

# 2014 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 2014. 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 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 2014 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 2014 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 2014, the Cecil County Planning Commission approved or granted extensions for seventeen major subdivision plats.

The Planning Commission reviewed two final major subdivision applications, both of which were granted final approval. Of the two approved final plats, only one created any new lots, specifically, one hundred ninety (190) lots and four hundred eighty (480) new apartment units. The other final plat approval consisted of a resubdivision of previously approved lots. One previously approved final plat was revised for modification purposes and did not create any additional dwelling units. The Planning Commission approved two new concept plats and no new preliminary plats. Additionally, two previously approved concept plats and ten previously approved preliminary plats were granted extensions by the Planning Commission.

Election District 5 was the most active in terms of plats reviewed by the Planning Commission with one concept plat approval, five concept or preliminary plats granted extensions, and one revision after approval granted. However no plats in the Fifth Election District created any new lots. All new lots were created in the Fourth Election District by one final plat that created 190 new lots and 480 new apartment units. One hundred percent (100%) of all final plat approvals occurred within the County's growth area.

Minor Subdivisions – The Office of Planning & Zoning approved thirty one (31) minor subdivisions in 2014. Thirteen of the approved subdivisions created twenty lots, including one agricultural transfer that created one parcel for agricultural purposes. The remainder of approvals were add-ons or lot line adjustments. The most active election district was the Fifth Election District with nine approvals creating ten lots

Site Plans – A total of eight site plans were approved by the Office of Planning & Zoning for commercial, industrial, or institutional development in 2014.

Historic District Applications – The Historic District Commission and the Planning Commission made recommendations on one nomination for historic designation in 2014.

Rezoning – The Planning Commission made recommendations on three rezoning requests. One rezoning request was eventually withdrawn, one was disapproved by the County Council, and one was approved by the County Council.

Agricultural Preservation – In 2014, over seven hundred forty-one (741) acres of land were placed into some form of agricultural protection. This protection breaks down into 616.53 acres of easements and 124.5 acres of a preservation district. To date, a total of 26,375 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 22 requests for special exceptions in 2014. The Board of Appeals approved 19 applications.

Variances & Appeals – The Board of Appeals heard 13 requests for variances in 2014. The Board approved ten requests. Two appeals of administrative decisions were heard in 2014, and the Board affirmed one decision and remanded another to a civic association.

Building Permits – The Office of Planning & Zoning reviewed 115 building permits for new dwellings in 2014 (An additional 103 building permits for new dwellings were reviewed by the incorporated towns). Three new dwellings were in the Chesapeake Bay Critical Area. The estimated value of all construction was \$40.47 million. There were 637,579 square feet of residential space constructed in 2014. 82% of the building permits issued were in the designated growth area.

Zoning Violations – The Office of Planning & Zoning investigated 173 zoning complaints in 2014. These investigations revealed 132 violations.

**THE CECIL COUNTY PLANNING COMMISSION**

**2014 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

Hon. Diana Broomell, Ex-officio\*

Hon. Joyce Bowsbey, Ex-officio\*

Mr. Victor Randolph Jackson – 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**

**2014 Members:**

Mr. David Willis, Chairman

Mr. Brad Carillo\*

Mr. James Eder

Mr. Mike Linkous

Mr. Eric Marshall\*

Mr. Mark Saunders

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

### **2014 Members:**

Bob Miller, Chairman  
Mr. Norman Anderson  
Mr. William Ewing  
Ms. Shelley Hastings  
Mr. Charles Robinson

**Composition:** The Agricultural Preservation Advisory Board is comprised of five (5) members. Each member is appointed to a five year term by the County Executive and confirmed by the County Council. Members can serve a maximum of two consecutive terms. As least three (3) of the five (5) members of the Board must be full time owners/operators of a commercial farm.

**Duties:** The Board's duties include:

- 1) Advising the County Planning Commission and County Commissioners with respect to establishment of agricultural districts and the approval of easement purchases by the Maryland Agricultural Land Preservation Foundation (MALPF).
- 2) Assisting the County in reviewing the status of agricultural districts and easements.
- 3) Advising the Maryland Agricultural Land Preservation Foundation concerning priorities for agricultural preservation.
- 4) Approving or disapproving applications for the County's status as having a state certified agricultural program.
- 5) Promoting preservation of agriculture within the County by offering information and assistance to farmers with respect to establishment of districts and purchase of easements.
- 6) Performing any other duties as assigned by the County.

**Meetings:** The Board meets the 2nd Thursday of the month, by request of the Office of Planning and Zoning or Board members.

The board did not consist of a full quorum until June 2014, since then APAB reviewed the following long term projects:

- Public Outreach
- Evaluation of Preservation Districts & Application Rank scoring
- Agricultural Preservation Program recertification
- Priority Preservation Area map revisions.
- Effects of the Sustainable Growth & Agricultural Protection Law of 2012 (aka, septic law, tier maps).

## **Cecil County's Agricultural Preservation Program - 2014**

In 2014, the Agricultural Land Preservation program in Cecil County robustly pursued preservation opportunities. In summary, over seven hundred forty-one (741) acres of land were placed into some form of agricultural protection. This protection breaks down into 616.53 acres of easements and 124.5 acres of a preservation district. County Funds were used in the aid of purchasing the easements, and tax credits for were issued to Maryland Agricultural Land Preservation Foundation Easement and Preservation District property owners.

The County's District program had its first enrollees in October, with two additional applications beginning the process prior to the end of the year. The district program is a voluntary program in which a landowner agrees to leave their qualifying property in agricultural use for a minimum of five years. This program is similar to the former state program which was a requirement for MALPF preservation. Cecil County also took over assignment of the existing districts when the state eliminated that program in 2013. In total, 47 properties are exclusively within a district, and an additional 6 properties encumbered by Non-MALPF preservation programs. Property owners enrolled in this program are provided a 50% tax credit on the land value of their property.

Two properties went to settlement with the Maryland Agricultural Land Preservation Foundation from applications submitted in 2012. Cecil County used monies collected from the agricultural transfer tax in order to get an additional 3 to 2 match to make the taxpayer's funds go further on the purchase of these easements. Property owners enrolled in this program are provided at 75% tax credit on the land value of their property.

Two properties donated easements with the Maryland Environmental Trust. These donations are consistent with applicable long range and current land use plans of the County. One of the properties had the Cecil Land Trust as a partner, and the other had the Eastern Shore Land Conservancy as a partner. In addition, one hundred twenty-nine (129) acres preserved by the Maryland Environmental Trust were never reported are now added to the 2014 summary.

The Eastern Shore Land Conservancy and the Maryland Department of Natural Resources partnered for an easement using Program Open Space funds. It's noteworthy that this easement, in addition to land preservation, provides natural habitat protection for the puritan tiger beetle, a federally listed endangered species.

In addition to the aforementioned settlement of land preservation easements the County, the Office of Planning and Zoning received and processed 16 applications for the MALPF program, 12 applications for the County's PDR program, and three applications for the District program.

**THE CECIL COUNTY HISTORIC DISTRICT COMMISSION**

**2014 Members:**

Ms. Patricia Folk, Chairperson

Mr. Michael W. Dawson

Mr. Milt Diggins

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Ms. Nancy Simperts

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**

**2014 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

### **2014 Staff:**

Eric S. Sennstrom – Director

Jennifer Bakeoven – Administrative Assistant

David R. Black, AICP – GIS Coordinator

Jason M. Boothe\* – Planner I

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 – Plans Reviewer II

Amanda Paoletti – Plans Reviewer

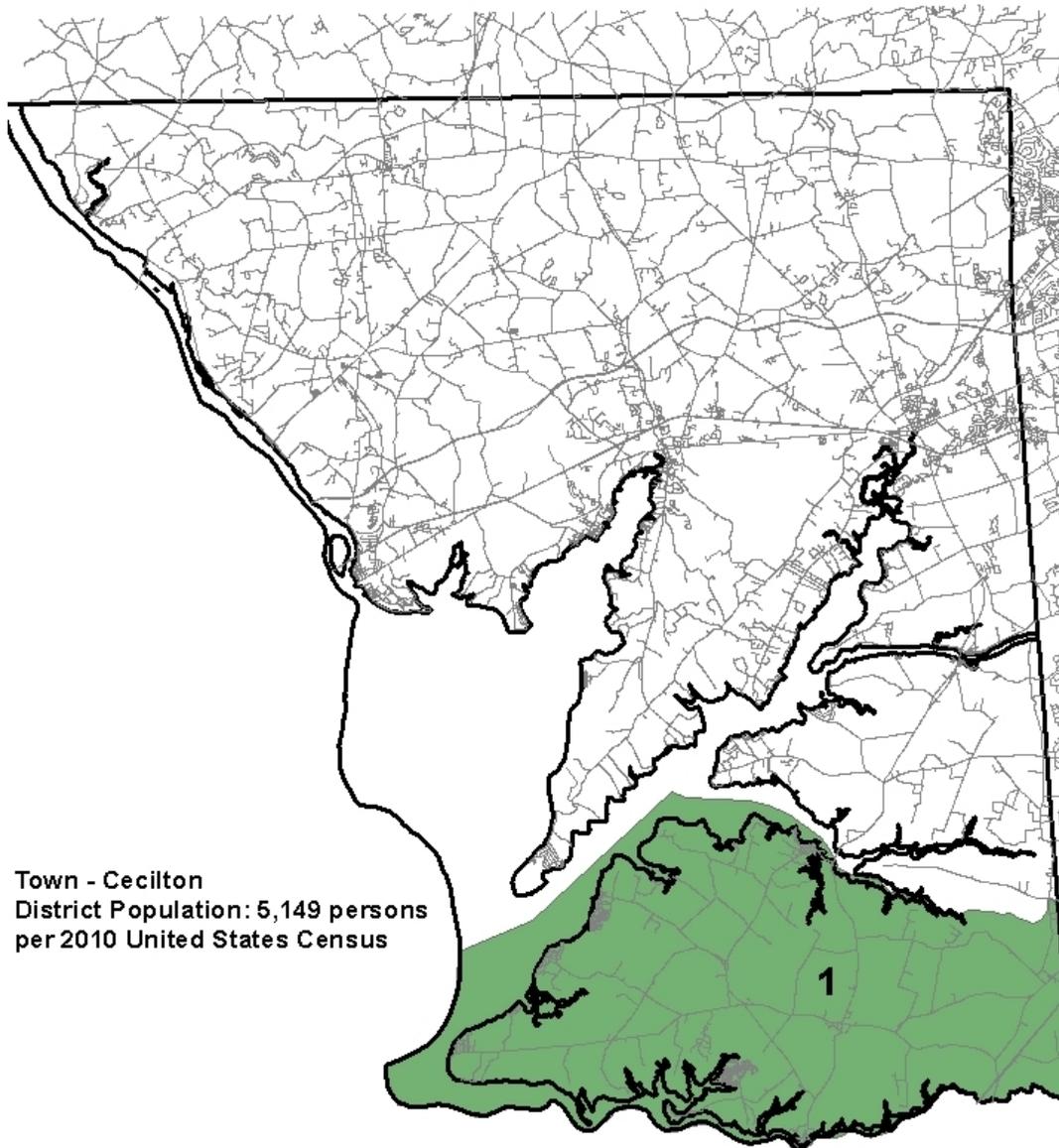
Eric Shertz\* – Plans Reviewer II

\*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, Subdivision Regulations, and Master Water & Sewer Plan. Members of staff participate on various committees and represent the County on numerous State and regional governmental organizations.

