

2013 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 2013. 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 2013 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 2013 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 2013, the Cecil County Planning Commission approved or granted extensions for eighteen major subdivision plats. The Planning Commission reviewed ten final major subdivision applications, of which eight were granted final approval creating 97 new lots. Two previously approved final plats were revised for modification purposes and did not create any additional dwelling units. There were no new concept or preliminary plats reviewed or approved by the Planning Commission, but six previously approved preliminary plats and two previously approved concept plats were granted extensions by the Planning Commission. Election District 5 was the most active with 7 final approvals creating 93 lots. Ninety-Nine percent (99%) of all final approvals occurred within the County's growth area.

Minor Subdivisions – The Office of Planning & Zoning approved twenty-three minor subdivisions in 2013. Three approvals created six lots. The remainder of approvals were add-ons or agricultural transfers. The most active election district was the ninth election district with five approvals creating two lots.

Site Plans – A total of four site plans were approved by the Office of Planning & Zoning for commercial, industrial, or institutional development in 2013.

Historic District Applications – The Historic District Commission and the Planning Commission made recommendations on one nomination for historic designation in 2013.

Rezoning – The Planning Commission made recommendations on four rezoning requests. Two rezoning requests were eventually withdrawn, and two were disapproved by the County Council.

Agricultural Preservation – 483 acres had their development rights purchased by either the State, County, or private land trust in 2013 to permanently preserve the land. A total of 25,591 acres have been preserved for agricultural purposes. This acreage total includes land preserved through Rural Legacy programs and private land trusts.

Special Exceptions – The Planning Commission and Board of Appeals heard 17 requests for special exceptions in 2013. The Board of Appeals approved 16 applications.

Variances & Appeals – The Board of Appeals heard 23 requests for variances in 2013. The Board approved 19 requests. One appeal of an administrative decision was heard in 2013, and the Board affirmed the decision.

Building Permits – The Office of Planning & Zoning reviewed 313 building permits for new dwellings in 2013. One new dwelling was in the Chesapeake Bay Critical Area. The estimated value of construction was \$59.9 million. There were 819,587 square feet of residential space constructed in 2013. 81% of the building permits issued were in the designated growth area.

Zoning Violations – The Office of Planning & Zoning investigated 151 zoning complaints in 2013. These investigations revealed 98 violations.

THE CECIL COUNTY PLANNING COMMISSION

2013 Members:

Mr. B. Patrick Doordan, Chairman

Mr. Geoffrey Doyle

Mr. A. Chad Johnston*

Mr. Bill Miners

Mr. Thomas Mullen

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

2013 Members:

Mr. David Willis, Chairman

Mr. James Eder

Mr. Mike Kline*

Mr. Mike Linkous

Mr. Eric Marshall*

Mr. Mark Saunders

Mr. William Jeanes, Alternate*

Mr. Cecil Shannon Whitley, Alternate*

Mr. Cameron Brown – 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

2013 Members:

Bob Miller, Chairman

Mr. Stephen Balderston

Mr. David P. Davis, III

Ms. Mary Halsey

Ms. Shelley Hastings

*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

2013 Members:

Ms. Patricia Folk, Chairperson

Mr. Michael W. Dawson*

Mr. Milt Diggins

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

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

2013 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

2013 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

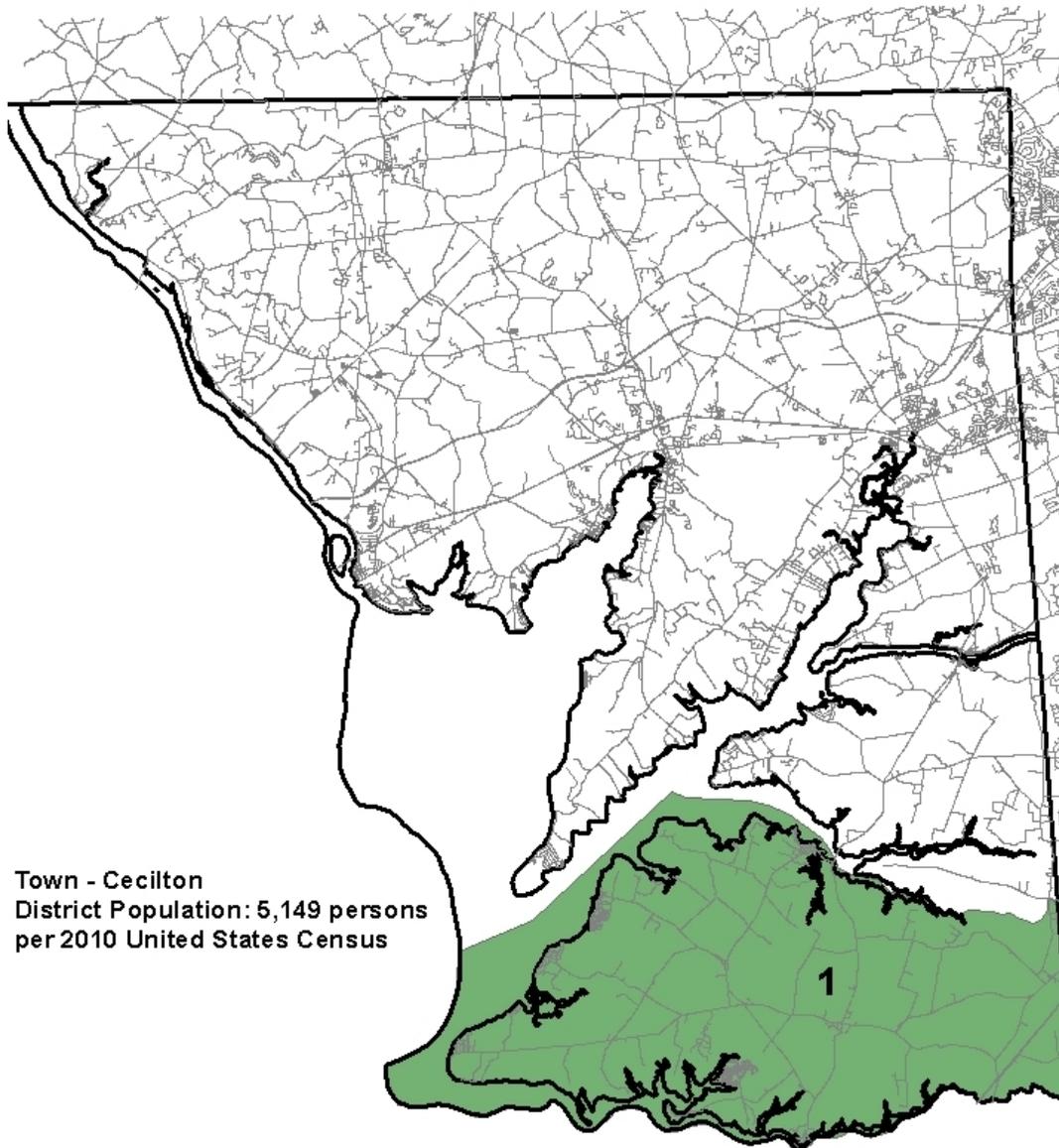
Eric Shertz – Plans Reviewer

*Partial Year

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



Four minor subdivisions created two new lots.

No concept plats were approved.

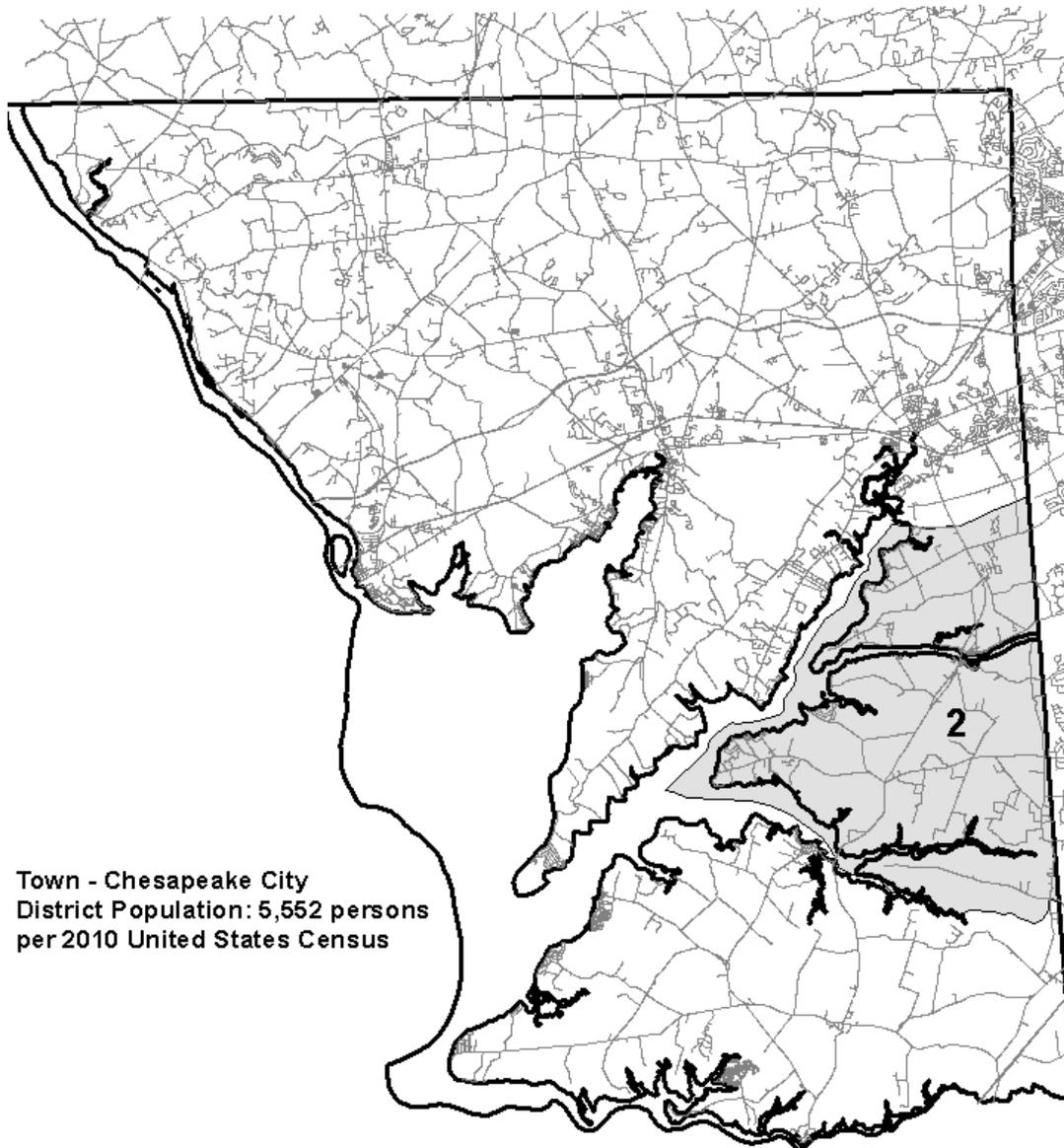
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

62 building permits were issued for apartment construction with an estimated value of \$5,430,420.

