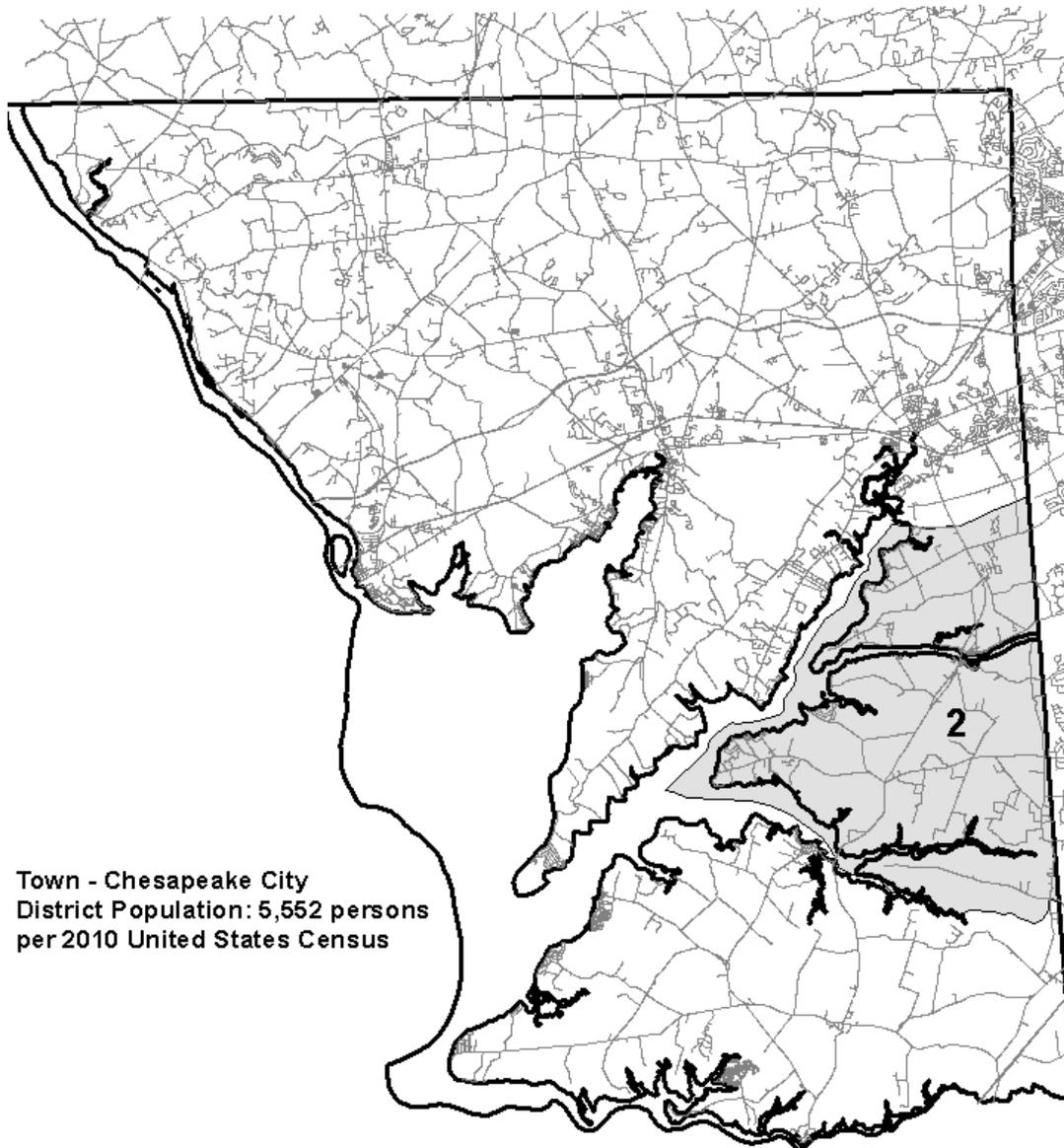
No preliminary plats were approved.

One final plat was approved.

No site plans were approved.

Six building permits were issued for residential construction with an estimated value of \$1,961,850.

Election District #2 - Chesapeake City



One minor subdivision created two new lots.

No concept plats were approved.

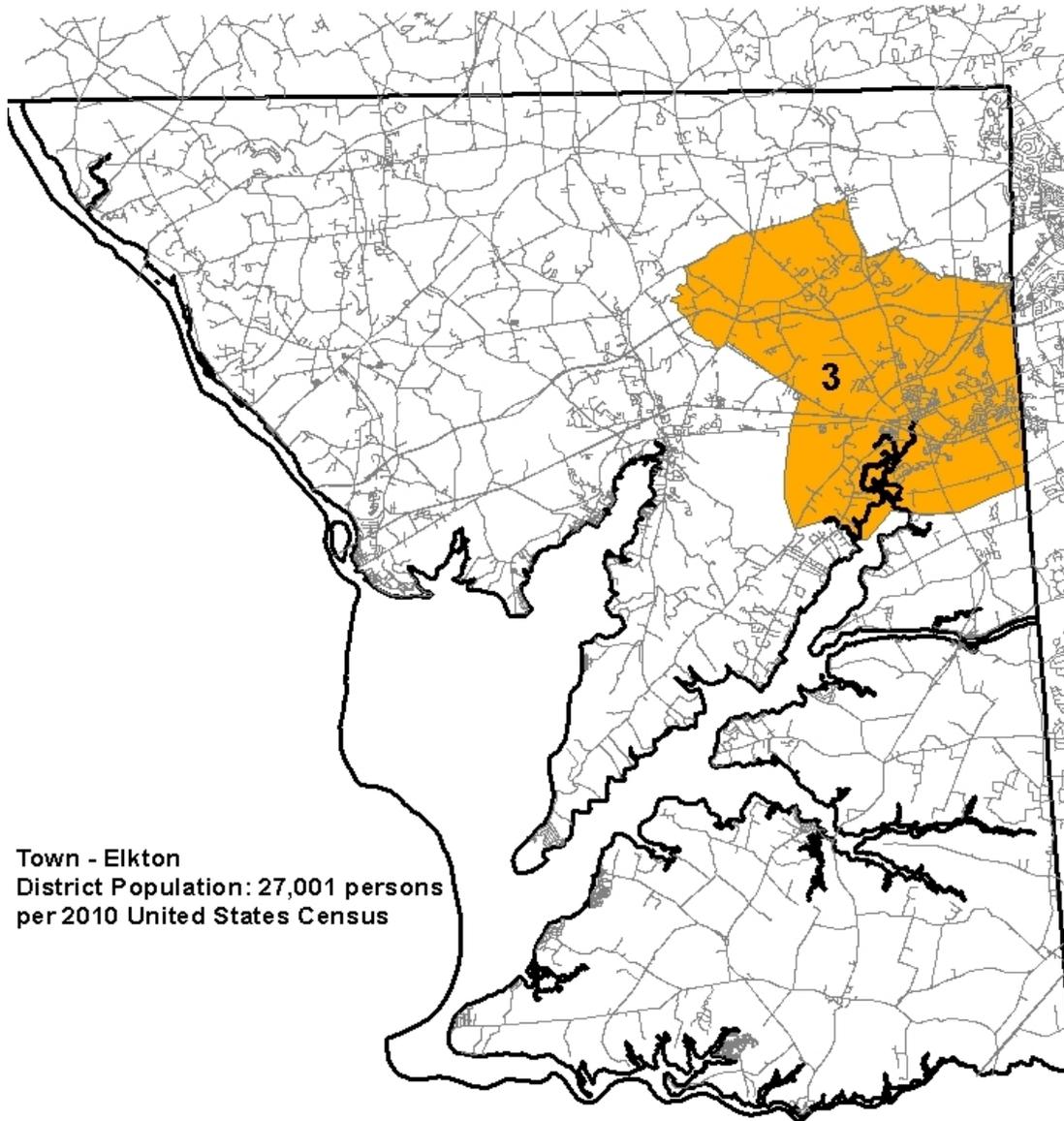
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Three building permits were issued for residential construction with an estimated value of \$1,097,025.

Election District #3 - Elkton



Two minor subdivisions created no new lots.

No concept plats were approved.