# **APPENDICES**

## Election District #1 - Cecilton



One minor subdivision created one new lot.

No concept plats were approved.

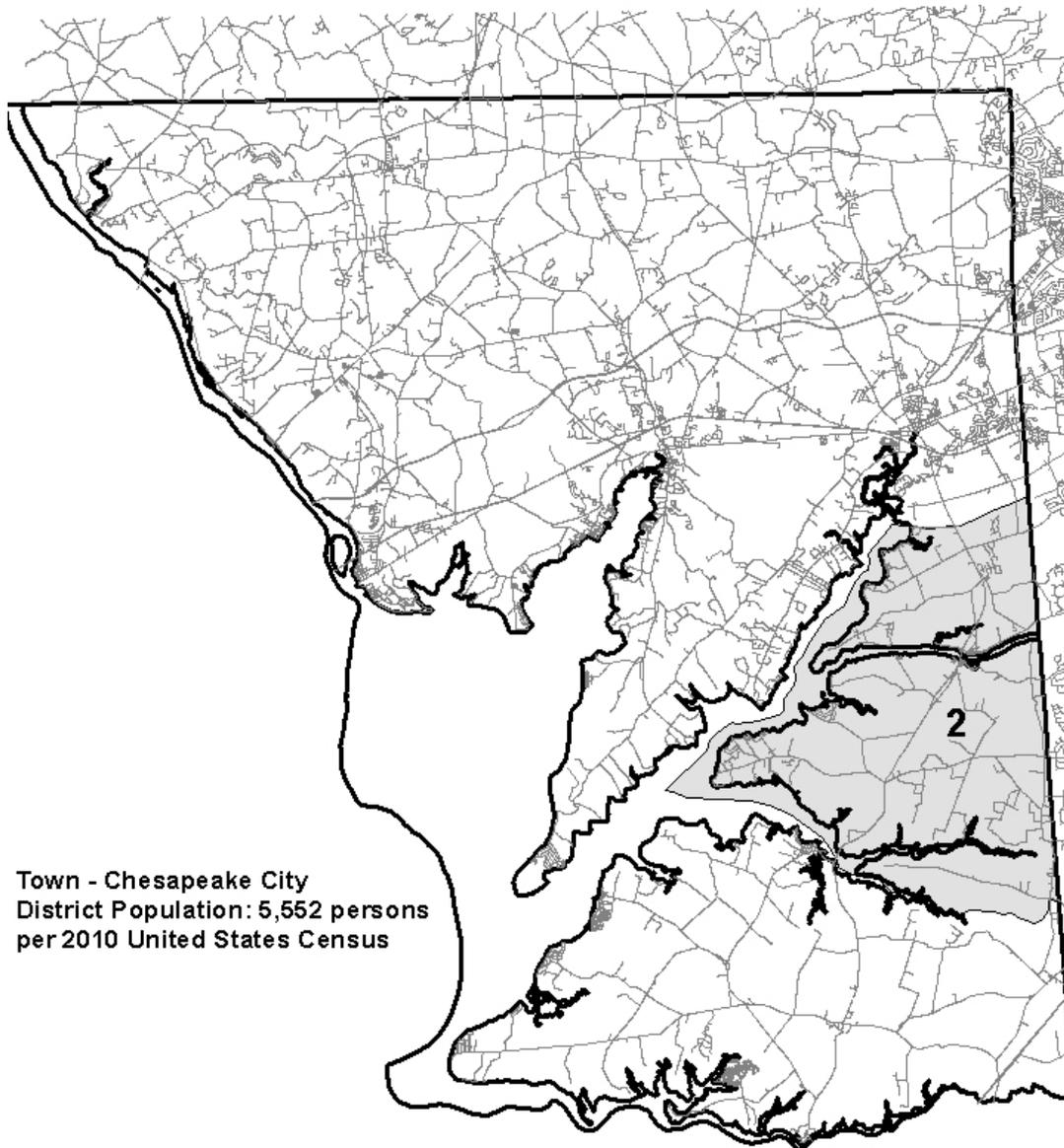
One preliminary plat extension was approved.

No final plats were approved.

No site plans were approved.

Three building permits were issued for residential construction with an estimated value of \$933,960.

## Election District #2 - Chesapeake City



Three minor subdivisions created one new lot.

No concept plats were approved.

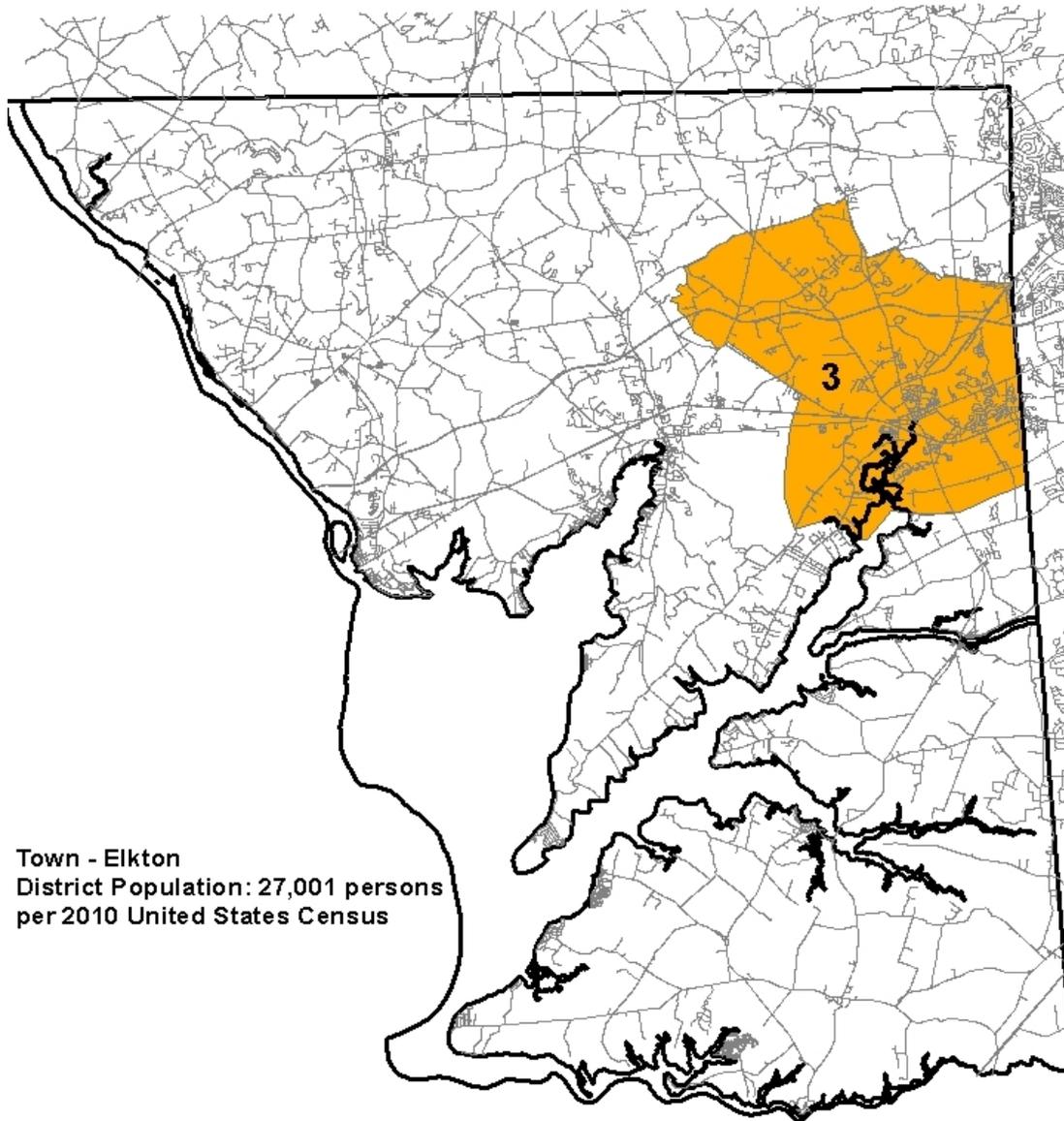
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Three building permits were issued for residential construction with an estimated value of \$610,680.

## Election District #3 - Elkton



Six minor subdivisions created four new lots.

No concept plats were approved.

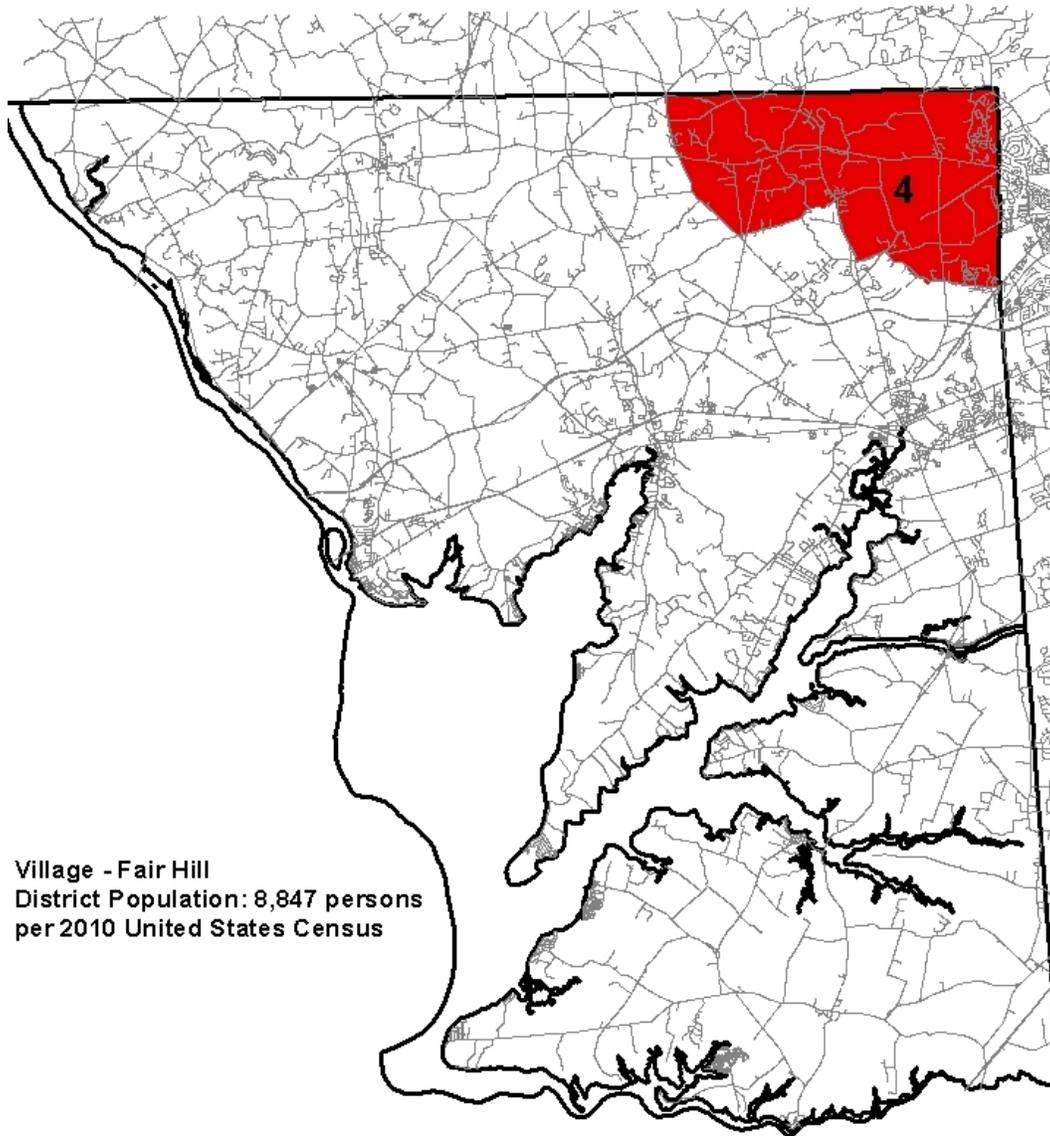
One preliminary plat extension was approved.