Election District #2 - Chesapeake City



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

One minor subdivision created no new lots.

No concept plats were approved.

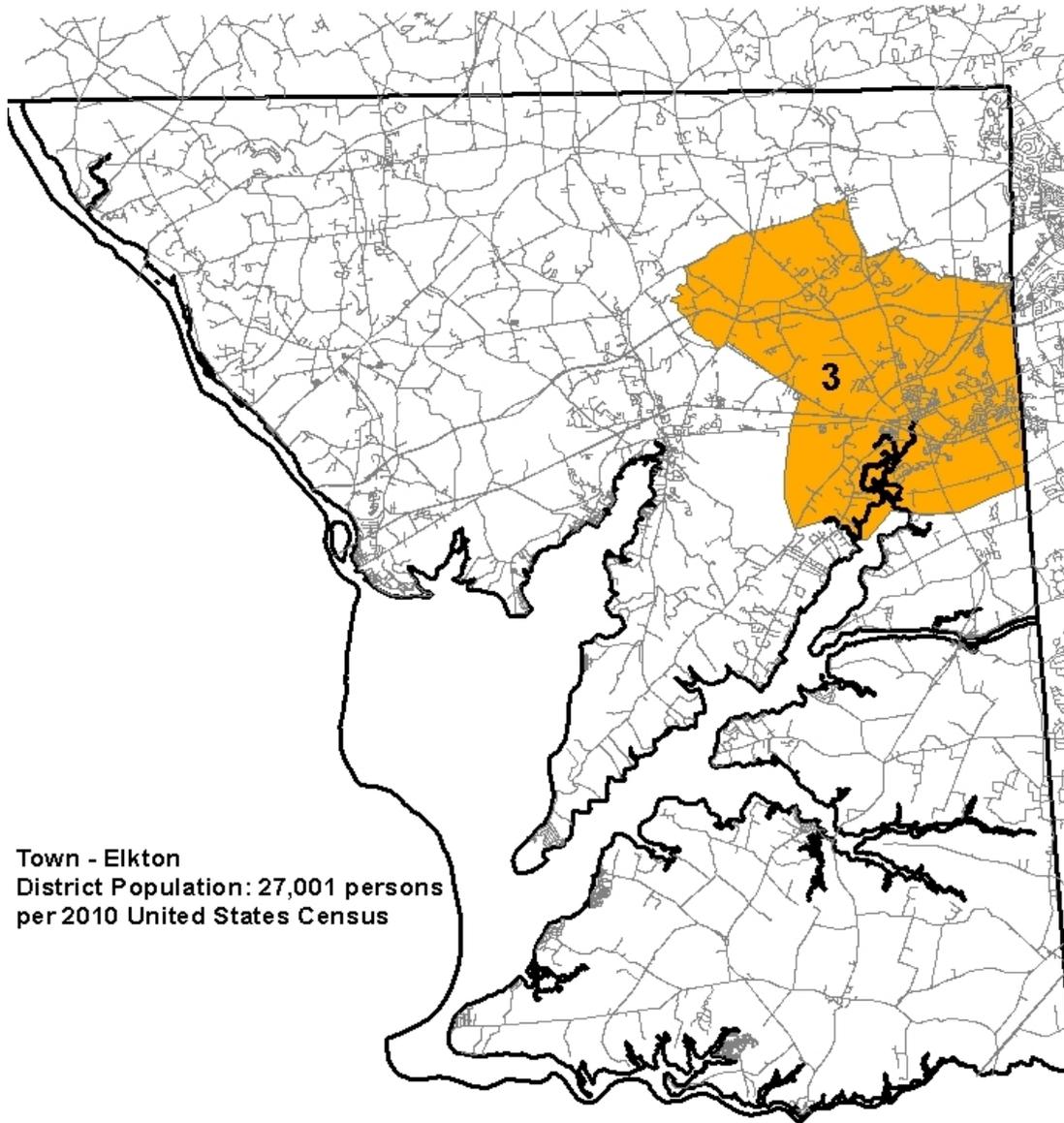
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Two building permits were issued for residential construction with an estimated value of \$2,154,670.

Election District #3 - Elkton



One minor subdivision created two new lots.

No concept plats were approved.

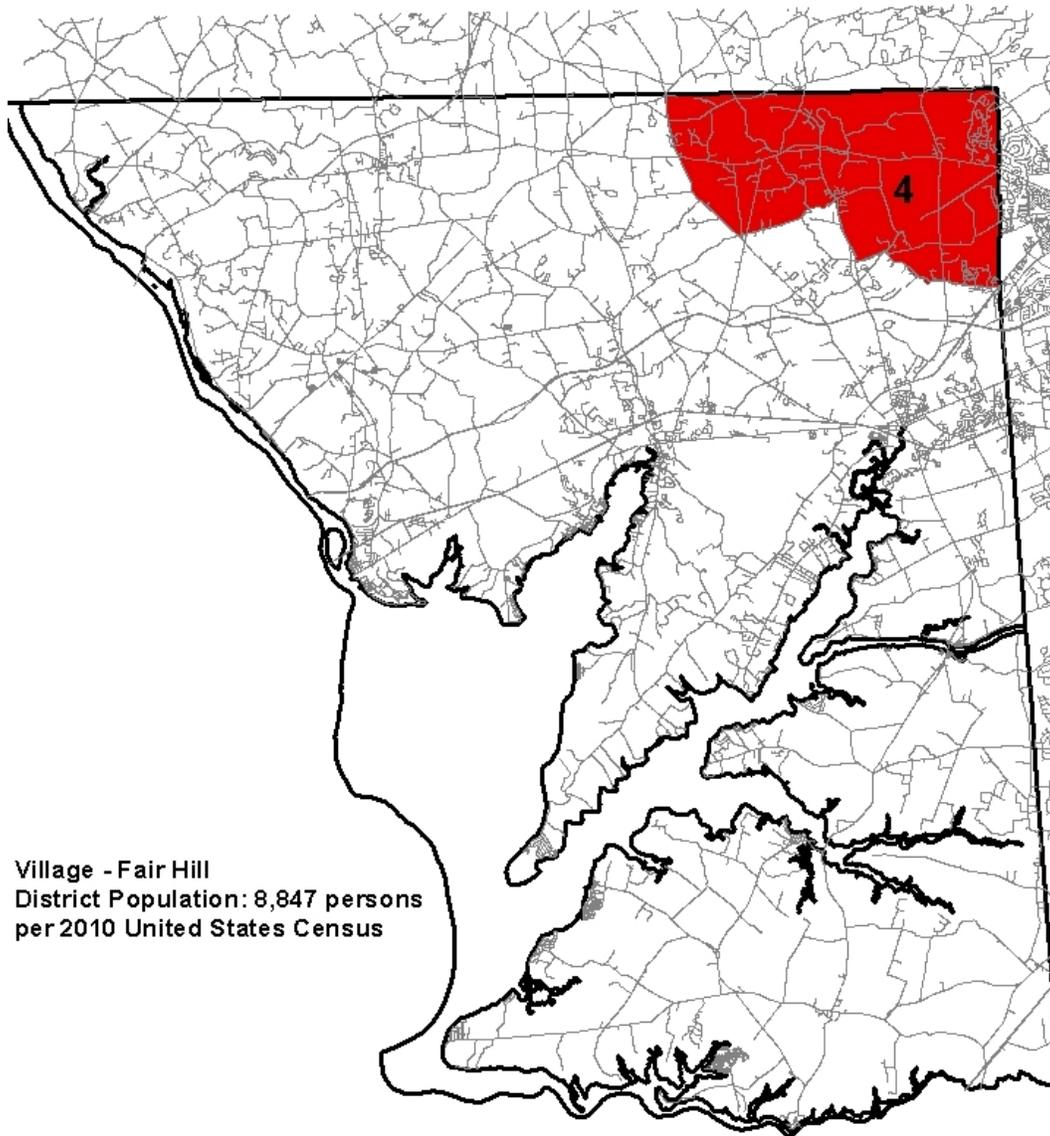
No preliminary plats were approved.

One final plat, creating four new lots, was approved.

No site plans were approved.

86 building permits were issued for residential construction with an estimated value of \$12,891,960.

Election District #4 - Fair Hill



Four minor subdivisions created no new lots.

No concept plats were approved.