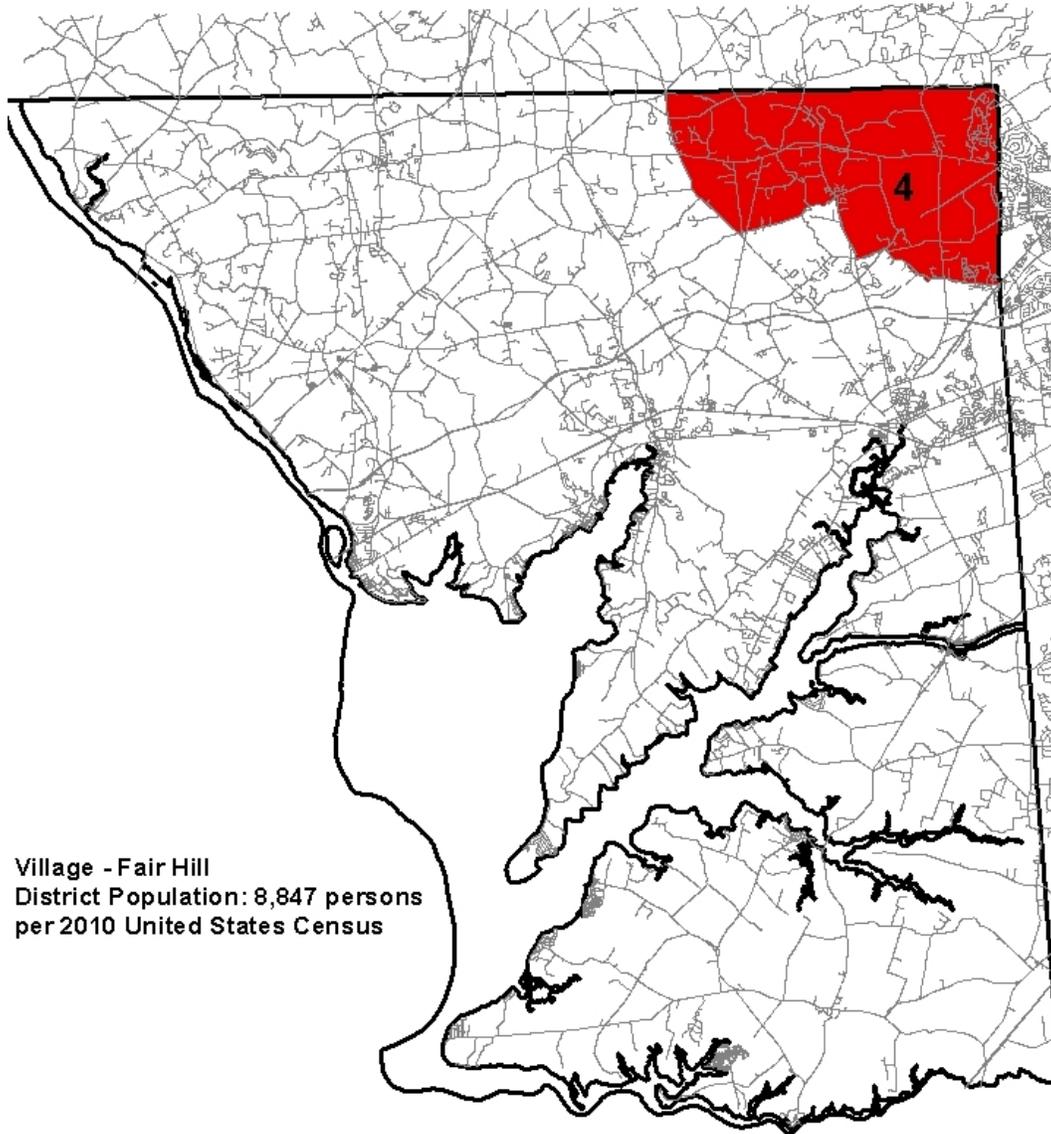
No preliminary plats were approved.

No final plats were approved.

One site plan was approved.

Thirteen building permits were issued for residential construction with an estimated value of \$4,581,000.

Election District #4 - Fair Hill



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

Two minor subdivisions created four new lots.

No concept plats were approved.

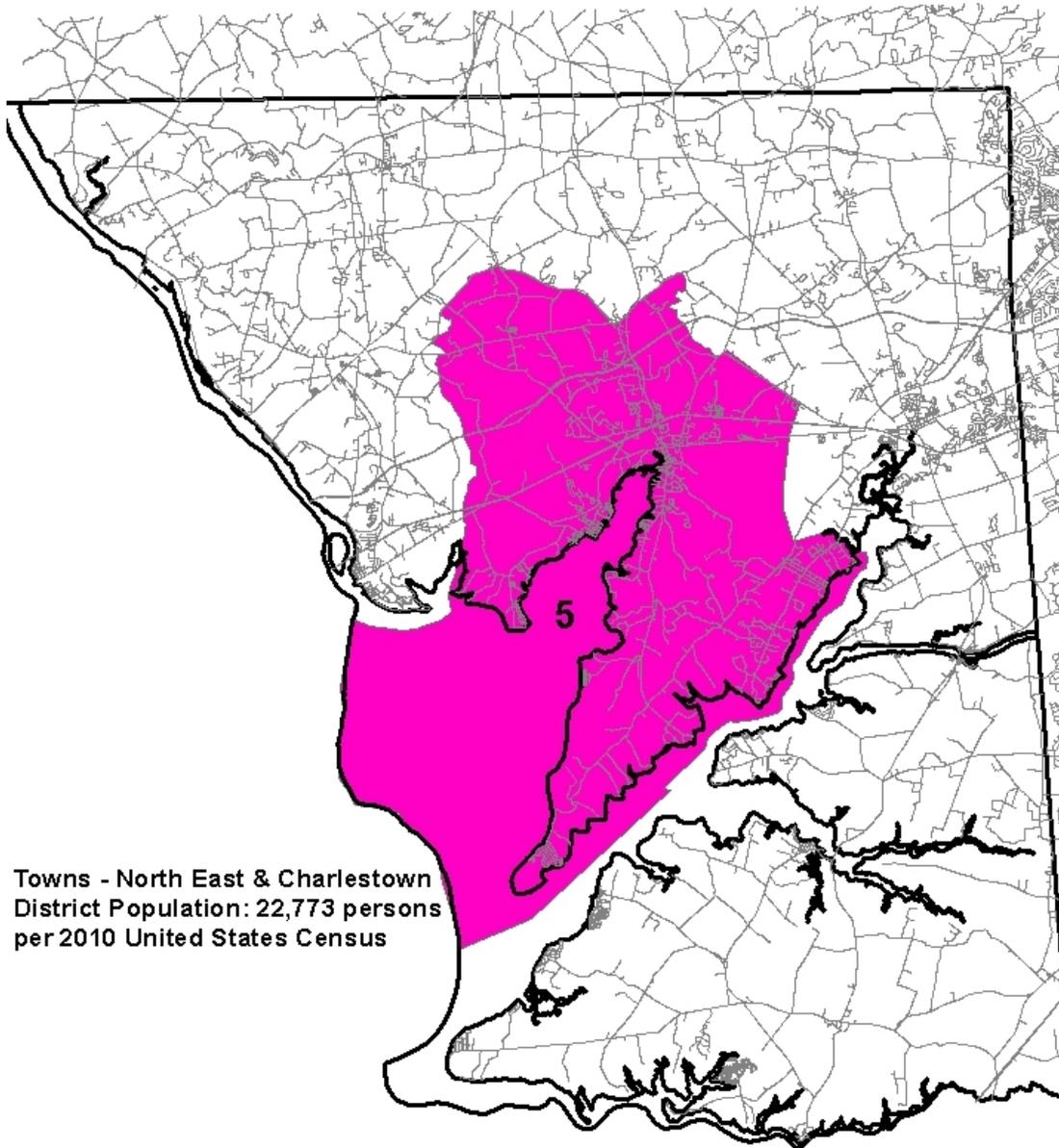
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Eight building permits were issued for residential construction with an estimated value of \$2,168,925.

Election District #5 - North East



Eight minor subdivisions created two new lots.

Two concept plats were approved.

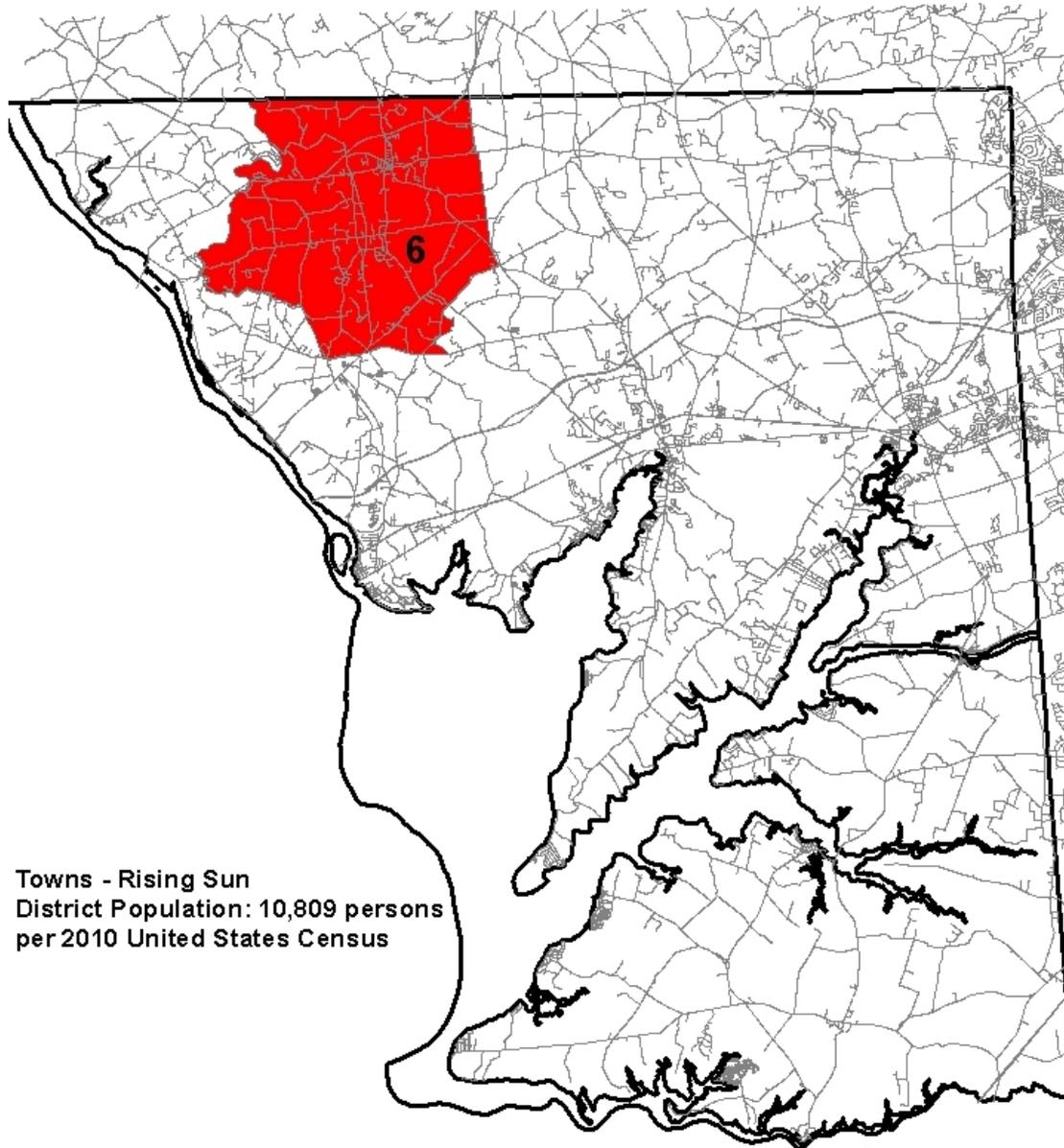
Two preliminary plats were approved.