No final plats were approved.

One site plan was approved.

24 building permits were issued for residential construction with an estimated value of \$5,332,290.

## Election District #4 - Fair Hill



Three minor subdivisions created one new lot.

One concept plat extension was approved.

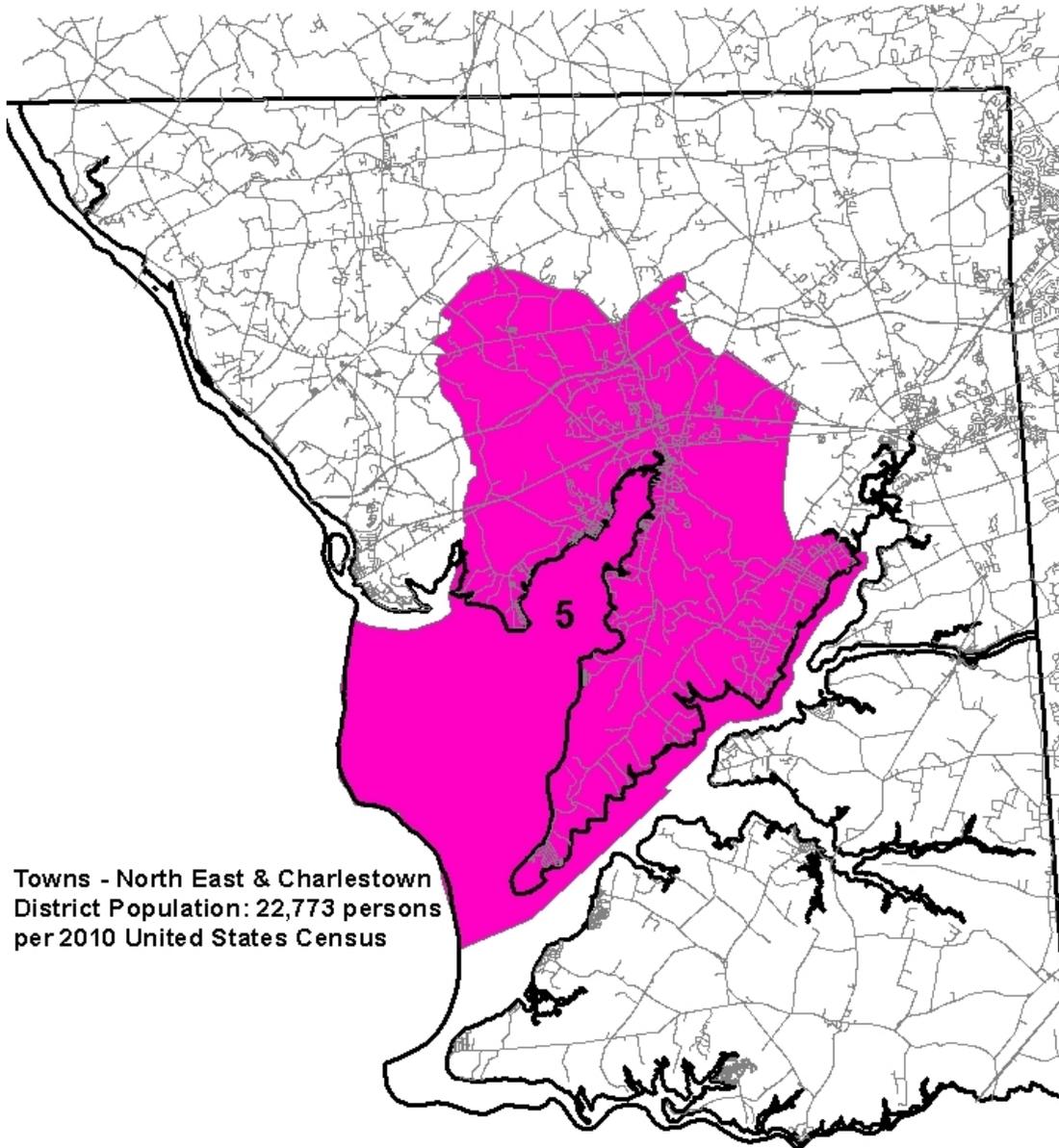
Two preliminary plat extensions were approved.

One final plat, creating 190 new lots and 480 apartment units, was approved.

No site plans were approved.

Nine building permits were issued for residential construction with an estimated value of \$1,865,480.

## **Election District #5 - North East**



Nine minor subdivisions created ten new lots.

One concept plat, and one concept plat extension, were approved.

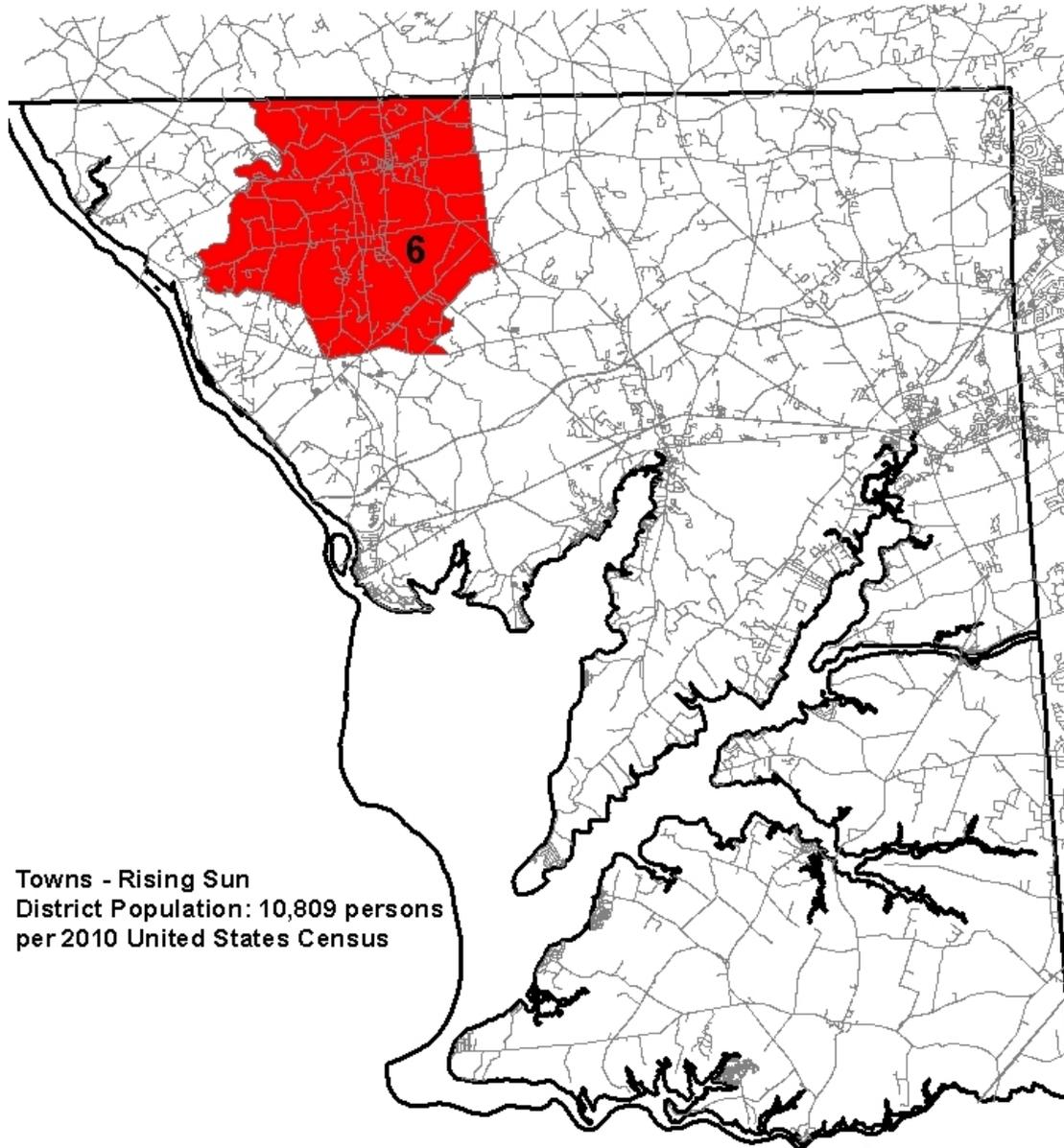
Four preliminary plat extensions were approved.

One final plat, creating no new lots, was approved.

Six site plans were approved.

152 building permits were issued for residential construction with an estimated value of \$25,377,160.

## Election District #6 - Rising Sun



Four minor subdivisions created one new lot.

No concept plats were approved.