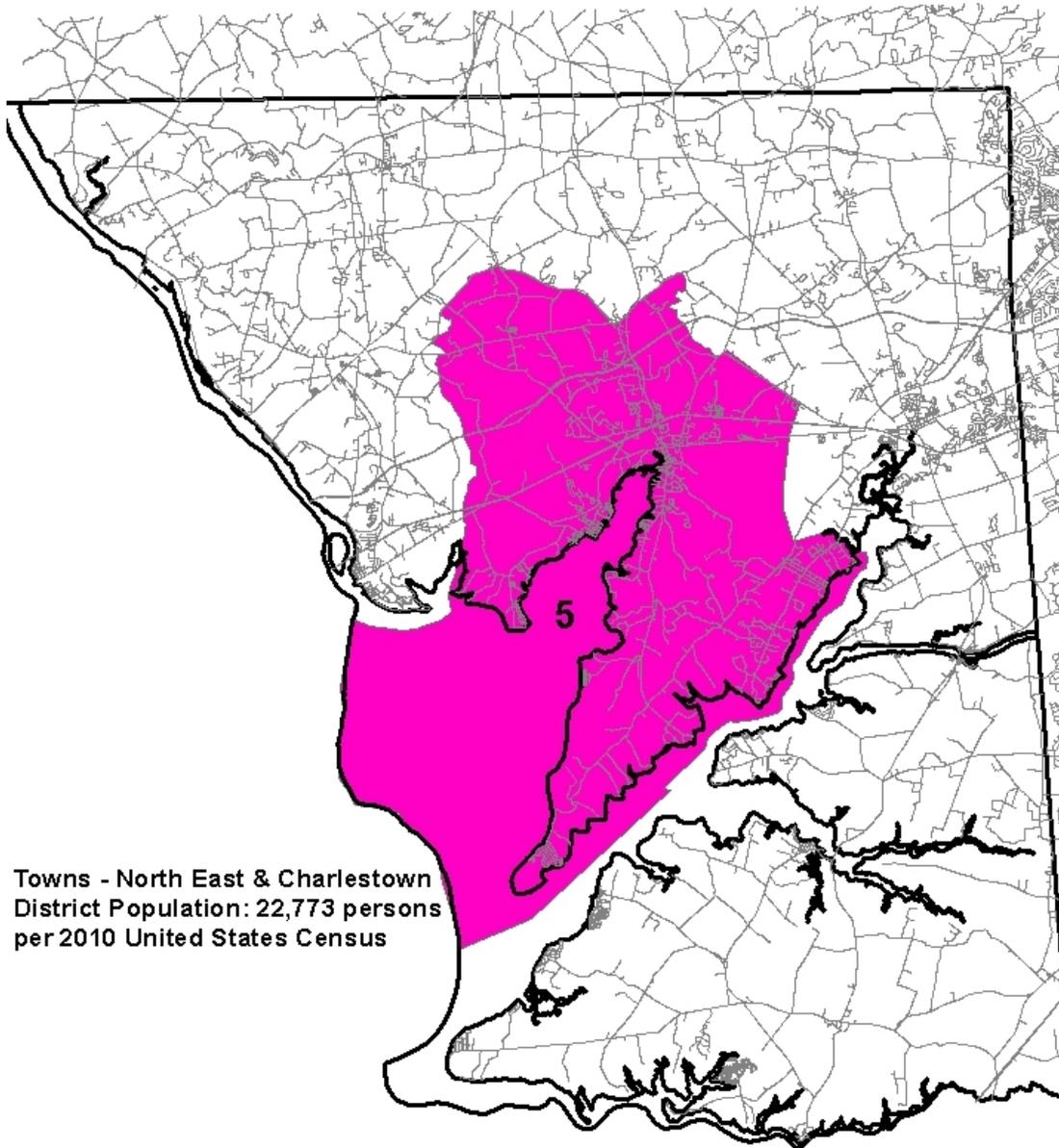
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

20 building permits were issued for residential construction with an estimated value of \$4,539,990.

Election District #5 - North East



Four minor subdivisions created no new lots.

No concept plats were approved.

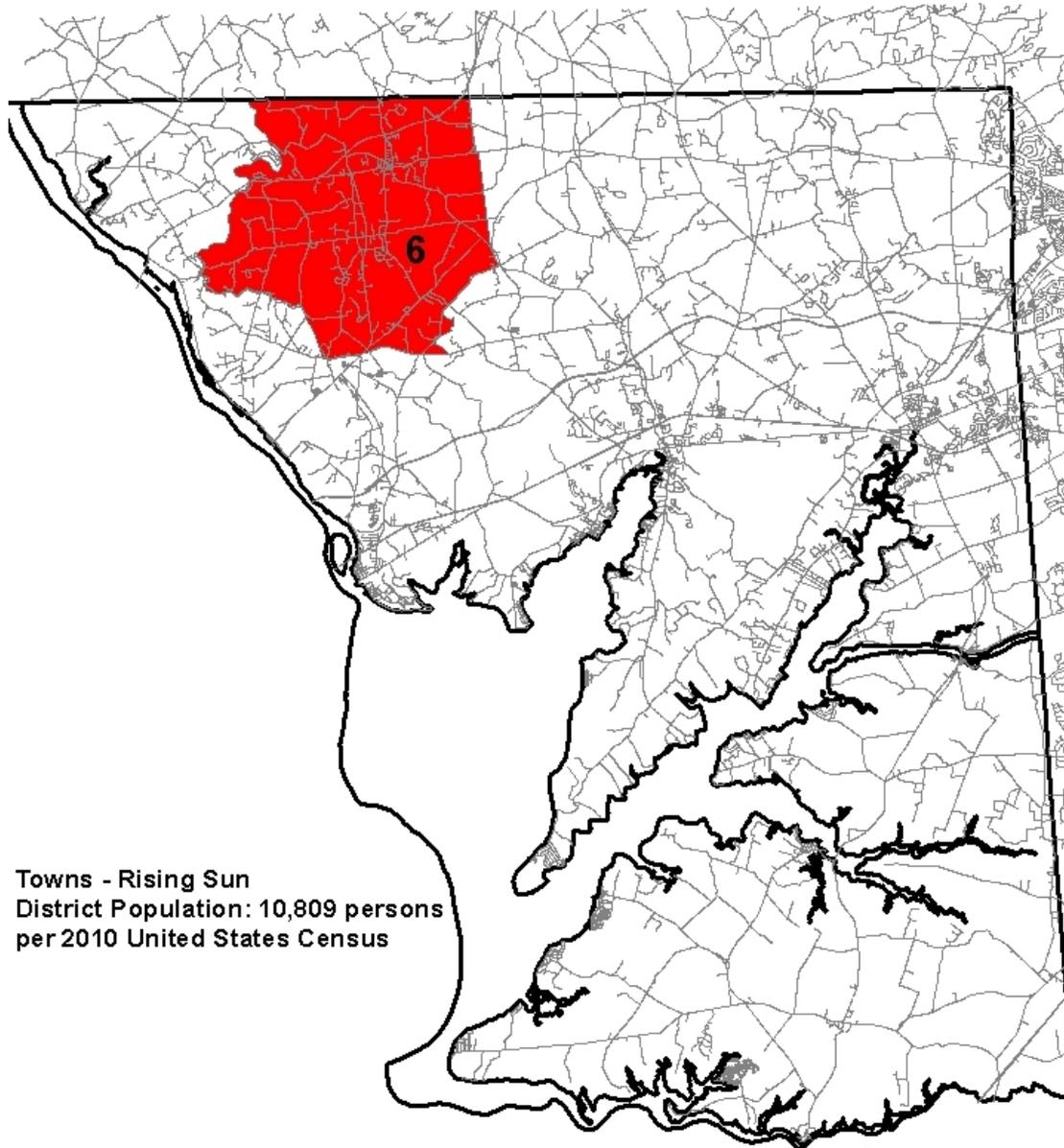
No preliminary plats were approved.

Seven final plats, creating 93 new lots, were approved.

Three site plans were approved.

104 building permits were issued for residential construction with an estimated value of \$22,379,140.

Election District #6 - Rising Sun



Three minor subdivisions created no new lots.

No concept plats were approved.

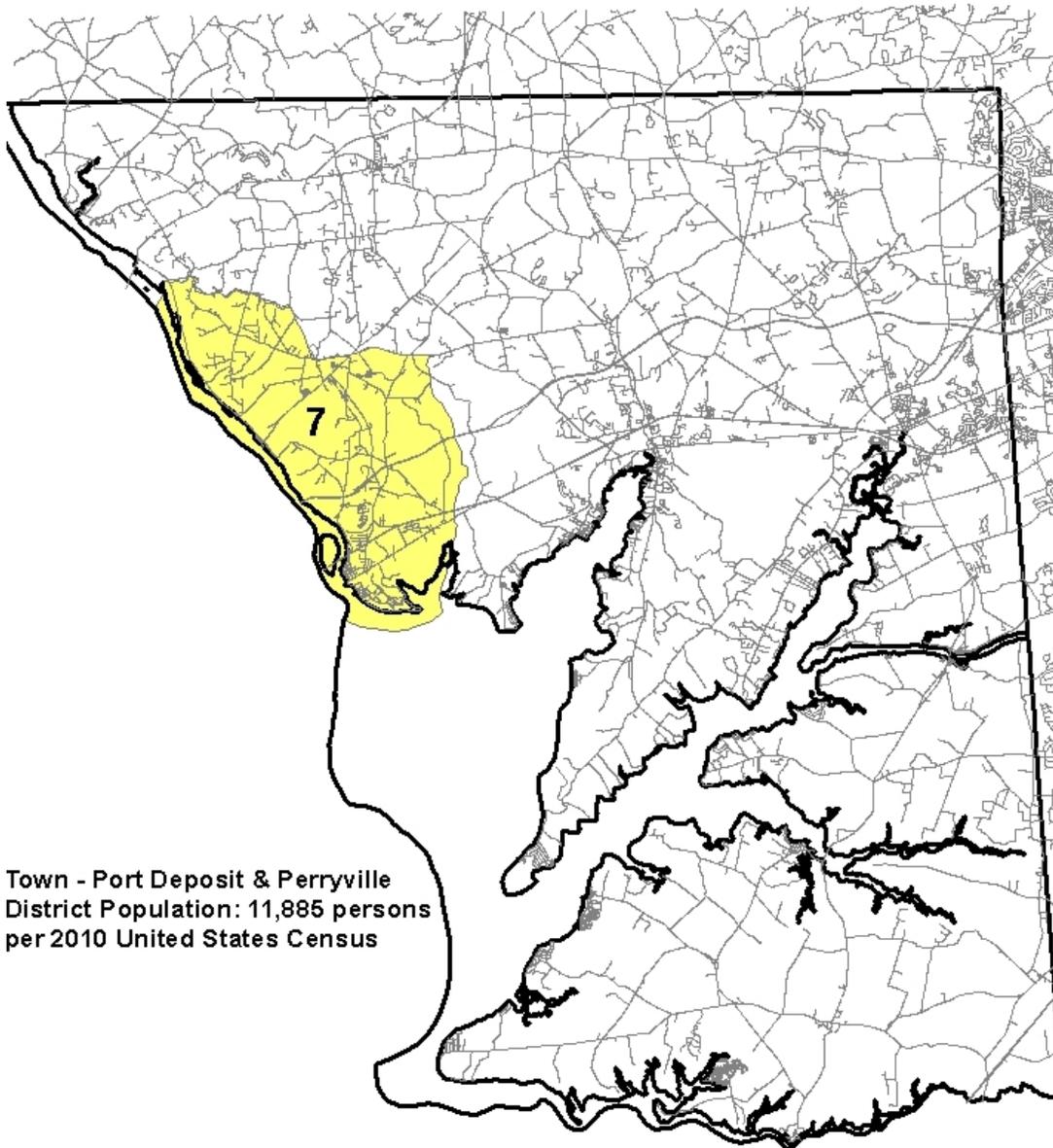
No preliminary plats were approved.