Five final plats were approved.

One site plan was approved.

150 building permits were issued for residential construction with an estimated value of \$28,300,520.

Election District #6 - Rising Sun



Six minor subdivisions created one new lot.

No concept plats were approved.

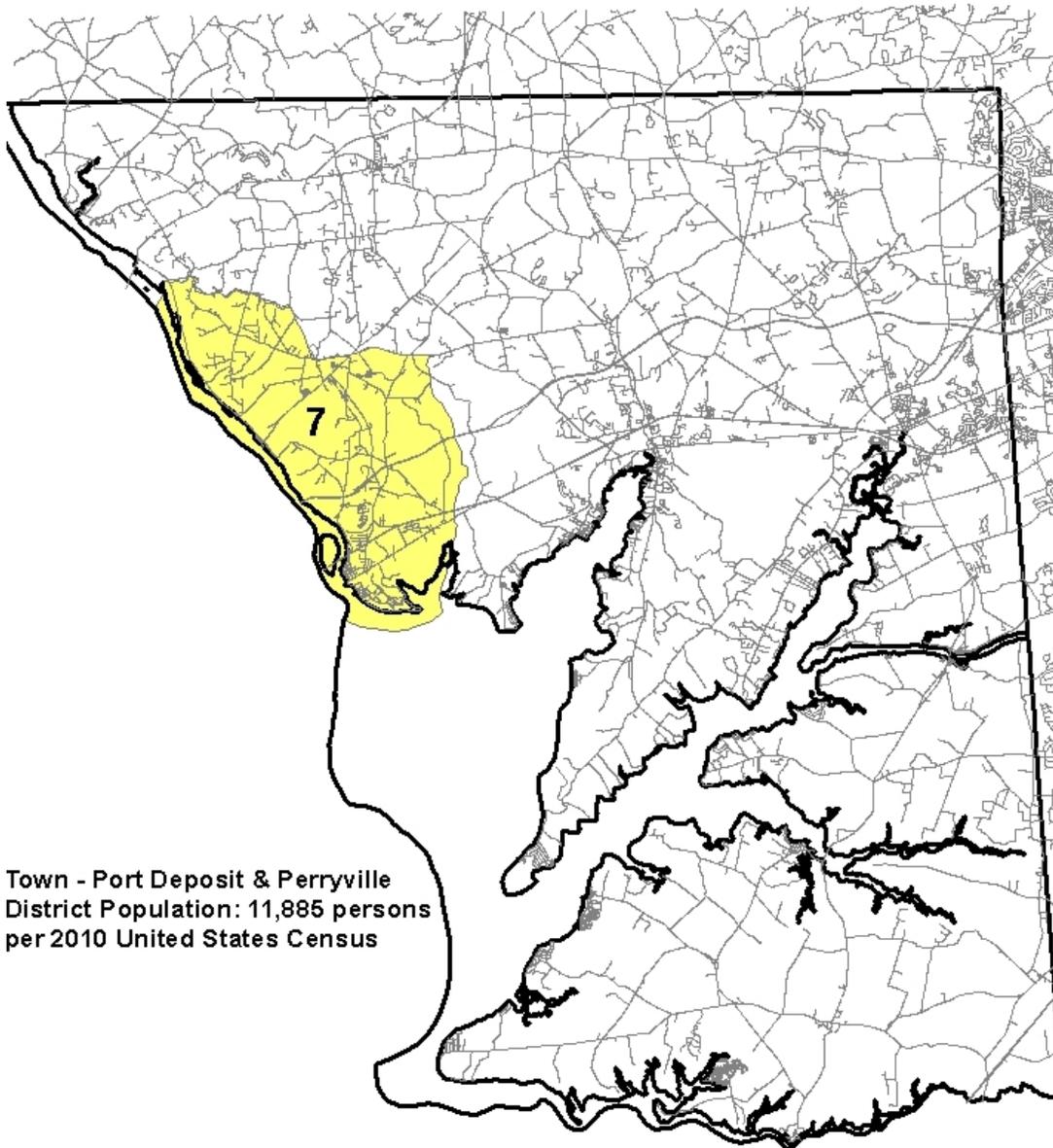
No preliminary plats were approved.

One final plat was approved.

One site plan was approved.

Eleven building permits were issued for residential construction with an estimated value of \$3,621,450.

Election District #7 - Port Deposit



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

No minor subdivisions were approved.

No concept plats were approved.

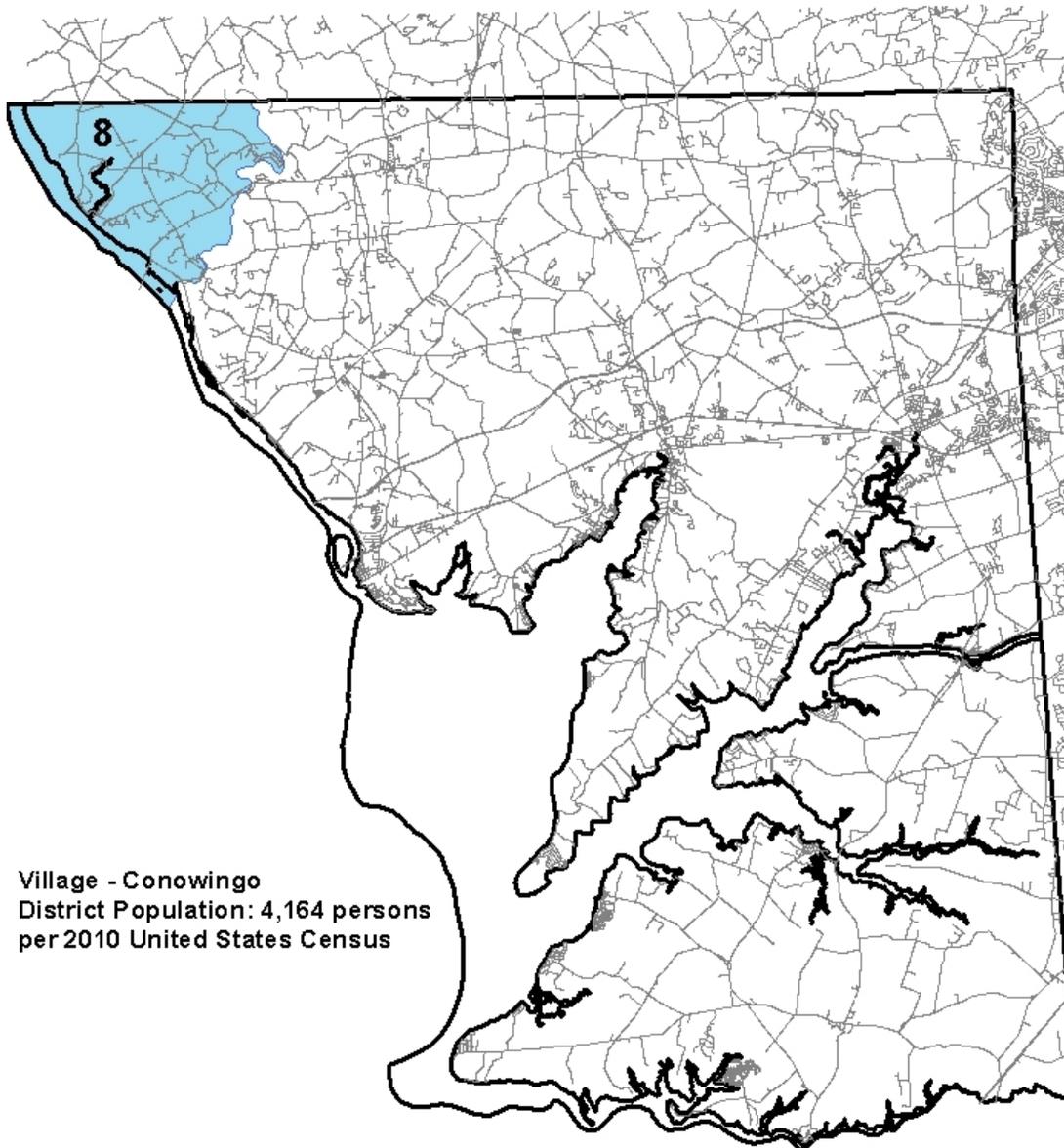
No preliminary plats were approved.