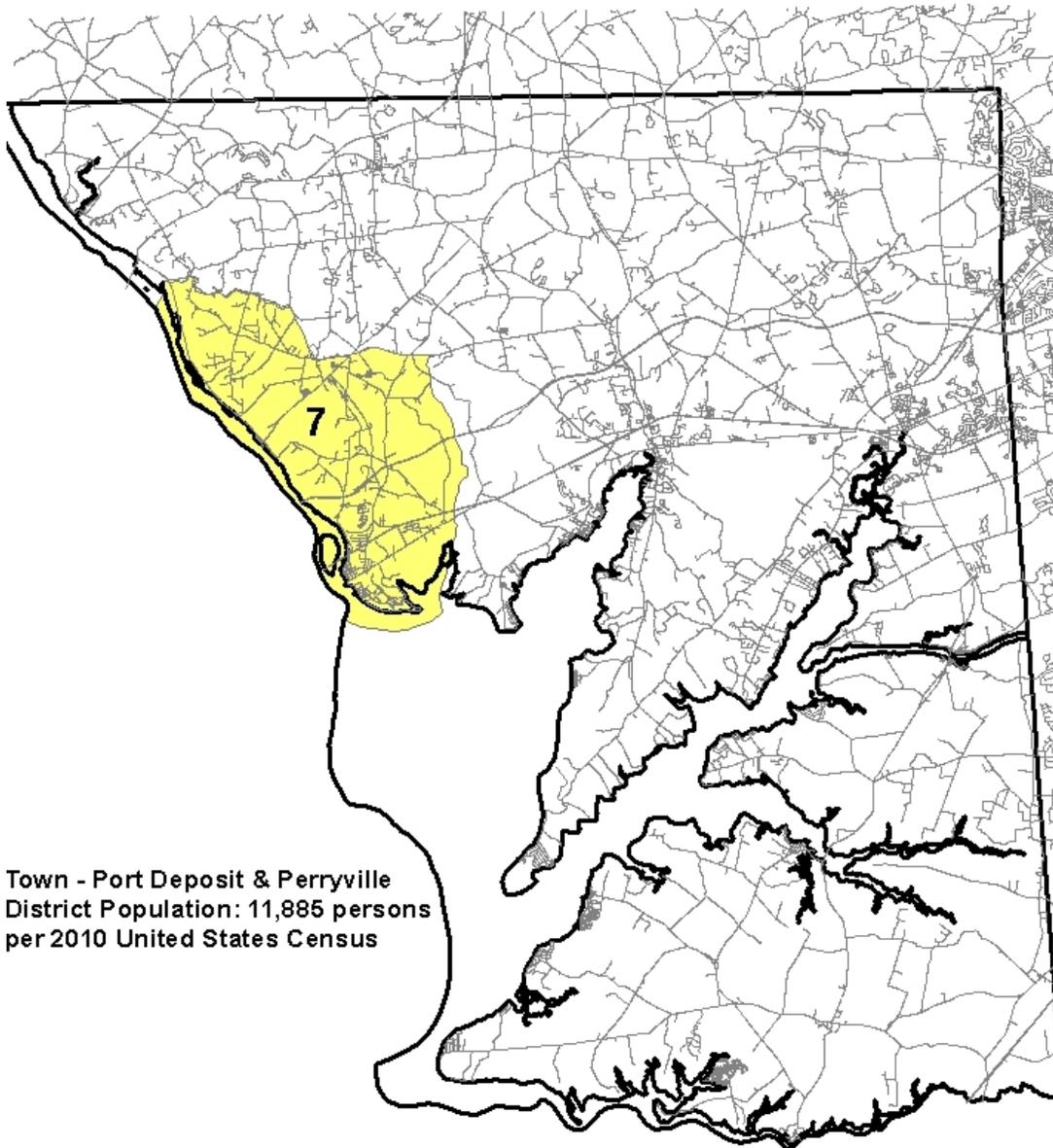
No preliminary plats were approved.

No final plats were approved.

One site plan was approved.

Four building permits were issued for residential construction with an estimated value of \$1,088,880.

## Election District #7 - Port Deposit



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

Three minor subdivisions created one new lot.

No concept plats were approved.

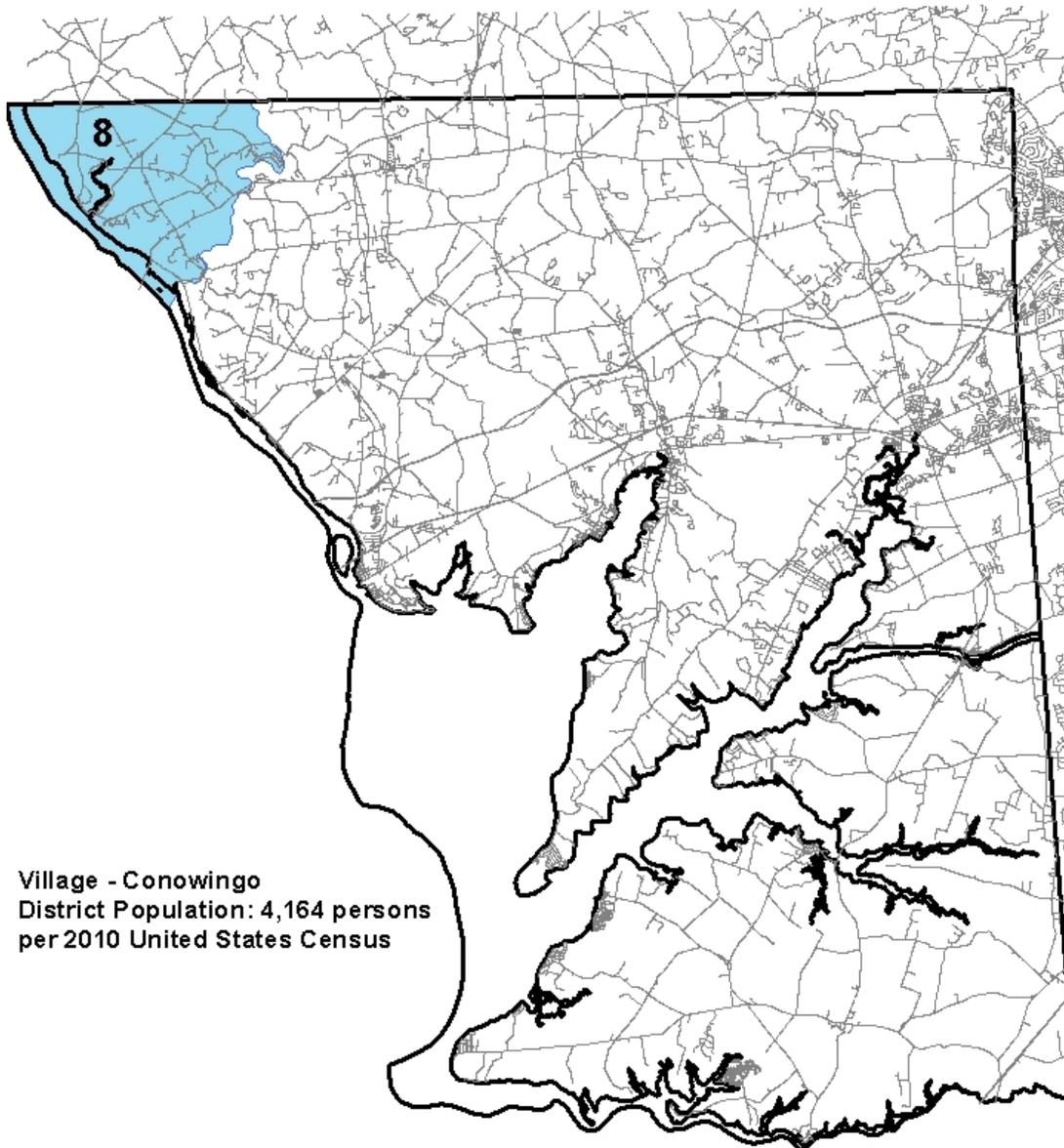
One preliminary plat extension was approved.

No final plats were approved.

No site plans were approved.

Twenty building permits were issued for residential construction with an estimated value of \$4,596,030.

## Election District #8 - Conowingo



No minor subdivisions were approved.

No concept plats were approved.

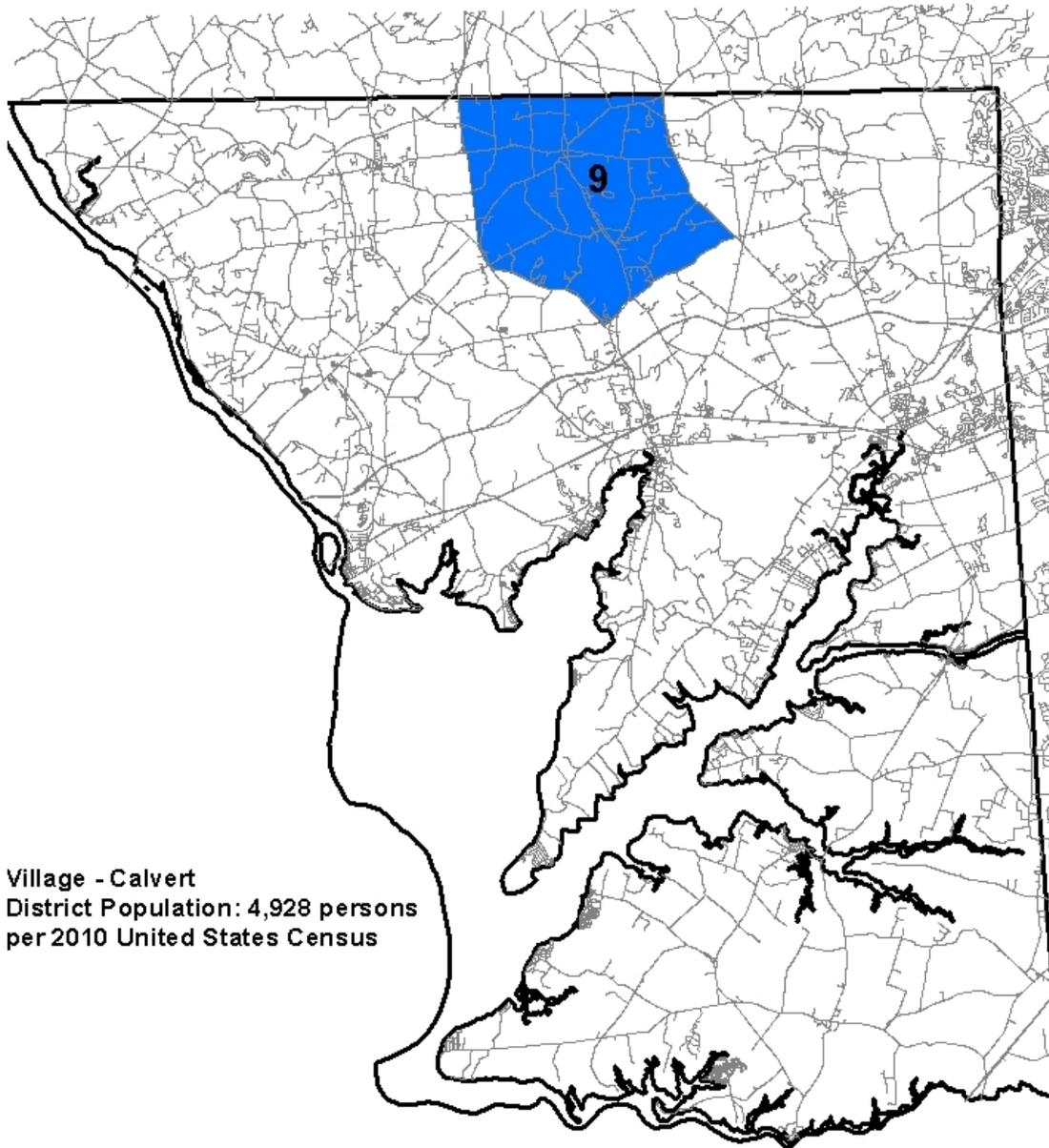
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

One building permit was issued for residential construction with an estimated value of \$308,340.

## Election District #9 - Calvert



Two minor subdivisions created one new lot.

One concept plat was approved.

One preliminary plat extension was approved.

One revision of a previously approved final plat was approved.

No site plans were approved.

Two building permits were issued for residential construction with an estimated value of \$362,460.

## **Applications Processed**

During 2014, the Cecil County Planning Commission approved or granted extensions for seventeen major subdivision plats.