No final plats were approved.

One site plan was approved.

11 building permits were issued for residential construction with an estimated value of \$3,764,950.

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.

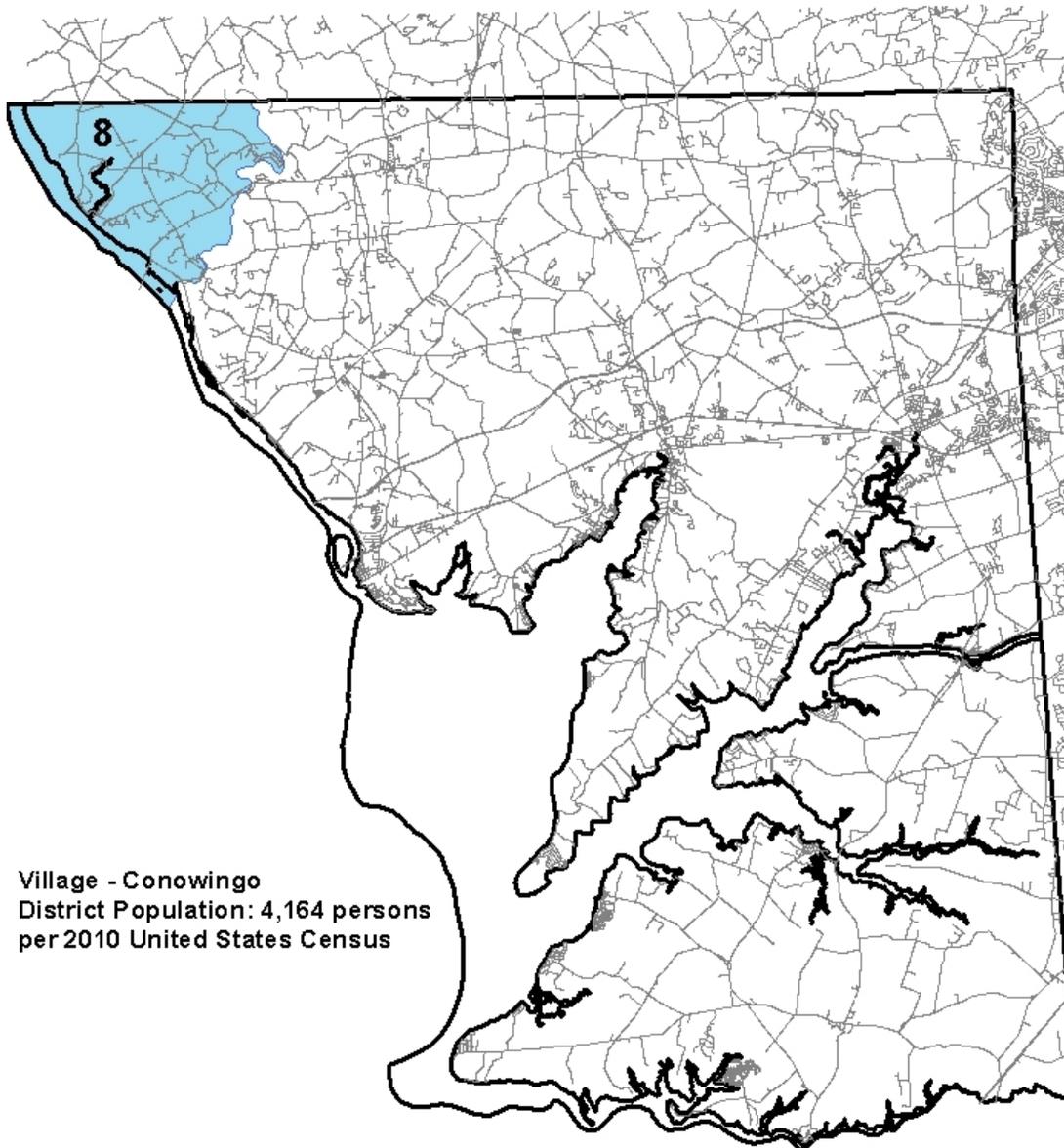
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

23 building permits were issued for residential construction with an estimated value of \$7,529,340.

Election District #8 - Conowingo



One minor subdivision created one new lot.

No concept plats were approved.

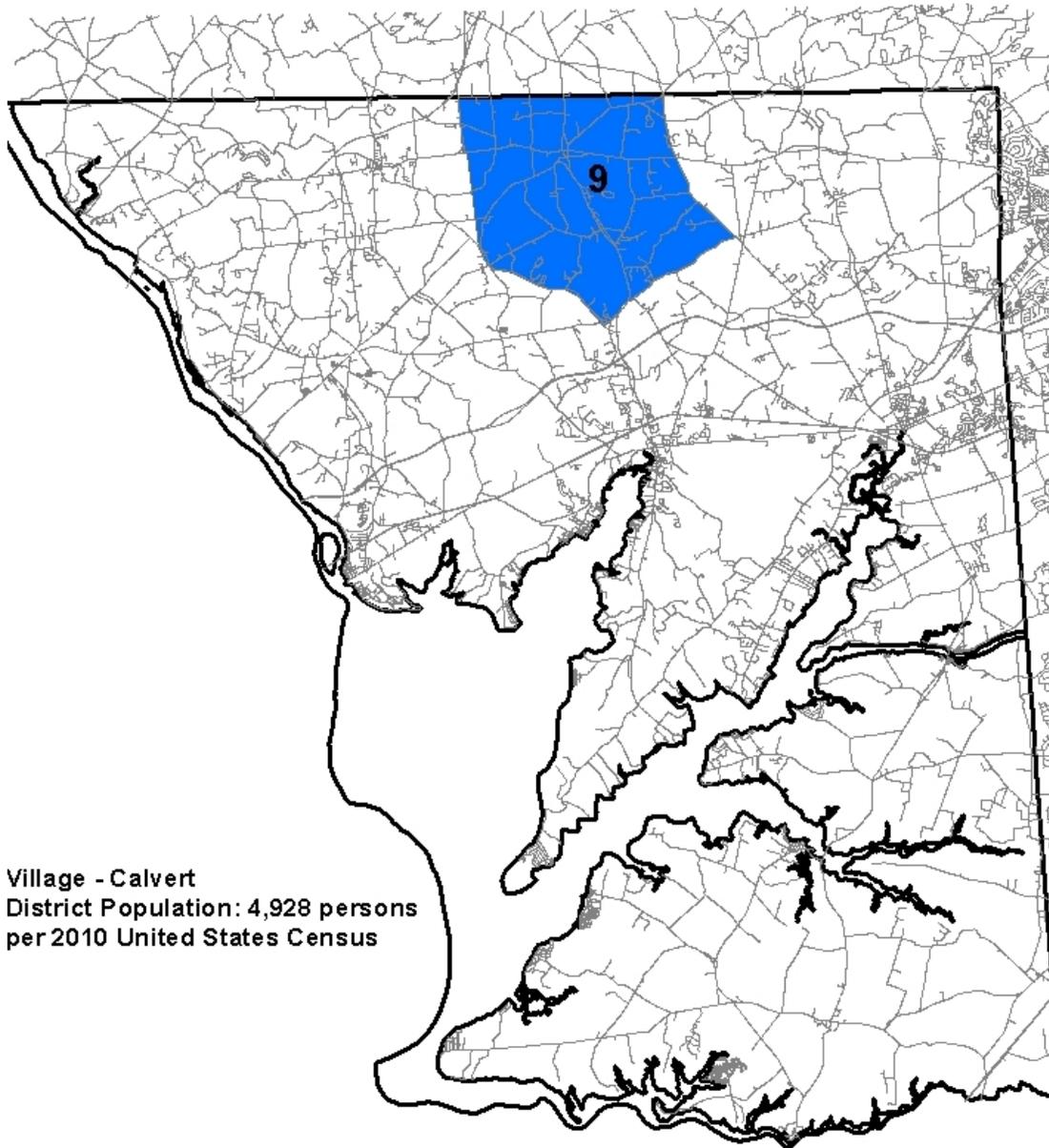
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Two building permits were issued for residential construction with an estimated value of \$285,260.