One final plat was approved.

No site plans were approved.

Eighteen building permits were issued for residential construction with an estimated value of \$5,366,910.

Election District #8 - Conowingo



Four minor subdivisions created one new lot.

No concept plats were approved.

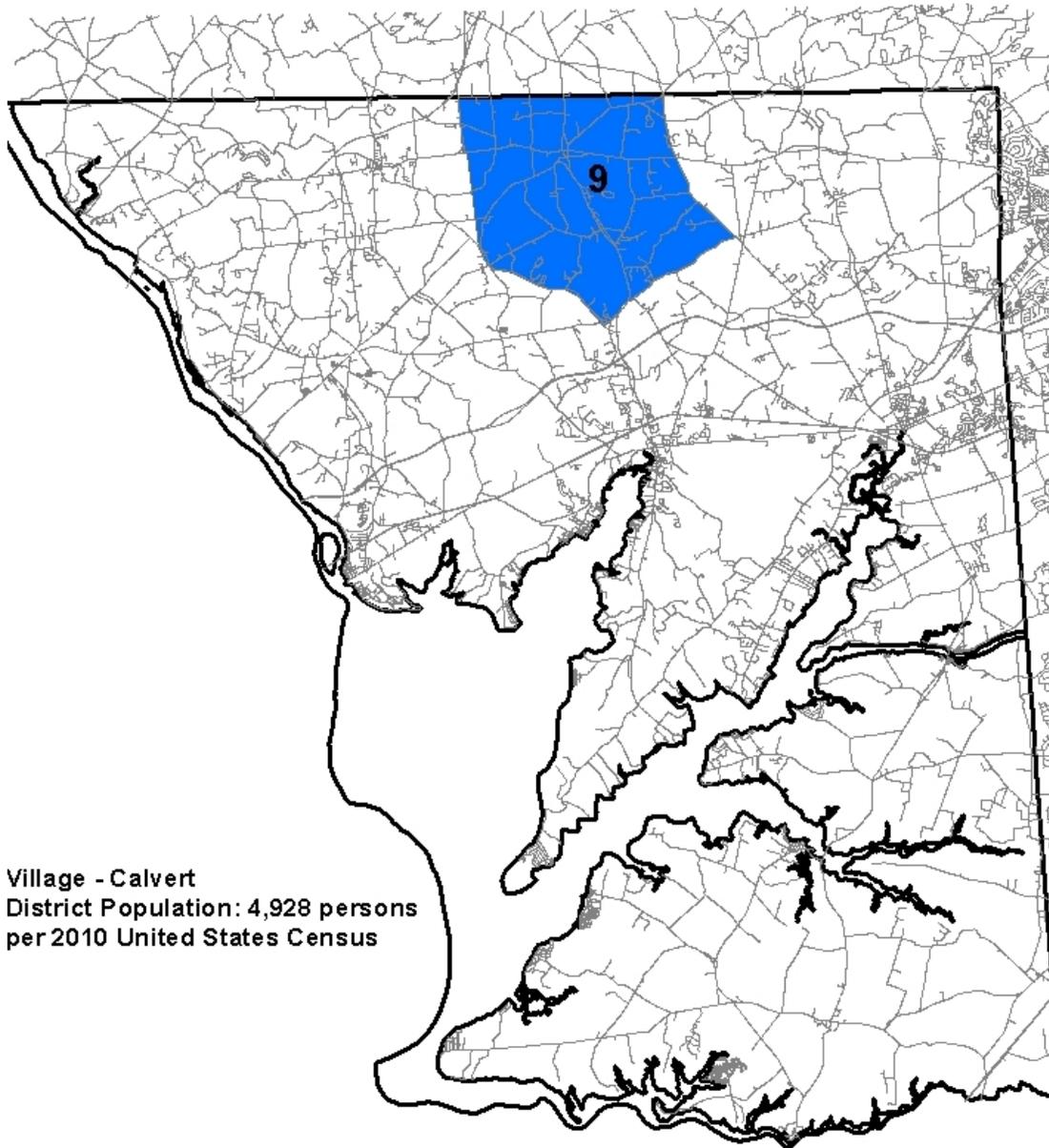
No preliminary plats were approved.

No final plats were approved.

Two site plans were approved.

Three building permits were issued for residential construction with an estimated value of \$745,060.

Election District #9 - Calvert



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.

Four building permits were issued for residential construction with an estimated value of \$1,869,225.

Applications Processed

In 2012, twenty-six (26) major subdivision plats were approved or granted extensions by the Cecil County Planning Commission. The Planning Commission reviewed eleven (11) final major subdivision applications, of which eight (8) were granted final approval creating one hundred twenty-five (125) new lots, seventy-two (72) apartment units, and fourteen (14) mobile home sites. One previously approved final plat was revised for phasing purposes and did not create any additional dwelling units. Two (2) preliminary plats were reviewed and approved by the Planning Commission potentially creating one hundred three (103) mobile home sites, and seventy-two (72) apartment units. Ten (10) previously approved preliminary plats were granted extensions by the Planning Commission. One previously approved preliminary plat was revised for phasing purposes and did not create any additional dwelling units. Two (2) concept plats were reviewed and approved by the Planning Commission potentially creating one hundred three (103) mobile home sites, and seventy-two (72) apartment units. Two (2) previously approved concept plats were granted extensions by the Planning Commission. The Fifth Election district was the most active with 5 final approvals creating 78 lots, 72 apartment units, and 14 mobile home sites.

The Office of Planning & Zoning approved twenty-six (26) minor subdivisions in 2012. Five (5) approvals created ten (10) lots. The remainder of approvals were lot line adjustments (add-ons) or agricultural transfers. The most active election district was the fourth election district with two (2) approvals creating four (4) lots.

Three appendices have been included in this report, the first summarizing the specific applications at each point of the development process, the second summarizing all applications by election district, and the final summarizing all applications by land use district.

Applications Processed – Stage in Development Process

Final Plat

In 2012, the Cecil County Planning Commission approved the following final major subdivision applications.

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Bedrock, Phase 3, Lots 41-42, 61, & 68-75	5	RM	11	MGA
Charlestown Crossing, Lots 116-140 & 161 -170	5	SR	35	MGA
Charlestown Crossing, Lots 38-65 & 102-105	5	SR	32	MGA
Hillwood Manor, Lot 11	7	NAR	1	RCD
Knights Court, Lots 1-45	1	SAR	45	RPD
New East Crossing, 72 Apartment Units	5	RM	72 Apt. Units	MHGA
Springhill, Section 2, Lot 5	6	NAR	1	RCD
Village of Cecil Woods, Section II, Lots 176-180 & 217-225	5	MH	14 MH Sites	MGA

Preliminary Plat

In 2012, the Cecil County Planning Commission approved the following preliminary major subdivision applications.

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Cecil Woods, 103 Sites	5	MH	103 MH Sites	MGA
New East Crossing, 72 Apartment Units	5	RM	72 Apt. Units	MHGA

Concept Plat

In 2012, the Cecil County Planning Commission approved the following concept major subdivision applications.

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Cecil Woods, 103 Sites	5	MH	103 MH Sites	MGA
New East Crossing, 72 Apartment Units	5	RM	72 Apt. Units	MHGA

Minor Subdivisions

In 2012, the Office of Planning & Zoning approved the following minor subdivision applications.