The Planning Commission reviewed two final major subdivision applications, both of which were granted final approval. Of the two approved final plats, only one created any new lots, specifically, one hundred ninety (190) lots and four hundred eighty (480) new apartment units. The other final plat approval consisted of a resubdivision of previously approved lots. One previously approved final plat was revised for modification purposes and did not create any additional dwelling units. The Planning Commission approved two new concept plats and no new preliminary plats. Additionally, two previously approved concept plats and ten previously approved preliminary plats were granted extensions by the Planning Commission.

Election District 5 was the most active in terms of plats reviewed by the Planning Commission with one concept plat approval, five concept or preliminary plats granted extensions, and one revision after approval granted. However no plats in the Fifth Election District created any new lots. All new lots were created in the Fourth Election District by one final plat that created 190 new lots and 480 new apartment units. One hundred percent (100%) of all final plat approvals occurred within the County's growth area.

The Office of Planning & Zoning approved thirty one (31) minor subdivisions in 2014. Thirteen of the approved subdivisions created twenty lots, including one agricultural transfer that created one parcel for agricultural purposes. The remainder of approvals were add-ons or lot line adjustments. The most active election district was the Fifth Election District with nine approvals creating ten 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**

In 2014, the Cecil County Planning Commission approved the following major subdivision applications.

*Final Plat*

<b>Subdivision Name</b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
Coleridge, Section 2, Lots 19A & 25A (Resubdivision)	5	LDR	2	LGA
West Creek Village Apartments & Townhouses 190 Lots, 480 Apartment Units	4	RM	Lots: 190 Apts: 480	MHGA

*Preliminary Plat*

No Preliminary Plats were approved without being associated with a Final Plat.

*Concept Plat*

<b>Subdivision Name</b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
Chestnut Point Estates, 86 sites	5	MH & LDR	86 Sites	LGA
Kirks Mill Manor, Resubdivision, Phase III, 2 Lots	9	NAR	15	RCD

In 2014, the Cecil County Planning Commission granted extensions or revisions the following major subdivision applications.

*Revision After Approval*

<b>Subdivision Name</b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
Dorado Meadows, Lots 1-41	9	NAR	18	RCD

*Preliminary Plat Extension*

<b>Subdivision Name</b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
Persimmon Creek, Section 4, Lots 188-214	4	UR	27	MHGA
Bayhead Shore Estates	5	MH, SR & MB	75	LGA
Blue Ball Investment Group, LLC, Lots 1-4	9	BG	4	RCD
Chesapeake Club, Fairway Links, Area H-2 & H-3, Lots 188-343	5	RM	156	HGA
Chesapeake Club, Lots 344-876	5	RM	533	HGA
Hillwood Manor, (fka Johnson & Merriman) Lots 2-11	7	NAR	11	RCD

Montgomery Oaks, Section 2, Lots 69-126	5	DR	58	MGA
Reynolds Farm, Lots 1-34	4	NAR	34	RCD
The Villages at Herron Lake, Parcels 1, 3, 4, 6, 7, 8 & 9	3	ST	680	MGA
Worsell Manor, Section 1, Lots 1-12	1	SAR	12	RPD

*Concept Plat Extension*

<b>Subdivision Name</b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
Montgomery-Cecil Limited Partnership (Lands of), Lots 1-148	5	DR	148	HGA
Sun Valley Estates, Lots 1-26	4	SR	26	MGA

## **Minor Subdivisions**

In 2014, the Office of Planning & Zoning approved the following minor subdivision applications.

<b>Applicant Name</b>	<b>Election District</b>	<b>Zoning</b>	<b>Land Use</b>	<b>Number of Lots</b>
Abrams, Norris & Ruth	5	NAR	RCD	2
Bailiff Road, LLC	5	ST	MGA	5
Balog, George & Barbara	5	NAR	RCD	1
Bluff House, LLC	5	RR	RCD	0
Buchanan, Jack Jr. & Shari	7	LDR	LGA	0
Burkhardt, Robert & Ashlie	2	RR	RCD	0
Caveat Investments, LLC	5	LDR	LGA	0
Cooke, John S. & Darlys O.	3	BL & LDR	LGA	1
Crabbe, Gathier & Felts, Dwain	7	NAR	RCD	0
Denny, Henry Thomas	3	RM	HGA	0
Deramo, Douglas & Cathy	3	ST	MGA	3
Giraldi, Robert & Bonnie	7	ST	MGA	1
Grapes, Mattew & Cecilia AND Hanks, Walter Jr & Brenda	6	BG & RR	RCD	0
Leatherwood, David & Cheryl	9	NAR	RCD	1
Lott, Joshua	3	UR	MHGA	0
Lyons, Charlotte Abrahams	6	NAR	RCD	1
McClay, June & Smith, Tammy	1	SAR	RPD	1
McNeice, Robert et al.	6	NAR	RCD	0
Nastase, Gheorghe & Elsa et al	5	UR	MHGA	0
North East Land & Materials CO., INC. (Part of Lands of)	5	LDR	LGA	0
Payne, Robert A. & June C.	3	RMU	RMU	0
Pienciak, Joseph & Clark-Pienciak, Mary	6	NAR	RCD	0
Principio Iron Company, LP	5	M2	EMP	1
Sensenig, Glenn & Janet	2	NAR	RCD	1
Stout, Christopher H. & Miller, Shelia A	9	RR	RCD	0
Truitt, Lucy AND Gill, James & Dorothy	4	NAR	RCD	0
Van Den Heuvel, Marvin A.	5	NAR	RCD	1
Williams, David K. Jr & Tracey R. AND McCabe. Walter, & Frances B.	2	RR & SAR	RPD	0
Willis, James E. & Harper, David W.	3	VR	MGA	0
Willis, Samuel D & Mardelin, LLC	4	LDR	LGA	0
Zebley, Joseph W. & Bernadina AND Schubel, Charles	4	LDR	LGA	1

## Applications Processed - Election District

### Major Subdivisions

All Applications	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	1	12	0.6
	2	0	0	0.00
	3	1	680	34.22
	4	4	277 <sup>1</sup>	13.94
	5	7	970 <sup>2</sup>	48.82
	6	0	0	0.00
	7	1	11	0.55
	8	0	0	0.00
	9	3	37	1.86
	Total	17	1987	100

Final Approval	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	1	190 <sup>1</sup>	100
	5	1	0	0
	6	0	0	0.00
	7	0	0	0.00
	8	0	0	0.00
	9	0	0	0.00
	Total	2	190	100

### Minor Subdivisions

Approved Minors	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	1	1	5.00
	2	3	1	5.00
	3	6	4	20.00
	4	3	1	5.00
	5	9	10	50.00
	6	4	1	5.00
	7	3	1	5.00
	8	0	0	0.00
	9	2	1	5.00
	Total	31	20	100

<sup>1</sup> Does not include 480 approved apartment units.

<sup>2</sup> Does not include 86 concept Mobile Home sites.

## Applications Processed - 2010 Land Use Districts

All Applications	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	5	82	4.13
	RPD	1	12	0.60
	LGA	3	75	3.77
	MGA	3	764 <sup>3</sup>	38.45
	MHGA	2	217 <sup>4</sup>	10.92
	HGA	3	837	42.12
	RMU	0	0	0.00
	EMU	0	0	0.00
	EMP	0	0	0.00
	MED	0	0	0.00
	Total	17	1987	100

Final Approvals	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	0	0	0.00
	RPD	0	0	0.00
	LGA	1	0	0.00
	MGA	0	0	0.00
	MHGA	1	190 <sup>4</sup>	100
	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	190	100

<sup>3</sup> Does not include 86 Concept Mobile Home Sites

<sup>4</sup> Does not include 480 approved Apartment units.

*Minor Subdivisions*

	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
<b>Approved Minors</b>	RCD	14	7	35.00
	RPD	2	1	5.00
	LGA	6	2	10.00
	MGA	4	9	45.00
	MHGA	2	0	0.00
	HGA	1	0	0.00
	RMU	1	0	0.00
	EMU	0	0	0.00
	EMP	1	1	5.00
	MED	0	0	0.00
	Total	31	20	100

## Site Plans

A total of eight major site plans were approved by the Office of Planning and Zoning for commercial, industrial, and institutional development in 2014.

Date Approved	Name	Adjoining Roads	ED	Zoning	Proposed Use
2/6/2014	Montgomery Auto Addition	Barnes Corner Rd.	6	BG	Retail addition
5/27/2014	Mountain Mulch	Zeitlers Lane	3	M2	Mulch processing facility
7/22/2014	Standard Solar	MD Rte 272	5	ST	Solar panel array
7/24/2014	Principio Business Park, Site B	Principio Parkway West	5	M2	Regional Distribution Center
9/5/2014	AUI Power	Hayes Drive	5	BI	Warehouses & office
9/29/2014	YBP: Route 40 Parcel	US RTE 40	5	MEA	Surface Mine
9/29/2014	YBP: GE South Sand & Gravel	Belvedere Rd.	5	MEA	Surface Mine
9/29/2014	YBP: GE West Sand & Gravel	Belvedere Rd.	5	MEA	Surface Mine

## RESIDENTIAL BUILDING PERMIT ACTIVITY - 2014

<b>ELECTION DISTRICT</b>	<b>TYPE OF PERMIT</b>	<b>NUMBER</b>	<b>TOTAL SF</b>	<b>CONSTRUCTION COST</b>
<b>1</b>	Dwellings	3	15,566	\$933,960.00
	<b>TOTALS</b>	3	15,566	\$933,960.00
<b>2</b>	Dwelling	3	10,178	\$610,680.00
	<b>TOTALS</b>	3	10,178	\$610,680.00
<b>3</b>	Dwellings	23	88,171	\$5,290,260.00
	Mobile Homes	1	1,401	\$42,030.00
	<b>TOTALS</b>	24	89,572	\$5,332,290.00
<b>4</b>	Dwellings	4	19,588	\$1,175,280.00
	Townhouses	5	9,860	\$690,200.00
	<b>TOTALS</b>	9	29,448	\$1,865,480.00
<b>5</b>	Dwellings	48	215,558	\$12,933,480.00
	Mobile Homes	6	11,596	\$347,880.00
	Townhouses	22	55,540	\$3,887,800.00
	Apartments	76	102,600	\$8,208,000.00
	<b>TOTALS</b>	152	385,294	\$25,377,160.00
<b>6</b>	Dwellings	4	18,148	\$1,088,880.00
	<b>TOTALS</b>	4	18,148	\$1,088,880.00
<b>7</b>	Dwellings	18	75,008	\$4,500,480.00
	Mobile Homes	2	3,185	\$95,550.00
	<b>TOTALS</b>	20	78,193	\$4,596,030.00
<b>8</b>	Dwellings	1	5,139	\$308,340.00
	<b>TOTALS</b>	1	5,139	\$308,340.00
<b>9</b>	Dwellings	2	6,041	\$362,460.00
	<b>TOTALS</b>	2	6,041	\$362,460.00