Election District #9 - Calvert



Five 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.

Three building permits were issued for residential construction with an estimated value of \$976,990.

Applications Processed

In 2013, eighteen (18) major subdivision plats were approved or granted extensions by the Cecil County Planning Commission. The Planning Commission reviewed ten (10) final major subdivision applications which eight (8) were granted final approval creating ninety-seven (97) new lots. Two previously approved final plats were revised for modification purposes and did not create any additional dwelling units. There were no concept or preliminary plats reviewed or approved by the Planning Commission, but six (6) previously approved preliminary plats and two (2) previously approved concept plats were granted extensions by the Planning Commission. The Fifth Election district was the most active with 7 final approvals creating 93 lots. Ninety-Nine percent (99%) of all final approvals occurred within the County's growth area.

The Office of Planning & Zoning approved twenty-three (23) minor subdivisions in 2013. Three (3) approvals created six (6) lots. The remainder of approvals were add-on's or agricultural transfers. The most active election district was the ninth election district with five approvals creating two 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 2013, 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 43-60	5	RM	18	MGA
Behnke, Eric (Lands of), 1 Lot	5	NAR	1	RCD
Chesapeake Club Condominium, Final Plat, Section One, Phase 13, Lot 39	5	RM	1	HGA
Chesapeake Club Fairway Links, Area H-3, Lot 314-331	5	RM	18	HGA
Fletchwood Station, Lots 1-4	3	RM	4	MHGA
Mank's Pond, Lots 5-35	5	LDR	31	LGA
North Creek Run (fka Silverado), Phase 2, Lots 28-49	5	RM	22	MHGA
Peninsula Industrial Park, 2 Lots	5	M1	2	EMP

Preliminary Plat

In 2013, the Cecil County Planning Commission did not review or approve any preliminary major subdivision applications.

Concept Plat

In 2013, the Cecil County Planning Commission did not review or approve any concept major subdivision applications.

Minor Subdivisions

In 2013, the Office of Planning & Zoning approved the following minor subdivision applications.

APPLICANT NAME	ELECTION DISTRICT	ZONING	LAND USE	NUMBER OF LOTS
Asti, Francis Jos., Francis Jeff. & Doris	4	BG & LDR	LGA	0
Ayers, Paul & Kathleen	6	NAR	RCD	0
Barrow, Donald A.	5	NAR	RCD	0
Bay Boat Works	5	LDR	LGA	0
Bohemia Stable, LLC	2	SAR	RPD	0
Catholic Diocese Foundation	8	NAR & RR	RCD	0
Cherry Grove, LLC	1	SAR	RPD	0
Cross, Joseph et ux	4	LDR	EMP	0
Demond, E. Leon	5	RR & NAR	RCD	0
DeSoto, Vaughn & Leslie	1	RR	RCD	0
Dudkewitz, Walter	4	LDR	LGA	0
Eckroade, Robert & Carlene	6	NAR	RCD	0
England, William & Lisa et al	9	NAR	RCD	2
Hooper, Ralph W. et ux	1	SAR	RPD	2
Jackson, Woodlan et al	5	MB & LDR	LGA	0
Jourdan, Ella	9	VR & NAR	RCD	0
Meulenberg, Andre	9	NAR	RCD	0
Miller, J. Madison & Verna M.	9	NAR	RCD	0
Miller, Mark (Life Estate)	9	VR & NAR	RCD	0
Schuler, William & Tamsey	4	LDR	LGA	0
Tenby Ridge Joint Venture, LP	3	RM	HGA	2
Weseed, LLC	6	NAR & RR	RCD	0
Worsell Manor, LLC	1	SAR	RPD	0

Applications Processed - Election District

Final Plat	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	0	0	0.00
	2	0	0	0.00
	3	1	4	4.12
	4	0	0	0.00
	5	7	93	95.88
	6	0	0	0.00
	7	0	0	0.00
	8	0	0	0.00
	9	0	0	0.00
	Total	8	97	100

Minor Subdivisions	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	4	2	33.33
	2	1	0	0.00
	3	1	2	33.33
	4	4	0	0.00
	5	4	0	0.00
	6	3	0	0.00
	7	0	0	0.00
	8	1	0	0.00
	9	5	2	33.33
Total	23	6	100	

Applications Processed - 2010 Land Use Districts

Final Plat	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	1	1	1.03
	RPD	0	0	0.00
	LGA	1	31	31.96
	MGA	1	18	18.56
	MHGA	2	26	26.80
	HGA	2	19	19.59
	RMU	0	0	0.00
	EMU	0	0	0.00
	EMP	1	2	2.06
	MED	0	0	0.00
	Total	8	97	100

Minor Subdivisions	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	12	2	33.33
	RPD	4	2	33.33
	LGA	5	0	0.00
	MGA	0	0	0.00
	MHGA	0	0	0.00
	HGA	1	2	33.33
	RMU	0	0	0.00
	EMU	0	0	0.00
	EMP	1	0	0.00
	MED	0	0	0.00
	Total	23	6	100

Site Plans

A total of four major site plans were approved by the Office of Planning and Zoning for commercial, industrial, and institutional development in 2013.

<i>Date Approved</i>	<i>NAME</i>	<i>Adjoining Roads</i>	<i>ED</i>	<i>Zoning</i>	<i>Proposed Use</i>
3/13/2013	Wagner & Associates	North Hills Drive	6	BG	Office Building
4/26/2013	Cecil College Math Building	Route 274	5	ST	Education Building
7/17/2013	MBI Welch	Route 40	5	BG	Retail Store
11/25/2013	Church of Jesus Christ of Latter Day Saints	Foster Lane	5	ST	House of Worship

Residential Building Permit Activity - 2013

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONSTRUCTION COST
1	Apartments	62	60,338	\$5,430,420
	TOTALS	62	60,338	\$5,430,420
2	Dwellings	2	30,781	\$2,154,670
	TOTALS	2	30,781	\$2,154,670
3	Dwellings	28	115,621	\$8,093,470
	Apartments	53	51,145	\$4,603,050
	Mobile Homes	5	4,886	\$195,440
	TOTALS	86	171,652	\$12,891,960
4	Dwellings	9	44,366	\$3,105,620
	Townhouses	5	9,860	\$788,800
	Apartments	6	7,173	\$645,570
	TOTALS	20	61,399	\$4,539,990
5	Dwellings	52	221,538	\$15,507,660
	Mobile Homes	11	21,927	\$877,080
	Townhouses	41	74,980	\$5,994,400
	TOTALS	104	315,395	\$22,379,140
6	Dwellings	11	53,785	\$3,764,950
	TOTALS	11	53,785	\$3,764,950

7	Dwellings	23	107,562	\$7,529,340
	TOTALS	23	107,562	\$7,529,340
8	Dwellings	1	3,218	\$225,260
	Mobile Homes	1	1,500	\$60,000
	TOTALS	2	4,718	\$285,260
9	Dwellings	3	13,957	\$976,990
	TOTALS	3	13,957	\$976,990
		313	819,587	\$59,952,720

RESIDENTIAL BUILDING PERMITS ISSUED IN 2013
BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
EMPLOYMENT MIXED USE	-0-	-0-
RESIDENTIAL MIXED USE	-0-	-0-
LOW DENSITY GROWTH AREA	4	1%
MEDIUM DENSITY GROWTH AREA	41	13%
MEDIUM HIGH DENSITY GROWTH AREA	-0-	-0-
HIGH DENSITY GROWTH AREA	65	21%
EMPLOYMENT	-0-	-0-
MINERAL EXTRACTION	-0-	-0-
RURAL CONSERVATION	56	18%
RESOURCE PRESERVATION	2	1%
INCORPORATED TOWN	145	46%
TOTALS:	313	100%

of permits in designated growth area = 255 (81% of total)

BUILDING PERMITS ISSUED – 2013
CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2013	NEW DWELLINGS IN CRITICAL AREA 2013
January	9	-0-
February	11	-0-
March	18	-0-
April	16	-0-
May	21	-0-
June	11	-0-
July	21	1
August	11	-0-
September	15	-0-
October	12	-0-
November	9	-0-
December	10	-0-
TOTALS:	164	1

2013 REZONINGS

Election District	Owner Name	Zoned	Requested Zoning	Decision
2	Capital Development Partners, LLC	SAR	BG	Disapproved
3	ACDH Maryland, LLC	RM	BG	Disapproved
4	Anthony & Sharon Nonn	LDR	ST	Withdrawn
5	Eustace W. Mita	LDR	RM	Withdrawn

ZONING COMPLAINTS AND VIOLATIONS
2013

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	2	1
Manufactured Homes (Special Exception)	-0-	-0-
Storage Trailer	3	2
Untagged or Inoperative Vehicles	45	36
Salvage Yards / Ruble Landfill	44	36
Illegal Business Operation	20	9
Setbacks	5	1
RV / Travel Trailers	10	3
Signs	1	-0-
Dwelling Conversion	4	-0-
Kennels	1	-0-
Animal Husbandry	7	3
Other – Fencing and Condemned Housing	3	1
COURT CASES	6	6
TOTALS:	151	98

SPECIAL EXCEPTIONS, VARIANCES, APPEALS
2013

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	7	-0-	1	8
TELECOMMUNICATION	1	-0-	-0-	1
OTHER	7	-0-	-0-	7
MANUFACTURED HOME				
Agricultural	1	-0-	-0-	1
Hardship	-0-	-0-	-0-	-0-
Security	-0-	-0-	-0-	-0-
Total Special Exceptions				
	16	0	1	17
VARIANCES	19	2	2	23
APPEALS	1	0	0	1

ANNUAL REPORT ON SMART GROWTH RELATED CHANGES

Prepared by the Cecil County Planning Commission for the period
January 2013 through December 2013

1. **Development Patterns** – Changes in development patterns that have occurred in the past year:
 - (a) New subdivisions created: Eight major subdivisions were approved which created 97 new lots. Three minor subdivisions were approved that created six lots.
 - (b) New building permits issued: 313 building permits were issued for residential construction. 81% of these building permits were located in the County’s designated growth area.
 - (c) Zoning map amendments: No zoning map amendments were approved.
 - (d) Zoning text amendments that resulted in changes in development patterns: Three 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 new Master Water and Sewer Plan in 2014. 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 2013 through
December 2013

Measures and Indicators

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

81% of the residential building permits were located in the PFA

65% of the new lots (63 of the 97 total new lots) were located in the PFA

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

Net density in PFA is 1.66 dwelling units per acre.