Applicant Name	ED	Zoning	Number of Lots	Land Use
1226 Appleton Road	4	UR	4	MHGA
Artesian Water Company, Inc.	3	ST	0	MGA
Balderston, Stephen & Cecilia	6	NAR	0	RCD
Behnke, Eric	5	NAR	2	RCD
Board of County Commissioner of Cecil County	5	M1 & LDR	0	LGA
Bradley, Joshua	5	RR & MEA	0	RCD
Durham, Elizabeth - Trust	4	LDR	0	LGA
Eckman Ag-Transfer	8	NAR	0	RCD
EJP, LLC	5	M2	0	HGA
Ewing, Gregory & Jennifer	6	NAR	0	RPD
Glennas Heights	8	NAR	1	RPD
Goss-Montgomery Partnership	6	BG & ST	0	RPD
Guiberson, Dolores	2	SAR	2	RPD
Kamihachi, James & Louise	5	NAR	0	RCD
Lewis, Rachel	5	MH	0	RCD
McQuerrey, Franklin & Sherri	9	NAR & RR	0	RCD
Miller, Kenneth & Dorothy	6	NAR	0	RPD
Nadeau, Richard & Joan	5	RR	0	RCD
Orr, Fred F.	6	NAR	0	RCD
Quist, Margit	3	LDR	0	LGA
Reasin, Alan & June	8	RR & NAR	0	RPD
Reville, Kevin & Theresa	1	SAR	0	RPD
Senn, Cloyd & Paula AND Gabbert, Tilmon & Claudia	8	NAR	0	RCD
Smith, Edwin & Willa-Metta	5	NAR	0	RCD
Taylor, John S. & Debroah J.	6	NAR	1	RCD
Van Wingerden, Jacob	1	SAR	0	RPD

Applications Processed - Election District

Final Plat	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	1	45	21.33
	2	0	0	0.00
	3	0	0	0.00
	4	0	0	0.00
	5	5	78, 14 MH Sites, & 72 apt. units	77.73
	6	1	1	0.47
	7	1	1	0.47
	8	0	0	0.00
	9	0	0	0.00
Total	8	125, 14 MH Sites, & 72 apt. units	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	0	0	0.00
	4	0	0	0.00
	5	2	103 MH Sites and 72 apt. units	100.00
	6	0	0	0.00
	7	0	0	0.00
	8	0	0	0.00
	9	0	0	0.00
Total	2	103 MH Sites and 72 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	2	103 MH Sites and 72 apt. units	100.00
	6	0	0	0.00
	7	0	0	0.00
	8	0	0	0.00
	9	0	0	0.00
Total	2	103 MH Sites and 72 apt. Units	100	

Minor Subdivisions	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	2	0	0.00
	2	1	2	20.00
	3	2	0	0.00
	4	2	4	40.00
	5	8	2	20.00
	6	6	1	10.00
	7	0	0	0.00
	8	4	1	10.00
	9	1	0	0.00
Total	26	10	100	

Applications Processed - 2010 Land Use Districts

Final Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	2	2	0.95
	RPD	1	45	21.33
	LGA	0	0	0.00
	MGA	4	78 & 14 MH Sites	43.60
	MHGA	1	72 Apt. Units	34.12
	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	8	125, 14 MH Sites, & 72 apt. units	100

Preliminary Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	0	0	0.00
	RPD	0	0	0.00
	LGA	0	0	0.00
	MGA	1	103 MH Sites	58.86
	MHGA	1	72 Apt. Units	41.14
	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	103 MH Sites & 72 Apt. 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	0	0	0.00
	MGA	1	103 MH Sites	58.86
	MHGA	1	72 Apt. Units	41.14
	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	103 MH Sites & 72 Apt. Units	100

Minor Subdivisions	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	12	3	30.00
	RPD	8	3	30.00
	LGA	3	0	0.00
	MGA	1	0	0.00
	MHGA	1	4	40.00
	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	26	10	100

Site Plans

A total of five (5) major site plans were approved by the Office of Planning and Zoning for commercial, industrial, and institutional development in 2012.

<i>Date Approved</i>	<i>NAME</i>	<i>Adjoining Roads</i>	<i>ED</i>	<i>Zoning</i>	<i>Proposed Use</i>
1/26/2012	Elk Neck Investments	Hope Ln.	3	M2	Industrial
4/18/2012	Oxford Chase	Conowingo Rd	8	BG	Retail
8/10/2012	West Cecil Health Center	Rock Springs Road	8	BG	Medical
9/20/2012	Dollar General Rising Sun	Telegraph Rd.	6	BG	Retail
9/21/2012	EJP, LLC	Pulaski Hwy	5	M2	Salvage Yard

Residential Building Permit Activity - 2012

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONSTRUCTION COST
1	Dwelling	6	26,158	1,961,850
	TOTALS	6	26,158	1,961,850
2	Dwelling	3	14,627	1,097,025
	TOTALS	3	14,627	1,097,025
3	Dwellings	13	61,080	4,581,000
	TOTALS	13	61,080	4,581,000
4	Dwellings	3	17,852	1,338,900
	Townhouses	5	9,765	830,025
	TOTALS	8	27,617	2,168,925
5	Dwellings	50	218,899	16,417,425
	Mobile Homes	8	15,067	602,680
	Townhouses	20	50,025	4,252,125
	Apartments	72	73,982	7,028,290
	TOTALS	150	357,973	28,300,520
6	Dwellings	11	48,286	3,621,450
	TOTALS	11	48,286	3,621,450
7	Dwellings	15	68,826	5,161,950
	Mobile Homes	3	5,124	204,960
	TOTALS	18	73,950	5,366,910
8	Dwellings	2	9,100	682,500
	Mobile Homes	1	1,564	62,560
	TOTALS	3	10,664	745,060
9	Dwellings	4	24,923	1,869,225
	TOTALS	4	24,923	1,869,225

49,711,965

NOTE: These statistics do not include the incorporated towns

RESIDENTIAL BUILDING PERMITS ISSUED IN 2012
BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
EMPLOYMENT MIXED USE	1	-0-
RESIDENTIAL MIXED USE	-0-	-0-
LOW DENSITY GROWTH AREA	13	4
MEDIUM DENSITY GROWTH AREA	45	13
MEDIUM HIGH DENSITY GROWTH AREA	2	-0-
HIGH DENSITY GROWTH AREA	92	26
EMPLOYMENT	-0-	-0-
MINERAL EXTRACTION	-0-	-0-
RURAL CONSERVATION	56	16
RESOURCE PRESERVATION	7	1
INCORPORATED TOWN	139	40
TOTALS:	355	100

BUILDING PERMITS ISSUED – 2012
CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2012	NEW DWELLINGS IN CRITICAL AREA 2012
January	14	-0-
February	21	-0-
March	21	-0-
April	16	1
May	17	-0-
June	19	-0-
July	10	-0-
August	28	-0-
September	14	2
October	28	-0-
November	5	-0-
December	14	-0-
TOTALS:	207	3

2012 REZONINGS

Election District	Owner Name	Zoned	Requested Zoning	Decision
3	Timothy M. & Lori Patterson	UR	BG	Disapproved
4	Persimmon, Inc. & Lime Creek Holding Co. c/o Jesse Fuchs	BI	RM	Approved
5	Gary Newswanger	LDR	BG	Disapproved
6	Joanna B. Crouch	RR	BG	Approved
7	Nicholas E. Barnes and Wendy A. Barchowsky	NAR	LDR	Disapproved
9	David and Lisa Iwersen	RR	NAR	Disapproved

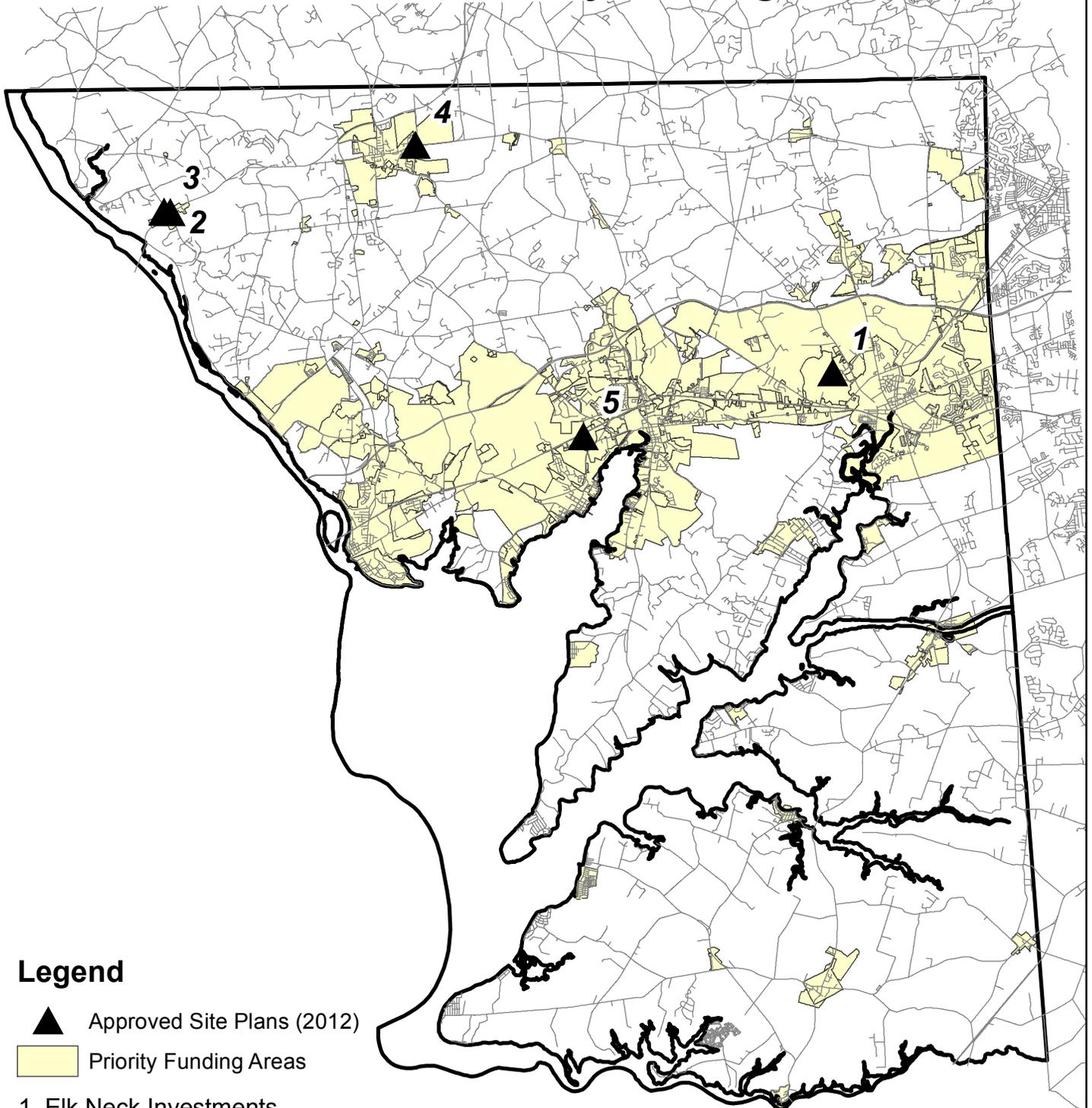
ZONING COMPLAINTS AND VIOLATIONS
2012

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	-0-	-0-
Manufactured Homes (Special Exception)	-0-	-0-
Storage Trailer	4	4
Untagged or Inoperative Vehicles	46	36
Salvage Yards / Ruble Landfill	38	3
Illegal Business Operation	26	12
Setbacks	5	2
RV / Travel Trailers	7	6
Signs	-0-	-0-
Dwelling Conversion	2	-0-
Kennels	2	-0-
Animal Husbandry	4	3
Other – Fencing and Condemned Housing	6	1
COURT CASES	6	6
TOTALS:	146	103