# **RESIDENTIAL BUILDING PERMITS ISSUED IN 2014**

## **BY LAND USE DISTRICT**

<b>DISTRICT</b>	<b>TOTAL</b>	<b>PERCENT</b>
<b>EMPLOYMENT MIXED USE</b>	<b>0</b>	<b>0</b>
<b>RESIDENTIAL MIXED USE</b>	<b>0</b>	<b>0</b>
<b>LOW DENSITY GROWTH AREA</b>	<b>13</b>	<b>6</b>
<b>MEDIUM DENSITY GROWTH AREA</b>	<b>28</b>	<b>13</b>
<b>MEDIUM HIGH DENSITY GROWTH AREA</b>	<b>1</b>	<b>0</b>
<b>HIGH DENSITY GROWTH AREA</b>	<b>33</b>	<b>15</b>
<b>EMPLOYMENT</b>	<b>0</b>	<b>0</b>
<b>MINERAL EXTRACTION</b>	<b>0</b>	<b>0</b>
<b>RURAL CONSERVATION</b>	<b>35</b>	<b>16</b>
<b>RESOURCE PRESERVATION</b>	<b>5</b>	<b>2</b>
<b>INCORPORATED TOWN</b>	<b>103</b>	<b>48</b>
<b>TOTALS:</b>	<b>218</b>	<b>100</b>

## **BUILDING PERMITS ISSUED – 2014**

### **CRITICAL AREA**

<b>MONTH</b>	<b>PERMITS ISSUED IN CRITICAL AREA 2014</b>	<b>NEW DWELLINGS IN CRITICAL AREA 2014</b>
January	15	-0-
February	6	-0-
March	16	-0-
April	29	-0-
May	11	-0-
June	13	1
July	26	-0-
August	11	1
September	13	1
October	17	-0-
November	9	-0-
December	12	-0-
<b>TOTALS:</b>	<b>178</b>	<b>3</b>

## 2014 REZONINGS

<b>Election District</b>	<b>Owner Name</b>	<b>Zoned</b>	<b>Requested Zoning</b>	<b>Decision</b>
<b>4</b>	Murnop, Inc. (Michael Davitt)	LDR	BL	Approved
<b>5</b>	Eustace W. Mita	LDR	RM	Disapproved
<b>6</b>	Cornerview Associates, LLC	ST	BG	Withdrawn

# ZONING COMPLAINTS AND VIOLATIONS

2014

<b>ISSUE</b>	<b>COMPLAINTS</b>	<b>VIOLATIONS</b>
Manufactured Homes	<b>3</b>	<b>2</b>
Manufactured Homes (Special Exception)	<b>5</b>	<b>2</b>
Storage Trailer	<b>4</b>	<b>3</b>
Untagged or Inoperative Vehicles	<b>52</b>	<b>48</b>
Salvage Yards / Ruble Landfill	<b>54</b>	<b>46</b>
Illegal Business Operation	<b>24</b>	<b>14</b>
Setbacks	<b>5</b>	<b>1</b>
RV / Travel Trailers	<b>6</b>	<b>5</b>
Signs	<b>6</b>	<b>1</b>
Dwelling Conversion	<b>1</b>	<b>0</b>
Kennels	<b>0</b>	<b>0</b>
Animal Husbandry	<b>4</b>	<b>2</b>
Other – Fencing and Condemned Housing	<b>2</b>	<b>1</b>
COURT CASES	<b>7</b>	<b>7</b>
<b>TOTALS:</b>	<b>173</b>	<b>132</b>

**SPECIAL EXCEPTIONS, VARIANCES, APPEALS**  
**2014**

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
<b>SPECIAL EXCEPTIONS</b>				
HOME OCCUPATIONS	<b>12</b>	<b>0</b>	<b>1</b>	<b>13</b>
TELECOMMUNICATION	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
OTHER	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>
MANUFACTURED HOME				
Agricultural	<b>1</b>	<b>-0-</b>	<b>-0-</b>	<b>1</b>
Hardship	<b>2</b>	<b>1</b>	<b>1</b>	<b>4</b>
Security	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total Special Exceptions				
	<b>19</b>	<b>1</b>	<b>2</b>	<b>22</b>
<b>VARIANCES</b>	<b>10</b>	<b>2</b>	<b>1</b>	<b>13</b>
<b>APPEALS</b>	<b>0</b>	<b>1 (AFFIRMED)</b>	<b>1 (REMANDED)</b>	<b>2</b>

## **ANNUAL REPORT ON SMART GROWTH RELATED CHANGES**

Prepared by the Cecil County Planning Commission for the period  
January 2014 through December 2014

1. **Development Patterns** – Changes in development patterns that have occurred in the past year:
  - (a) New subdivisions created: Two major subdivisions were approved which created 190 new lots and 480 apartment units. 31 minor subdivisions were approved, creating 20 lots.
  - (b) New building permits issued: 218 building permits were issued for residential construction. 82% 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: 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 will be adopting a new Master Water and Sewer Plan in 2015. This document will provide for the framework 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 ongoing application of the County Zoning Ordinance and Subdivision Regulations has 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 2014 through  
December 2014

Measures and Indicators

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

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

100% of the new lots (190 of the 190 total new major subdivision 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 6.5 dwelling units per acre.

No new lots were created outside of the PFA, thus the net density outside PFA is not applicable.

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:

In 2014, seven hundred forty-one (741) acres of land were placed into some form of agricultural protection. This protection breaks down into 616.53 acres of easements and 124.5 acres of a preservation district.

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

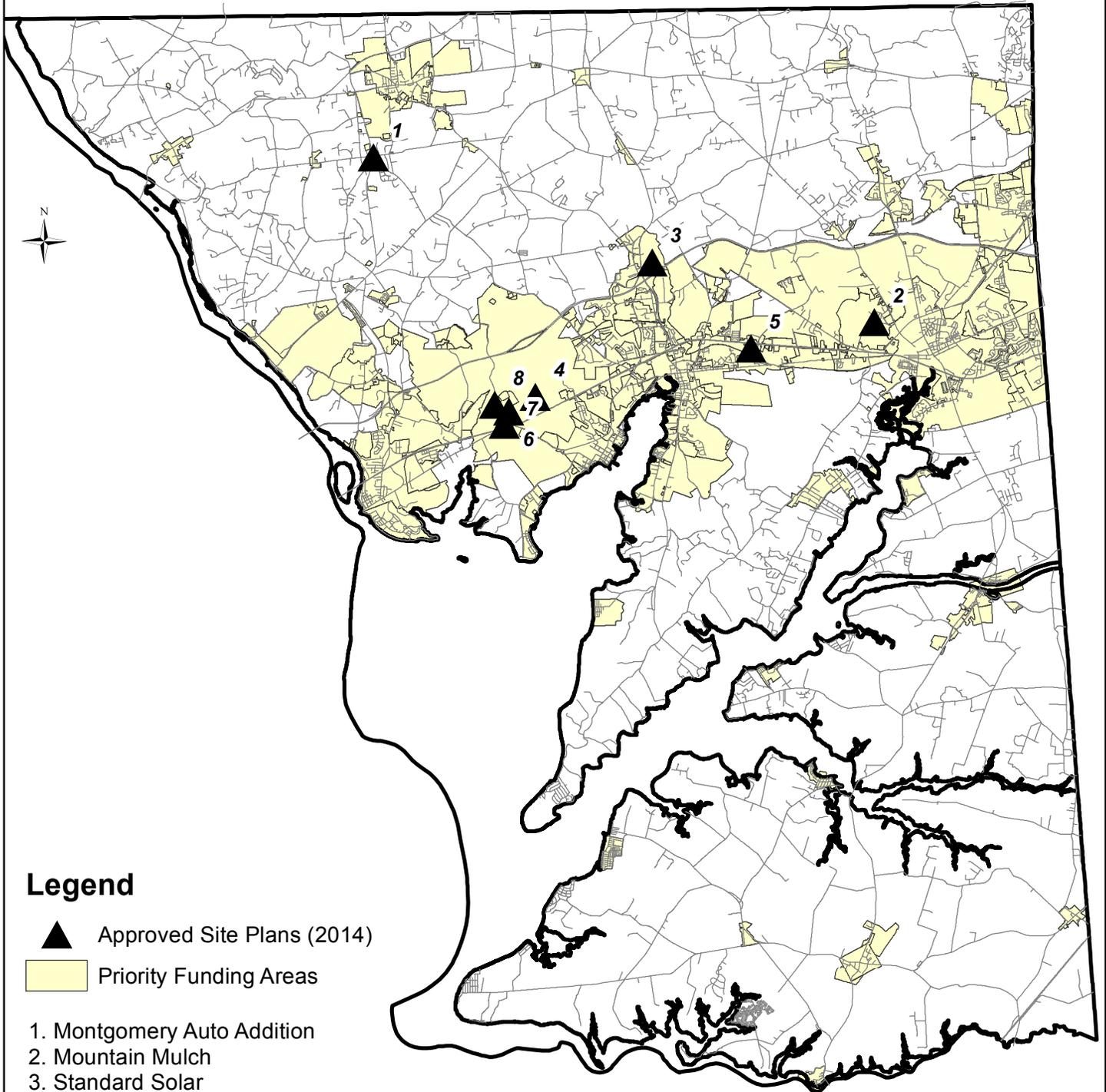
### Resources necessary for infrastructure inside the PFA and land preservation outside the PFA:

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:

Cecil County will be adopting a new Master Water and Sewer Plan in 2015. This document will provide for the framework 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.