Net density outside PFA is 1 dwelling unit per 2.60 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:

483 acres were preserved using Rural Legacy (Cecil Land Trust) Funding

No 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

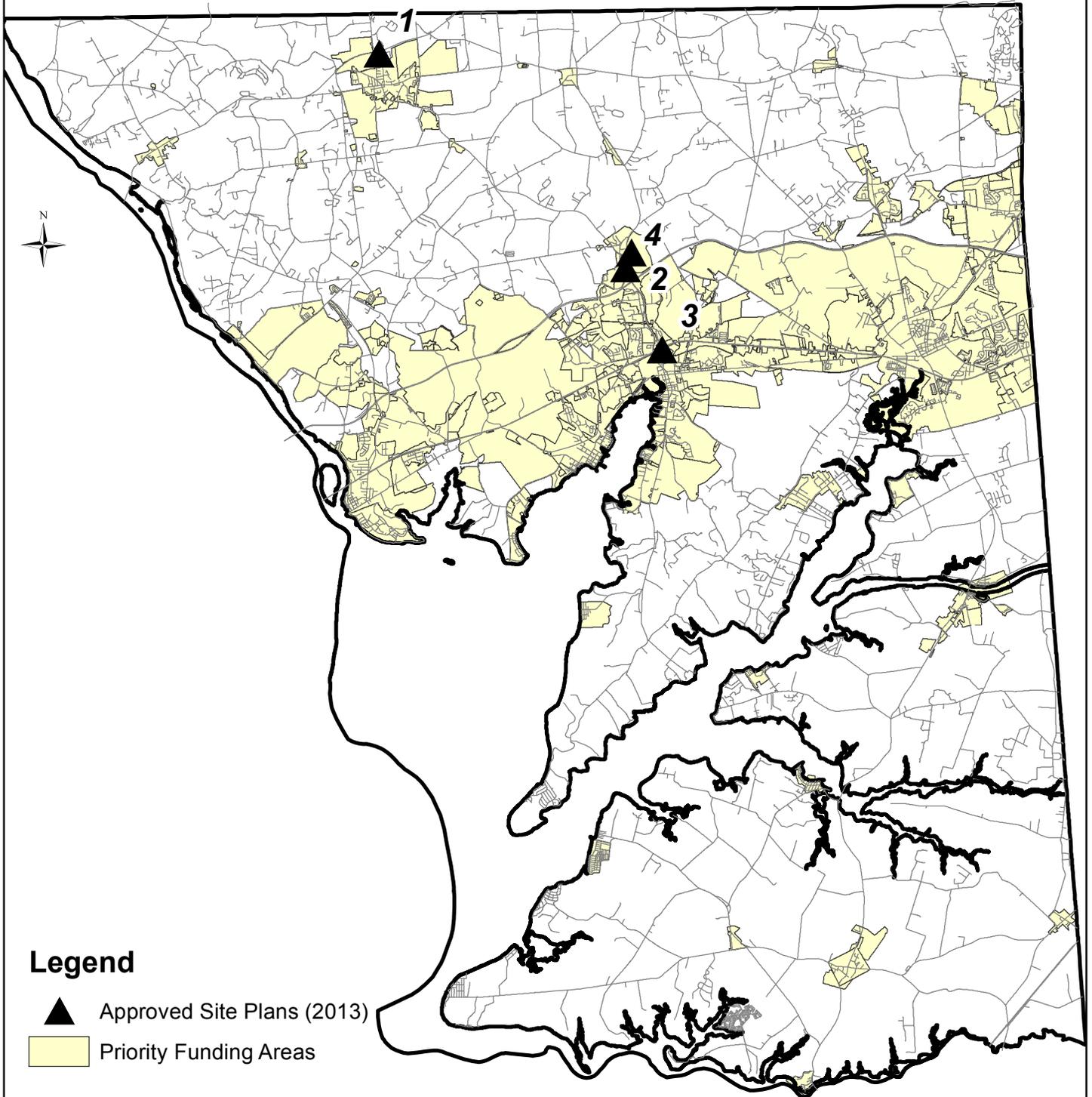
Resources necessary for infrastructure inside the PFA and land preservation outside the PFA:

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.

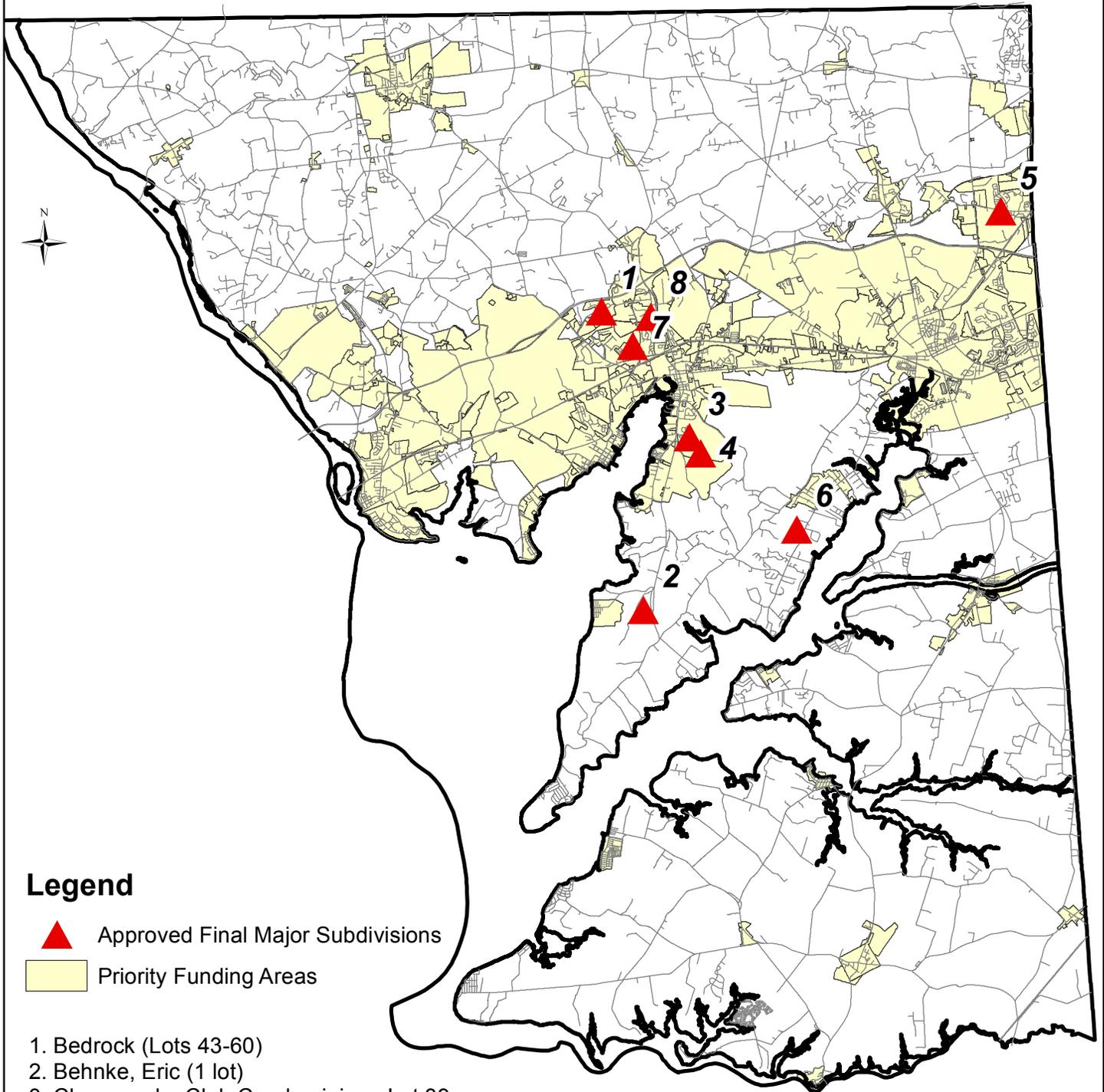
2013 Approved Site Plans in relation to Priority Funding Areas



1. Wagner & Associates
2. Cecil College Engineering & Math Building
3. MBI Welch
4. Church of Jesus Christ of Latter Day Saints