SPECIAL EXCEPTIONS, VARIANCES, APPEALS
2012

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	14	2	2	18
TELECOMMUNICATION	0-	-0-	-0-	-0-
OTHER	6	2	-0-	8
MANUFACTURED HOME				
Agricultural	-0-	-0-	-0-	-0-
Hardship	2	-0-	-0-	2
Security	-0-	-0-	-0-	-0-
Total Special Exceptions				28
VARIANCES	12	3	-0-	15
APPEALS	1	2	-0-	3

2012 Approved Site Plans in relation to Priority Funding Areas



Legend

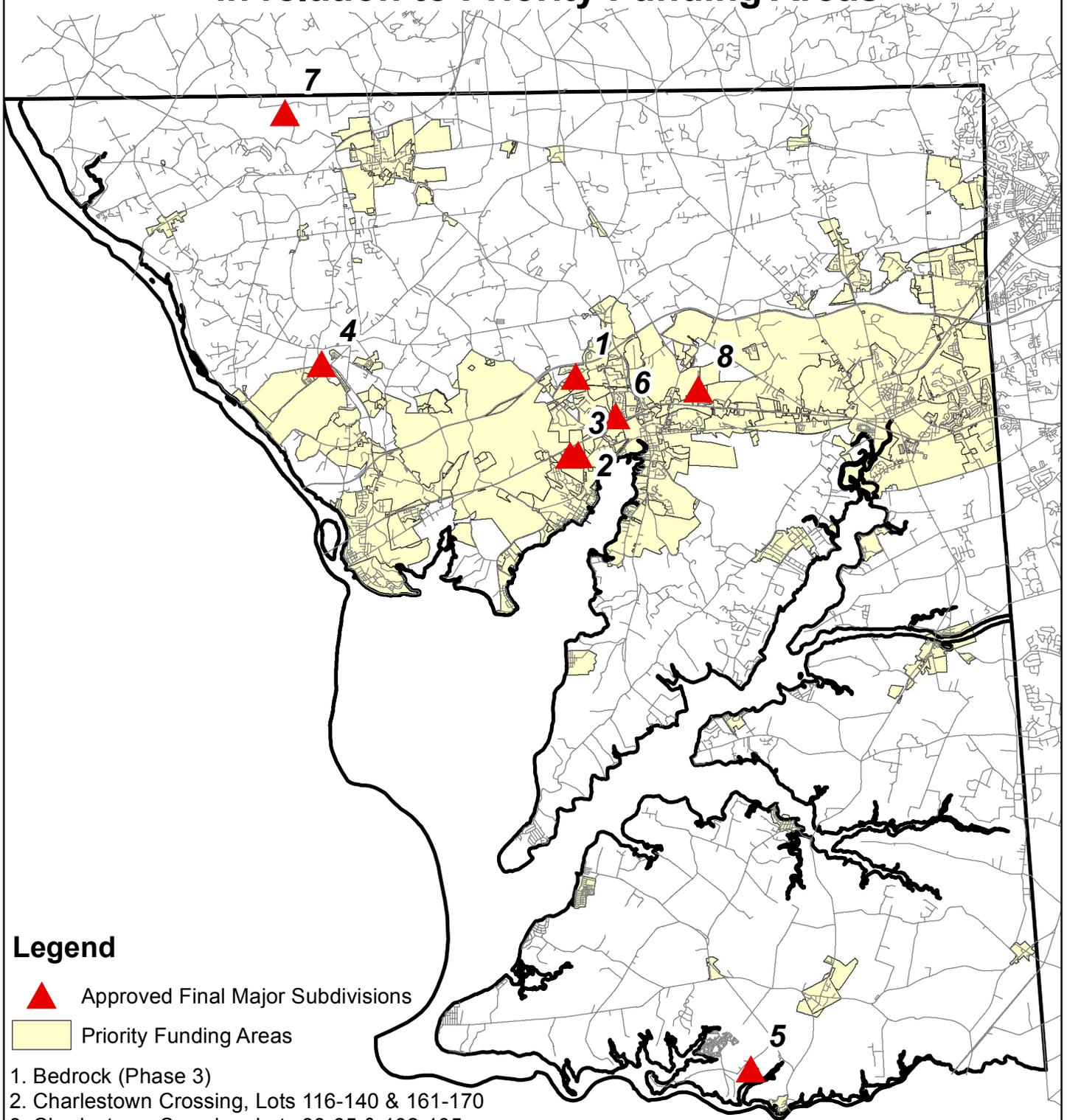
▲ Approved Site Plans (2012)

Priority Funding Areas

1. Elk Neck Investments
2. Oxford Chase (Conowingo Dollar General)
3. West Cecil Health Center
4. Rising Sun Dollar General
5. EJP, LLC salvage yard

Cecil County
Office of Planning & Zoning
January 9, 2013

2012 Approved Final Major Subdivisions in relation to Priority Funding Areas



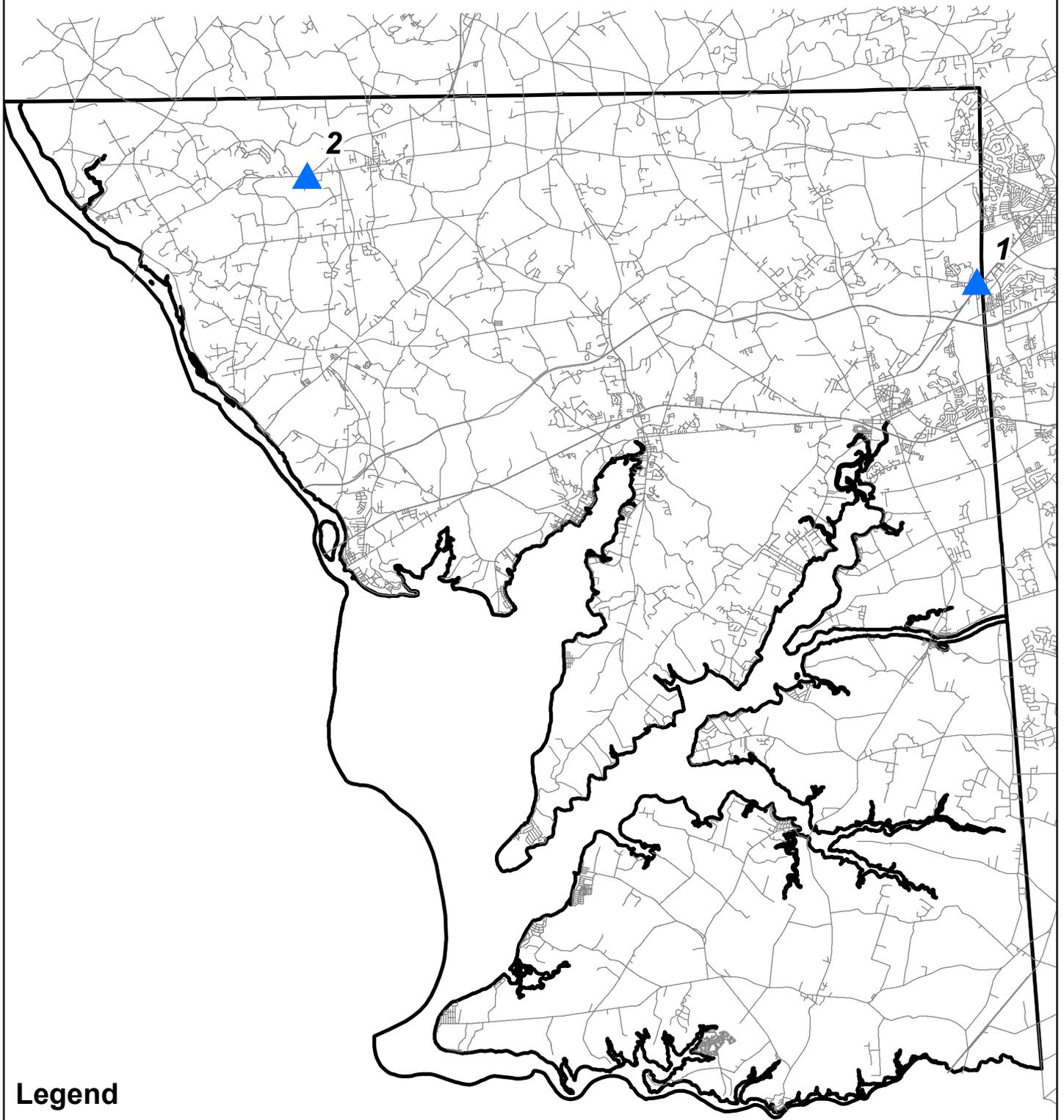
Legend

-  Approved Final Major Subdivisions
-  Priority Funding Areas

1. Bedrock (Phase 3)
2. Charlestown Crossing, Lots 116-140 & 161-170
3. Charlestown Crossing, Lots 38-65 & 102-105
4. Hillwood Manor, Lot 11
5. Knights Court
6. New East Crossing
7. Spring Hill, Lot 5
8. Village of Cecil Woods (Section 2)