# 2014 Approved Site Plans in relation to Priority Funding Areas



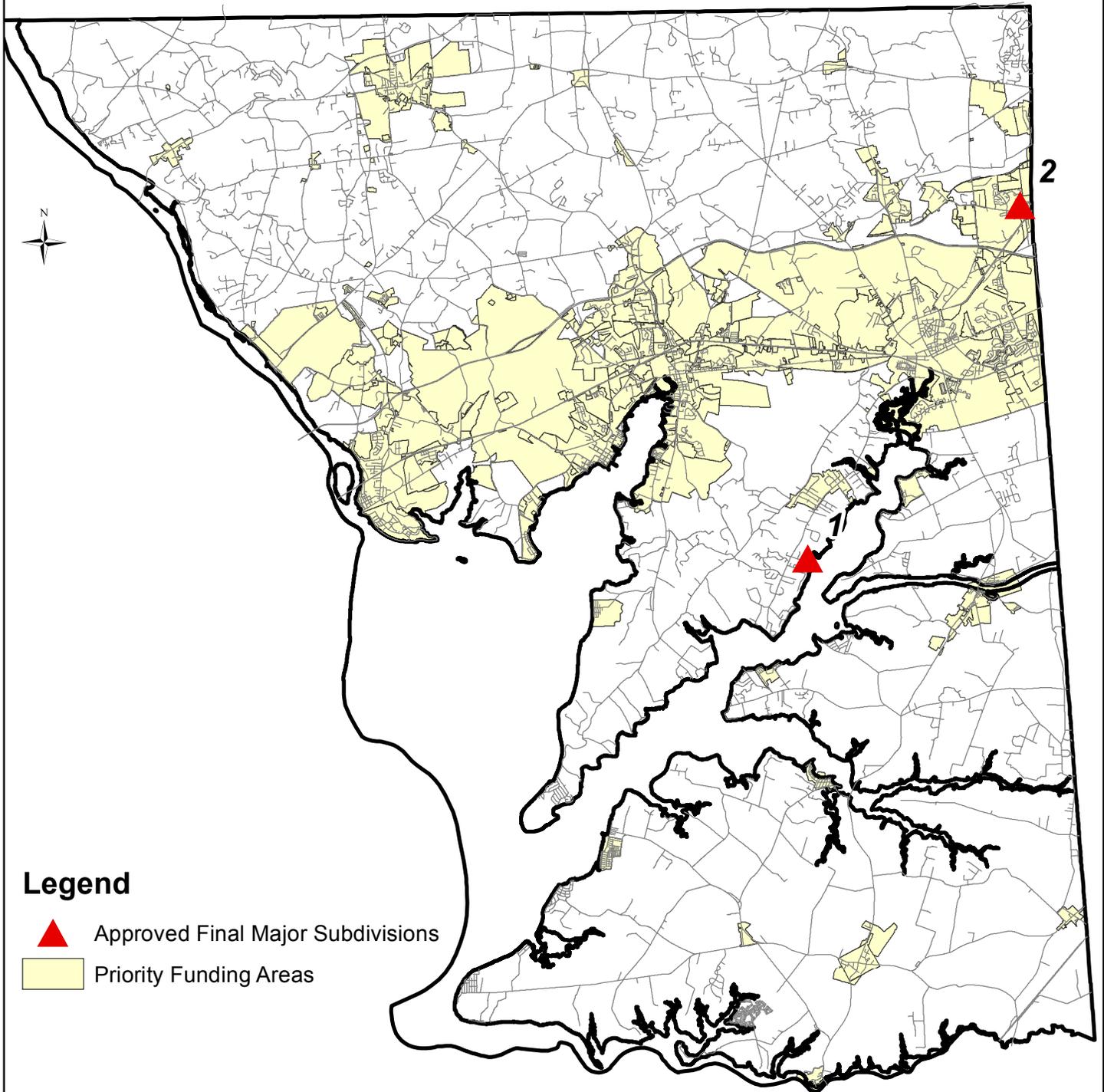
## Legend

- ▲ Approved Site Plans (2014)
- Priority Funding Areas

1. Montgomery Auto Addition
2. Mountain Mulch
3. Standard Solar
4. Principio Business Park, Site B
5. AUI Power
6. York Building Products: Route 40 mine
7. York Building Products: GE South mine
8. York Building Products: GE West mine

Cecil County  
Office of Planning & Zoning  
January 7, 2015

# 2014 Approved Final Major Subdivisions in relation to Priority Funding Areas



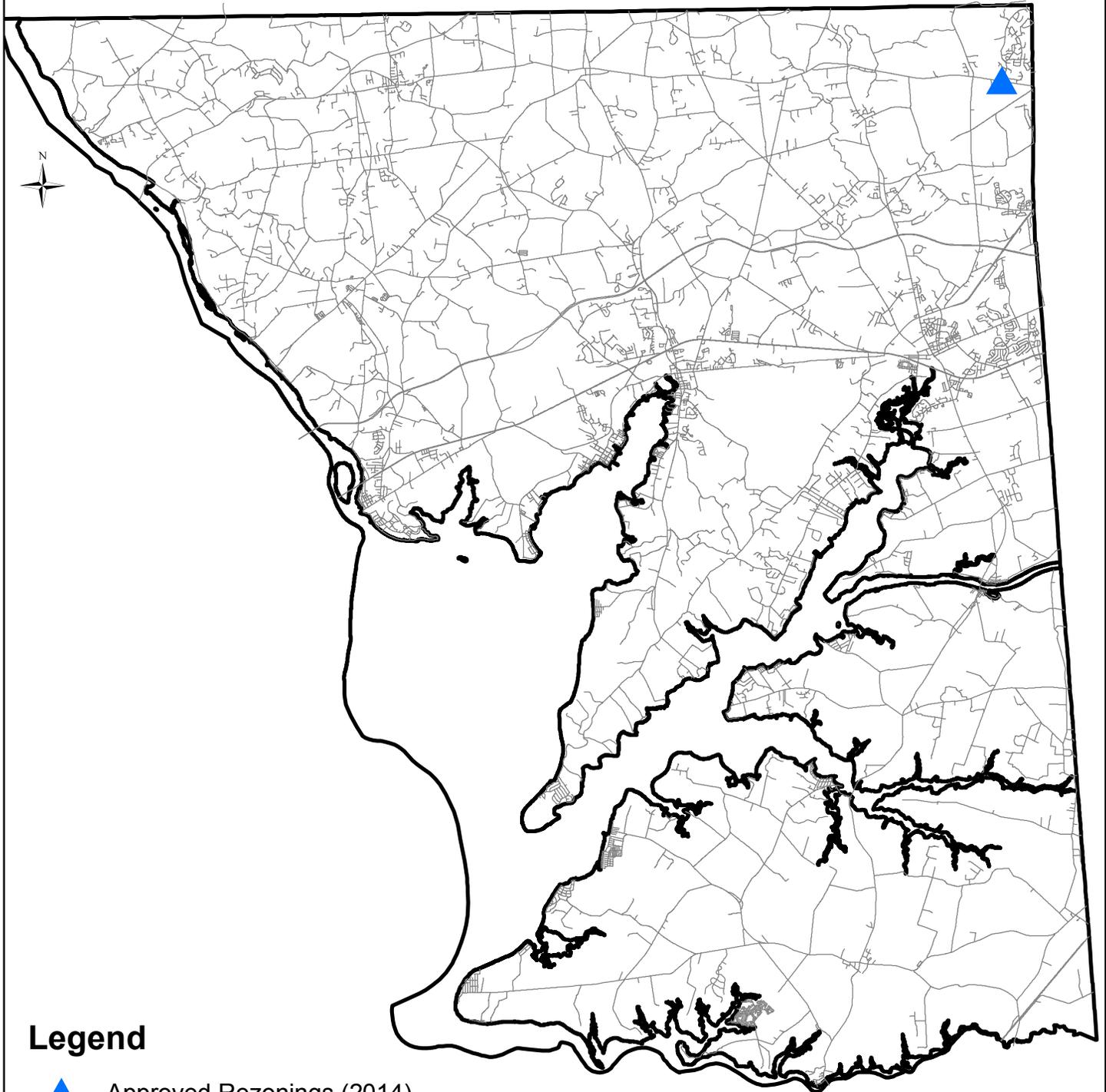
## Legend

-  Approved Final Major Subdivisions
-  Priority Funding Areas

1. Coleridge (Lots 19A & 25A, resubdivision, no new lots)
2. West Creek Village (190 lots, 480 apartments)

Cecil County  
Office of Planning & Zoning  
January 7, 2015

# 2014 Approved Rezoning



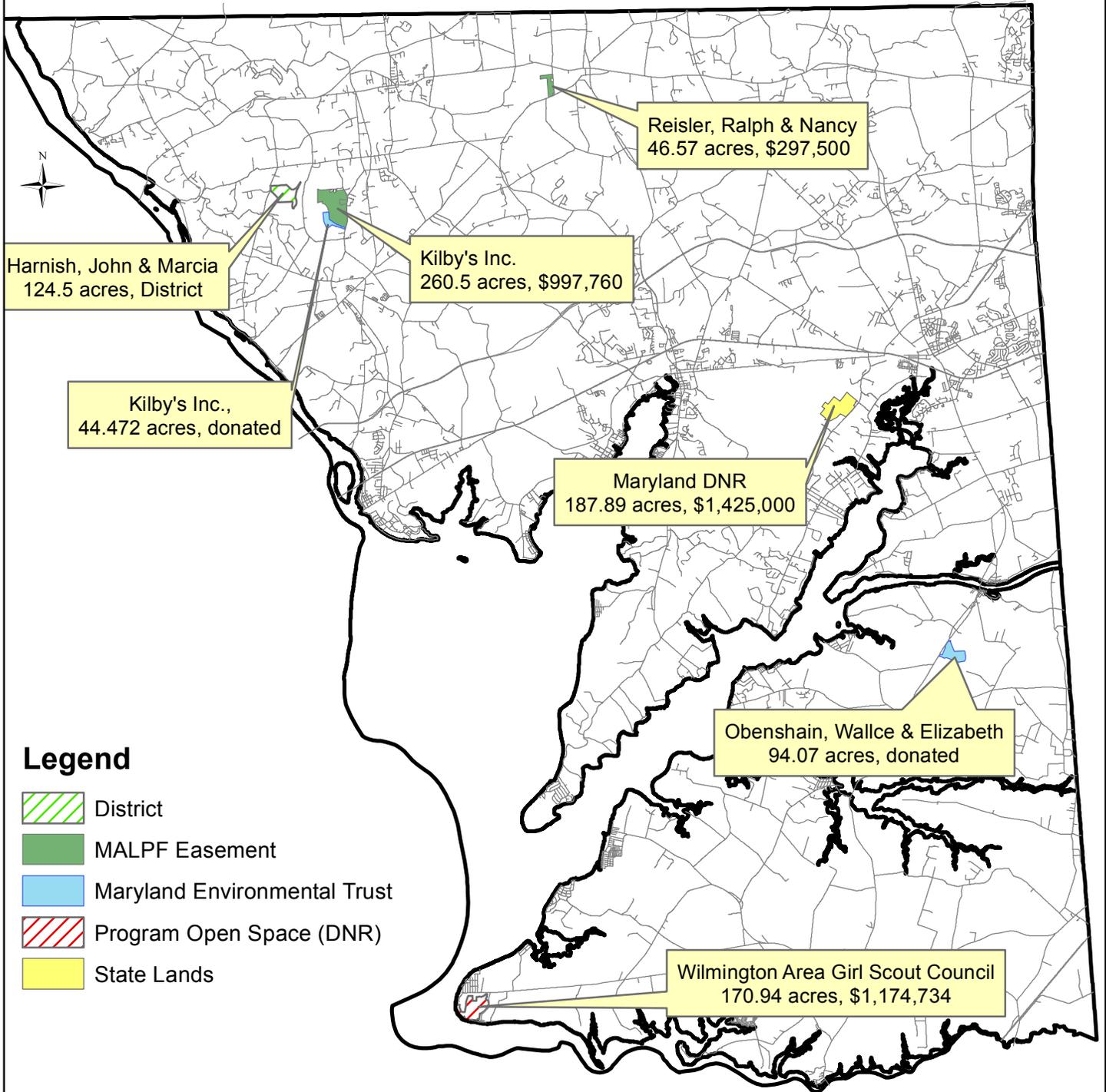
## Legend

▲ Approved Rezoning (2014)