Cecil County
Office of Planning & Zoning
January 6, 2014

2013 Approved Final Major Subdivisions in relation to Priority Funding Areas



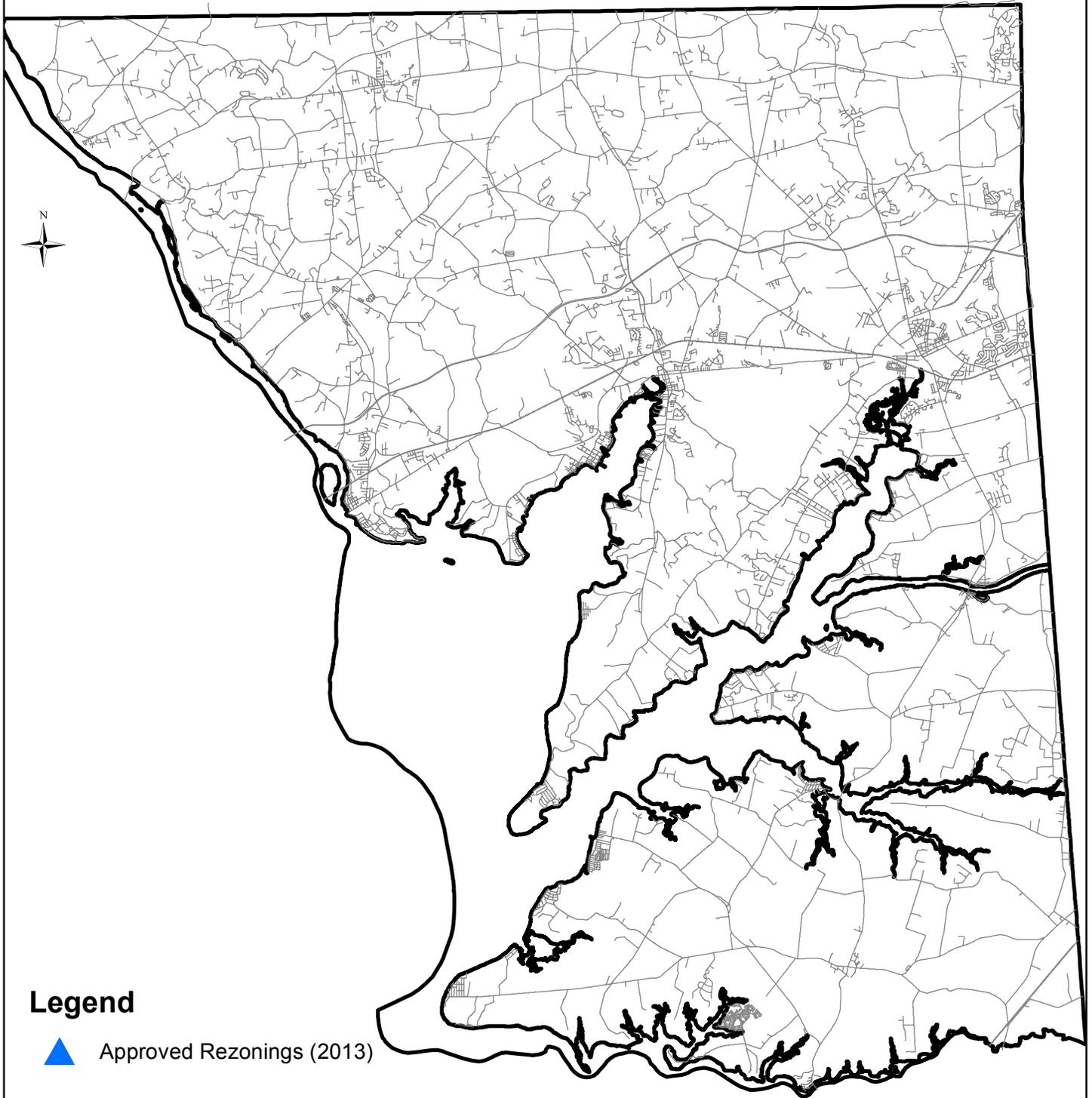
Legend

-  Approved Final Major Subdivisions
-  Priority Funding Areas

1. Bedrock (Lots 43-60)
2. Behnke, Eric (1 lot)
3. Chesapeake Club Condominium, Lot 39
4. Chesapeake Club, Fairway Links (Lots 314-331)
5. Fletchwood Station (Lots 1-4)
6. Manks Pond (Lots 5-35)
7. North Creek Run (Lots 28-49)
8. Peninsula Industrial Park (2 lots)

Cecil County
Office of Planning & Zoning
January 6, 2014

2013 Approved Rezoning



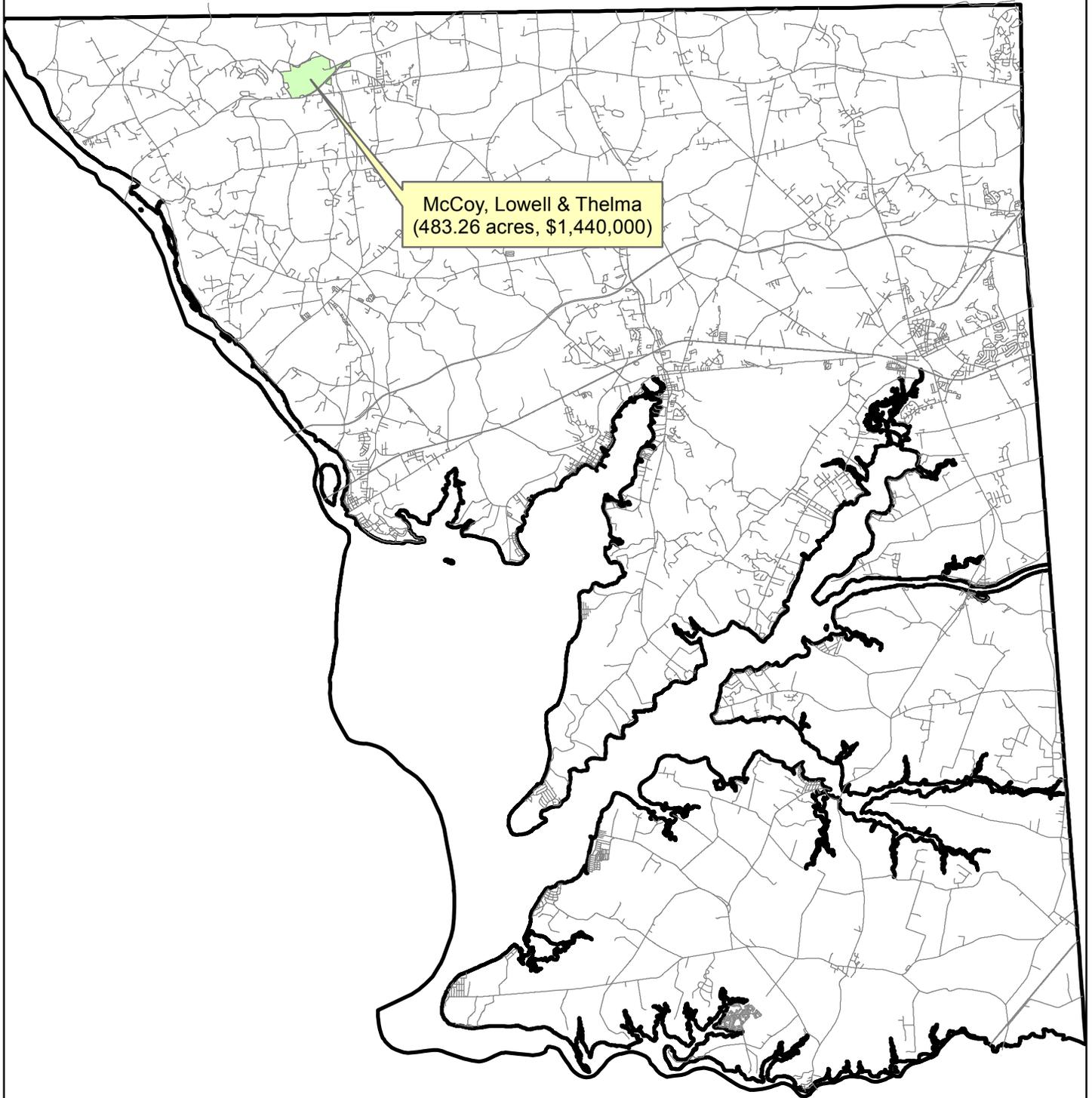
Legend

▲ Approved Rezoning (2013)

No rezoning requests were approved in 2013. Two rezoning requests were withdrawn, one was disapproved, and one is currently pending before the County Council.