Cecil County
Office of Planning & Zoning
January 9, 2013

2012 Approved Rezonings



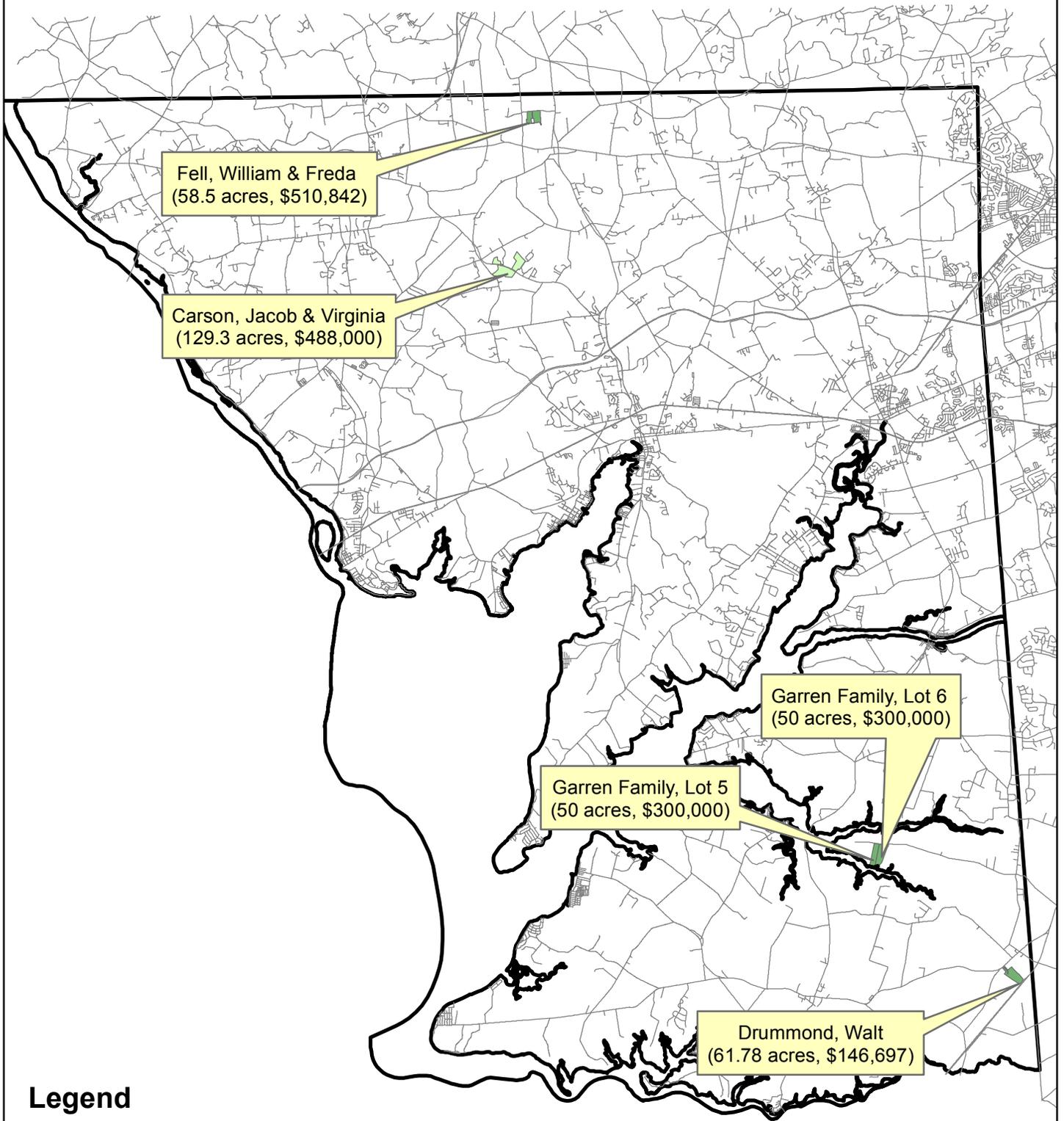
Legend

▲ Approved Rezonings (2012)