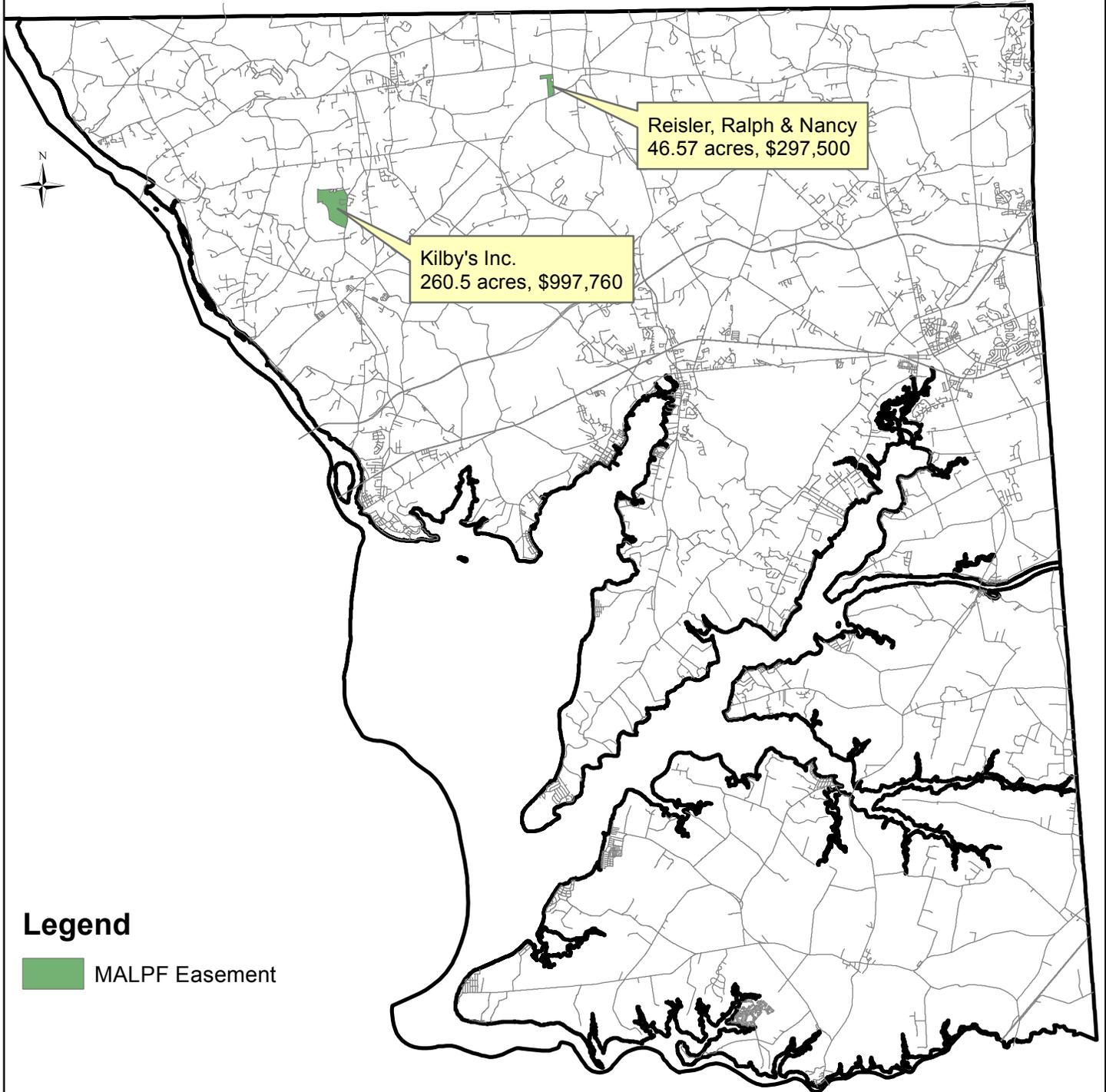
One rezoning request (2014-03) was approved in 2014.  
One rezoning request was disapproved (2014-01), and  
another was withdrawn (2014-02).

Cecil County  
Office of Planning & Zoning  
February 6, 2015

# 2014 Agricultural Preservation



# 2014 Agricultural Preservation - Acreage preserved using local ag. preservation monies



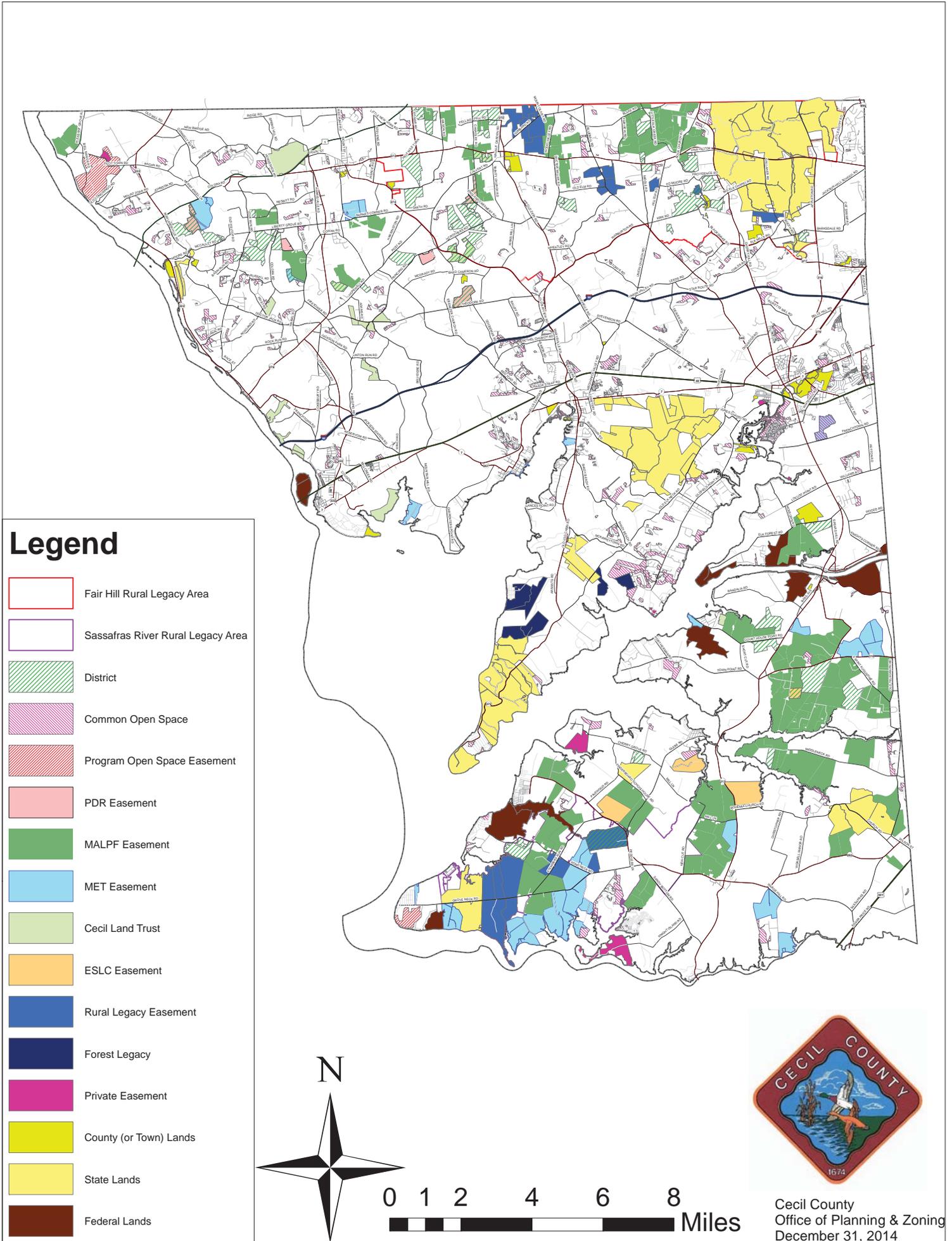
## Legend

 MALPF Easement

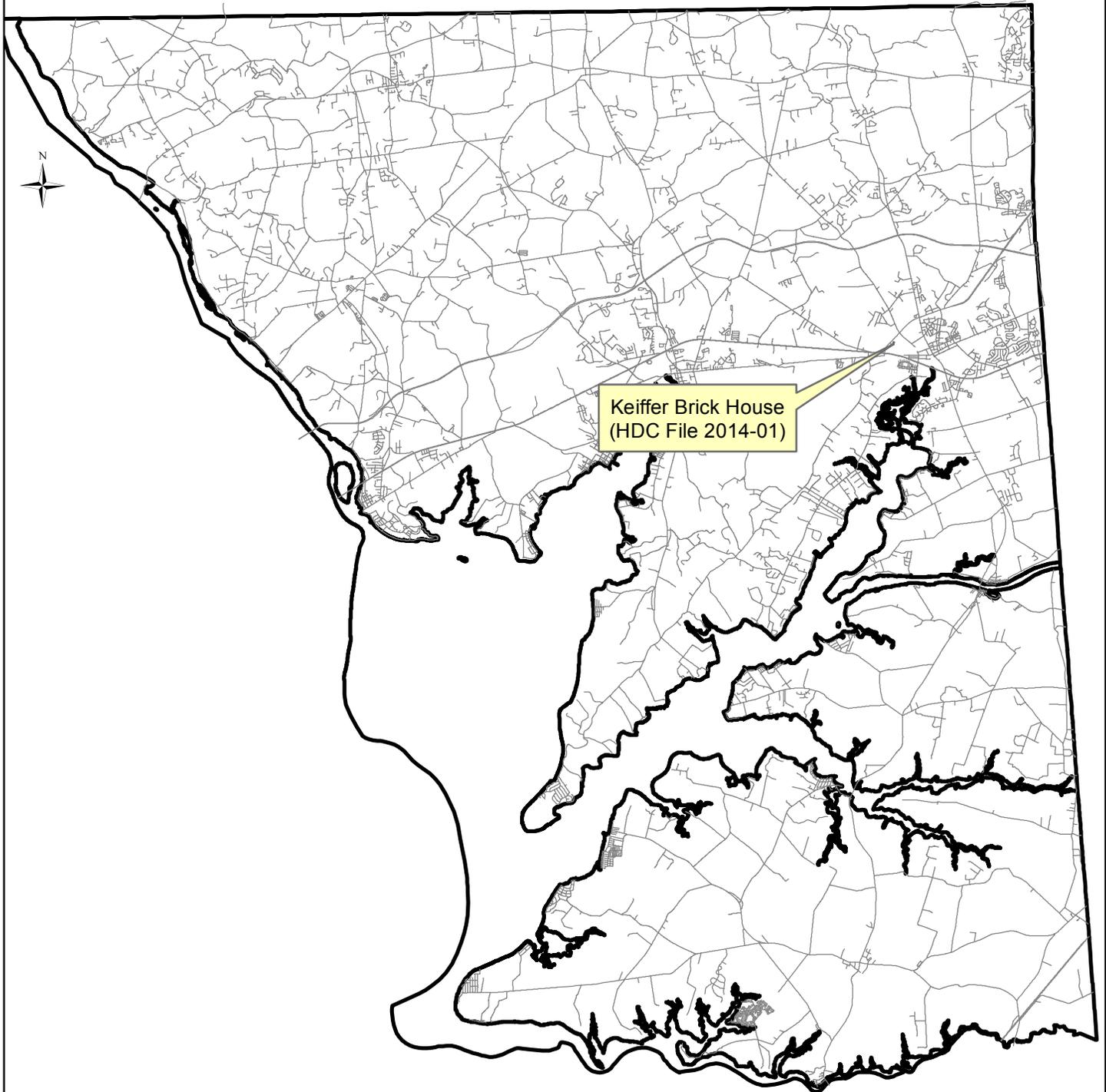
The preservation of the easements shown on this map were partially funded using local ag. preservation monies.

Cecil County  
Office of Planning & Zoning  
January 7, 2015

# Cecil County Protected Lands



# 2014 Established Historic Districts



## Legend

 Established Historic Districts (2014)

Cecil County  
Office of Planning & Zoning  
January 7, 2015