Cecil County
Office of Planning & Zoning
January 6, 2014

2013 Agricultural Preservation

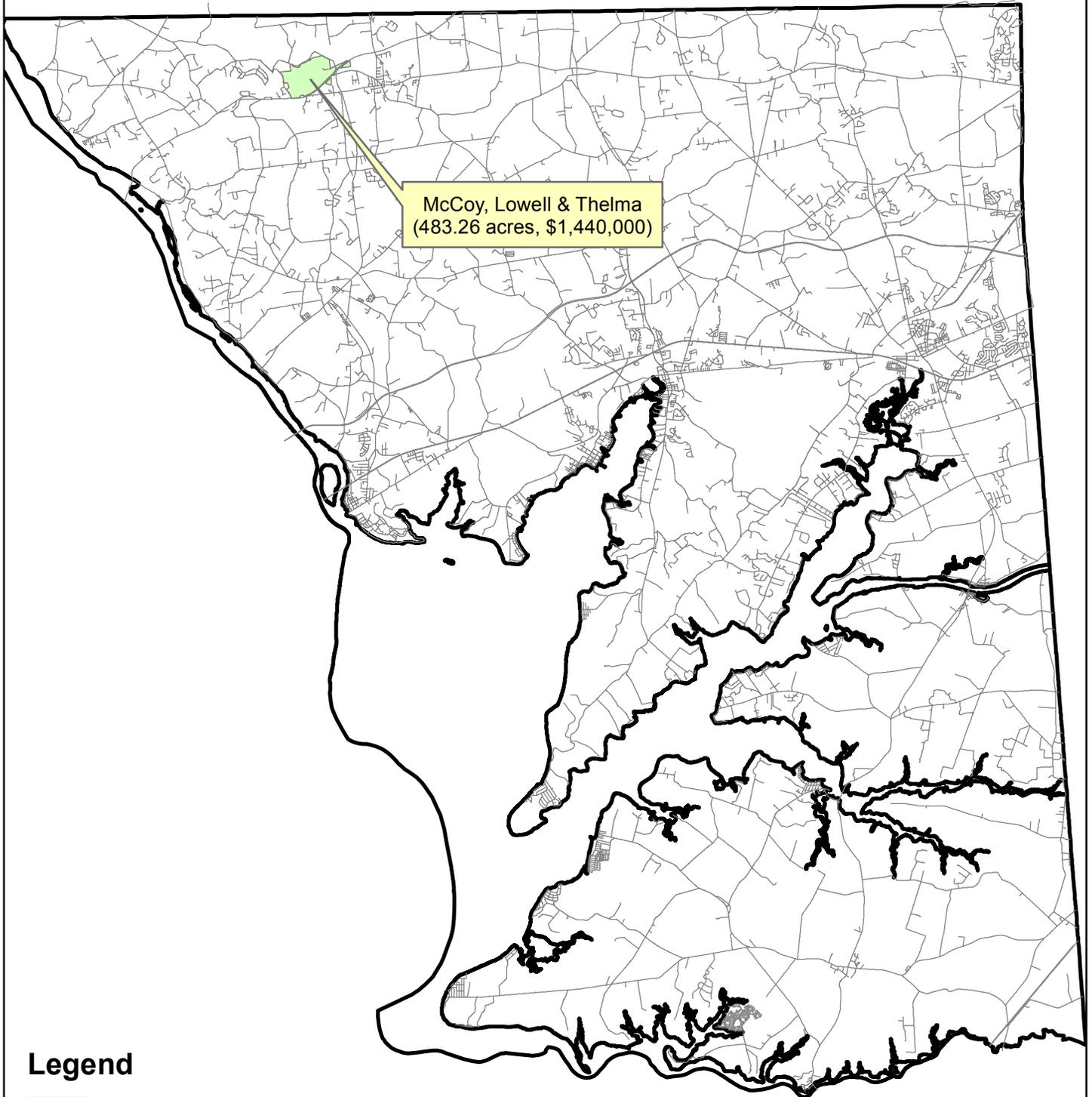


Legend

 Cecil Land Trust

Cecil County
Office of Planning & Zoning
January 6, 2014

2013 Agricultural Preservation - Acreage preserved using local ag. preservation monies



Legend

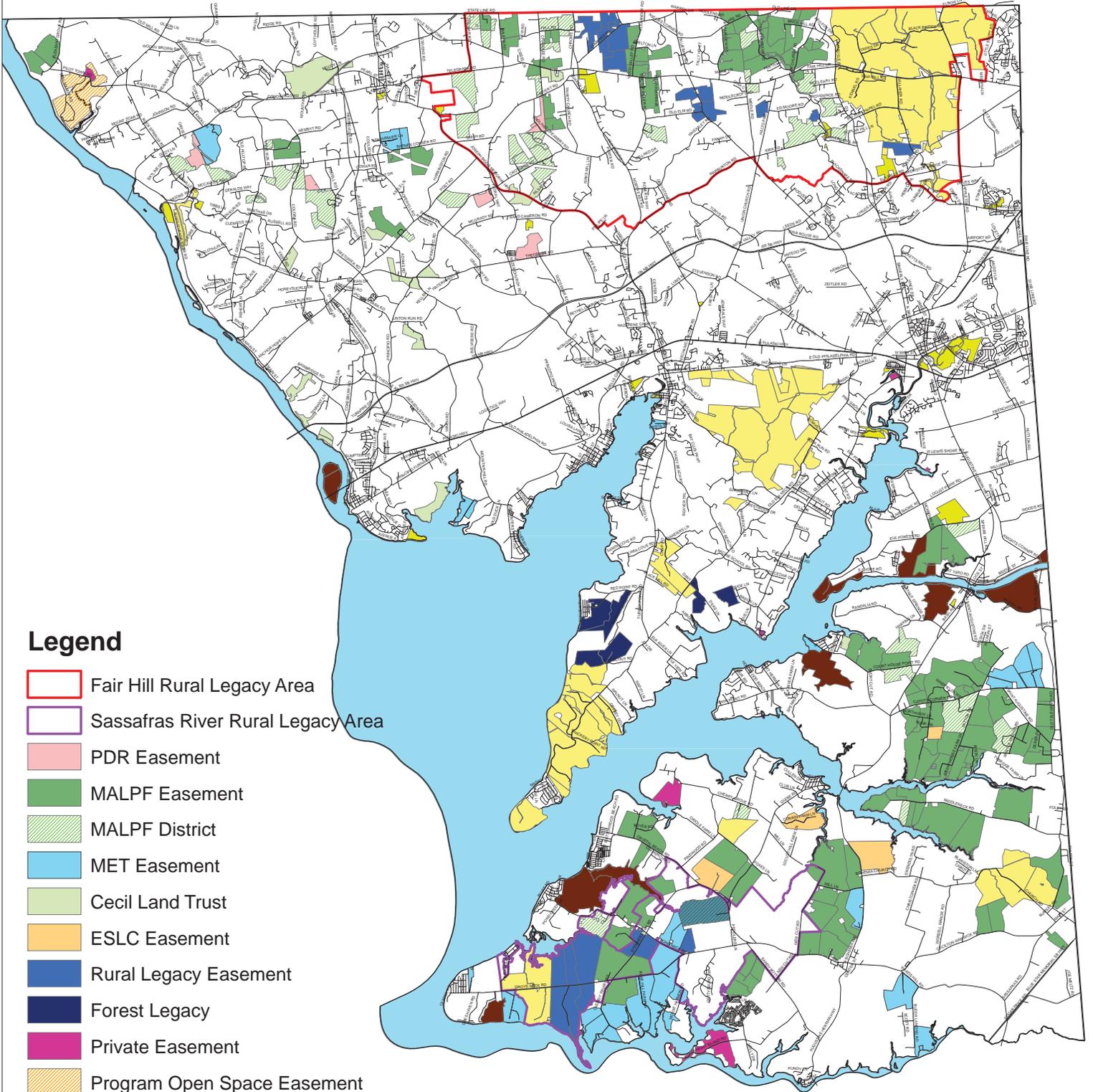
 Cecil Land Trust

The preservation of the easement shown on this map was partially funded using local ag. preservation monies.

Cecil County
Office of Planning & Zoning
January 6, 2014



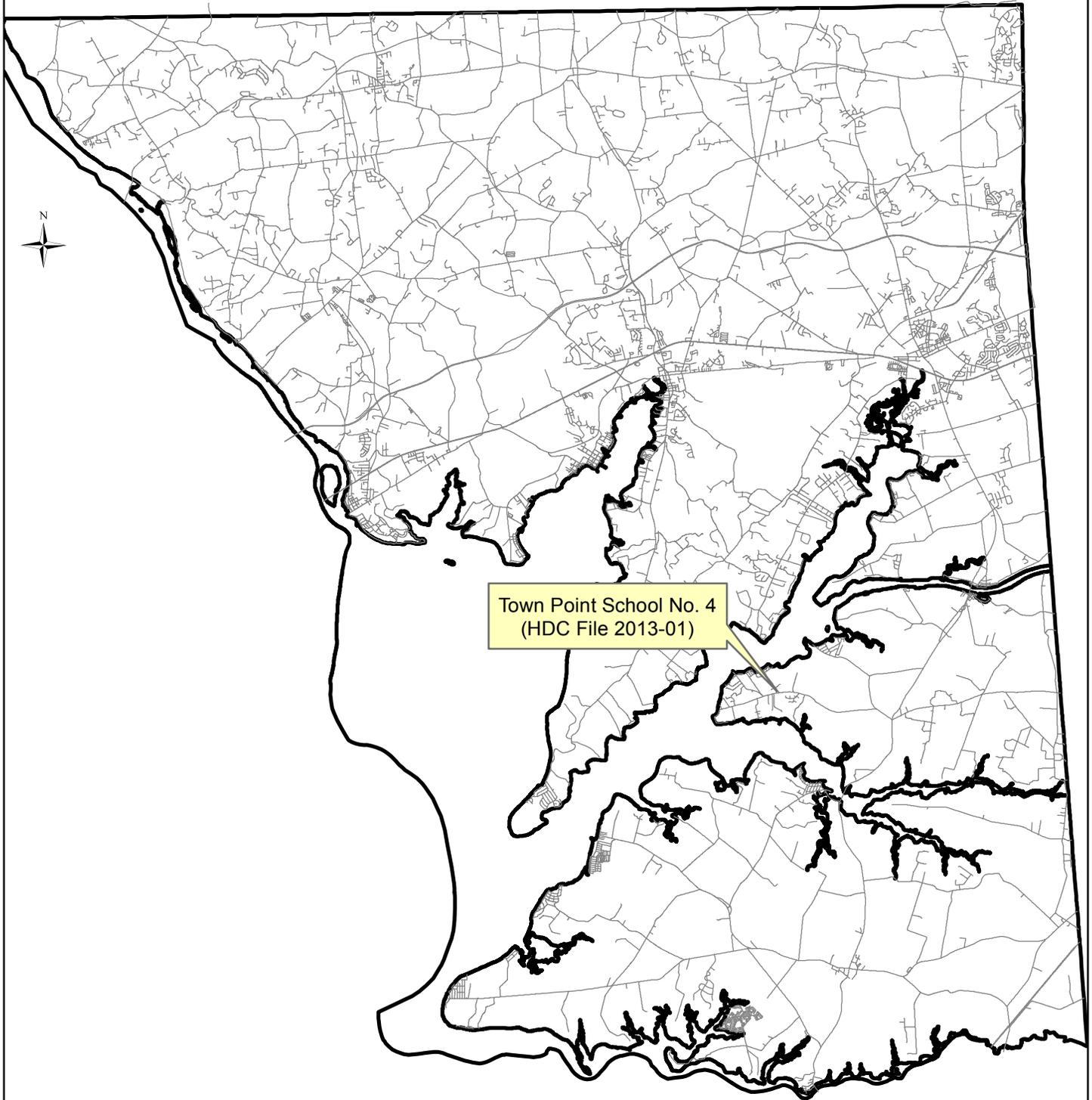
Cecil County Protected Lands



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

2013 Established Historic Districts



Legend

 Established Historic Districts (2013)

Cecil County
Office of Planning & Zoning
January 6, 2014