1. Persimmon, Inc. & Lime Creek Holding Co. (2012-02), BI to RM
2. Crouch, Joanna (2012-06), RR to BG

Cecil County
Office of Planning & Zoning
January 9, 2013

2012 Agricultural Preservation

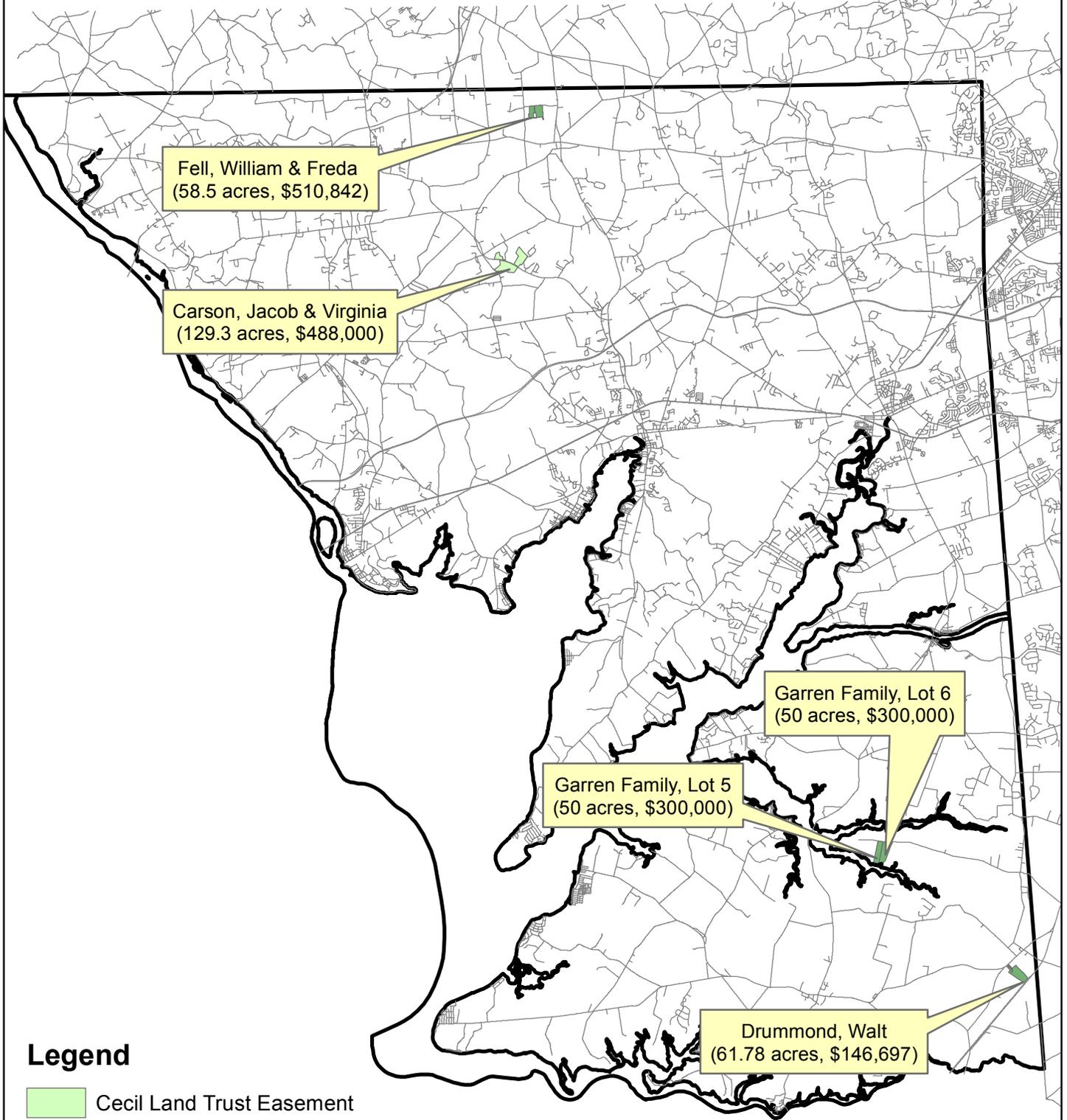


Legend

-  Cecil Land Trust Easement
-  MALPF Easement

Cecil County
Office of Planning & Zoning
January 9, 2013

2012 Agricultural Preservation - Acreage preserved using local ag. preservation monies



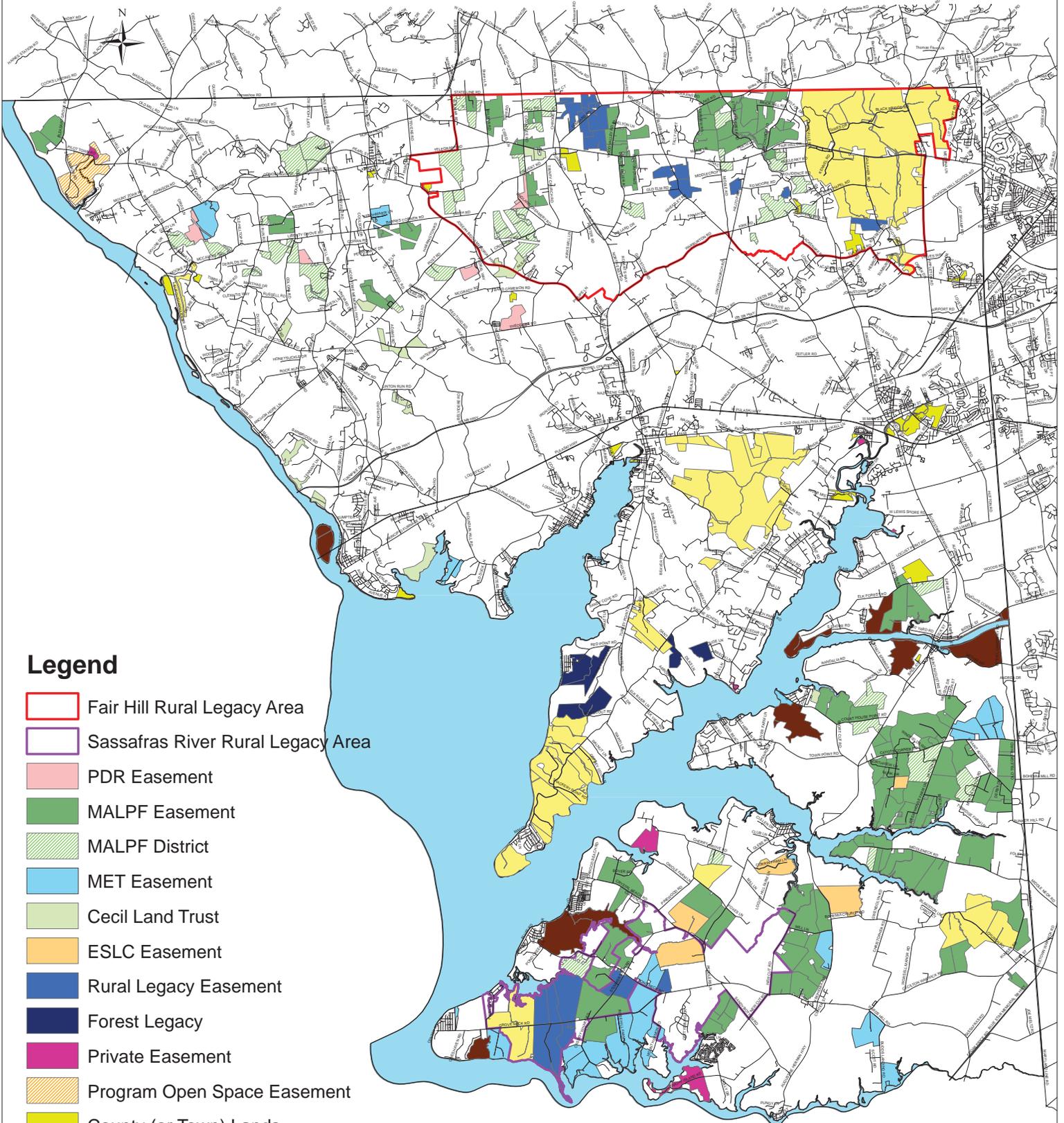
Legend

-  Cecil Land Trust Easement
-  MALPF Easement

The preservation of all five easements shown on this map were partially funded using local ag. preservation monies.

Cecil County
Office of Planning & Zoning
January 9, 2013

Cecil County Protected Lands

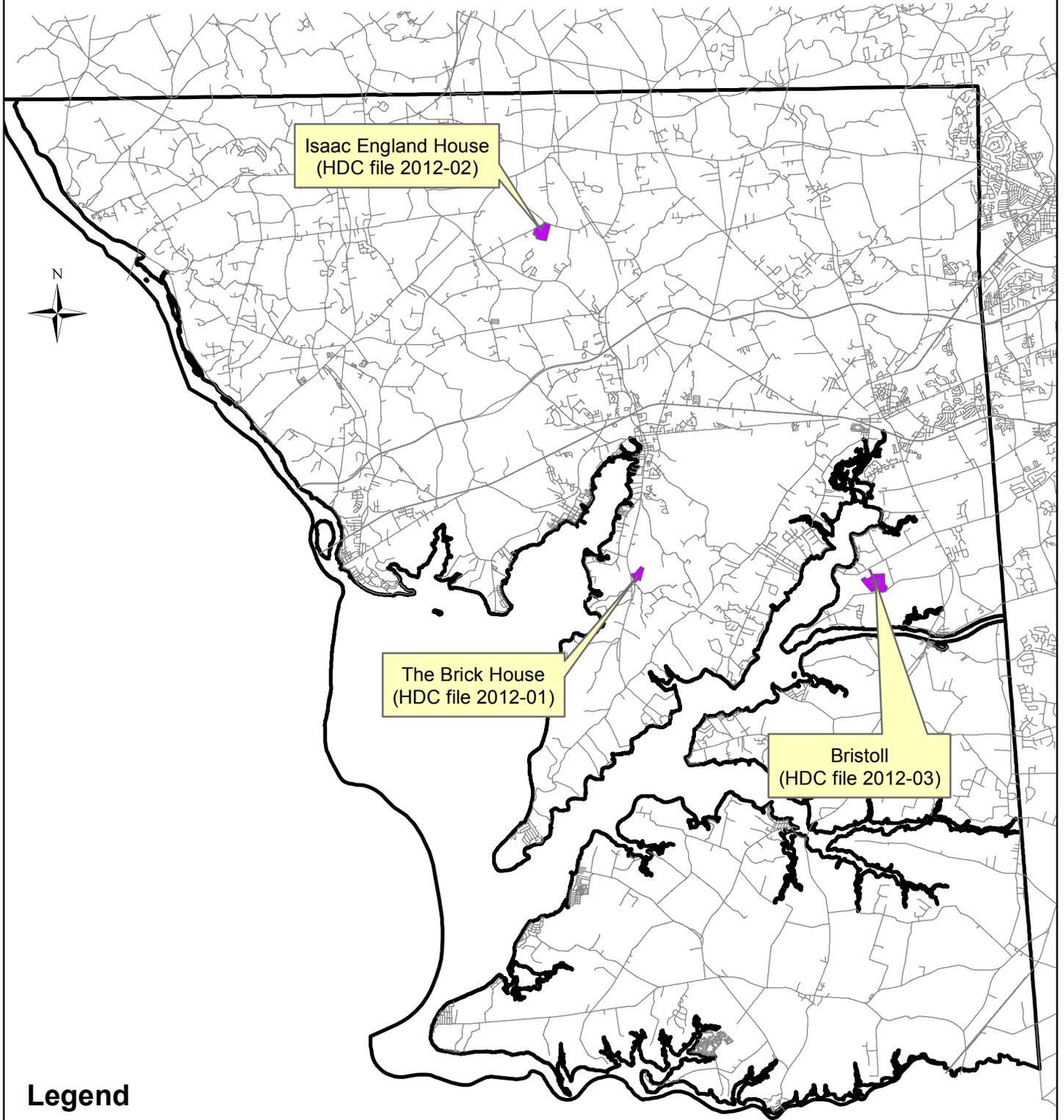


Legend

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



2012 Established Historic Districts



Legend

 Established Historic Districts (2012)

Cecil County
Office of Planning & Zoning
January 9, 2013

ANNUAL REPORT ON SMART GROWTH RELATED CHANGES

Prepared by the Cecil County Planning Commission for the period
January 2012 through December 2012

1. **Development Patterns** – Changes in development patterns that have occurred in the past year:
 - (a) New subdivisions created: Eight (8) major subdivisions were approved which created 125 new lots, 72 apartments, and 14 manufactured home sites. Five (5) minor subdivisions were approved that created ten (10) lots.
 - (b) New building permits issued: 216 building permits were issued for residential construction. 83% of these building permits were located in the County's designated growth area.
 - (c) Zoning map amendments: Two zoning map amendment were 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 no new zoning maps.

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 2013. 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 implementation of the documents adopted as part of the comprehensive rezoning and the zoning maps have permitted the County to 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 2012 through
December 2012

Measures and Indicators

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

83% of the residential building permits were located in the PFA

76% 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 4.83 dwelling units per acre.

Net density outside PFA is 1 dwelling unit per 8.44 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:

143 acres were preserved using Rural Legacy Funding

220 acres were preserved using MALPF funds

Local preservation funds contributed to these easement purchases

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.