

2016 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 2016. 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 2016 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 steady workload in 2016 as many of the tasks this office regularly engages in maintained robust levels of activity. This office's actions concerning rezonings, 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 2016, the Cecil County Planning Commission reviewed nine major subdivision applications. All nine applications were approved with conditions.

The Planning Commission approved one concept plat (Charlestown Crossing), three preliminary plats (Hawk's Feather, Turkey Point Properties, and Charlestown Crossing Apartments), one preliminary-final plat (Lands of Armour), and four final plats (West Creek Village, Chestnut Point Estates, Hawk's Feather, and Charlestown Crossing Apartments). The appendices of this report contains a map depicting the location of all final plats approved in 2016.

The approved final plats created a combined total of 8 new lots, 53 manufactured home sites, 20 rental townhouses, and 92 apartment units.

Of the plats receiving final approval in 2016, three were recorded – West Creek Village, Chestnut Point Estates, and Lands of Armour. Additionally, one plat that received final approval in a previous year (Kirks Mill Manor, Lots 4 & 6) was recorded in 2016.

Following the adoption of Cecil County Council Bill 2015-12, preliminary and concept plats requesting extensions after October 19, 2015 can do so via the Director of Planning & Zoning. Nine preliminary plats were granted extensions under this provision. One concept plat was granted an extension under this provision.

Election District 5 was the most active in terms of plats reviewed by the Planning Commission, with all but one of the nine plats being located in the fifth election district. Overall, 100% of the new lots, manufactured home sites, rental townhomes, and apartment units that received final approval from the Planning Commission are located within the County's growth area.

Minor Subdivisions – The Office of Planning & Zoning approved 32 minor subdivisions in 2016. Ten of the approved subdivisions created 23 new lots. Additionally, four of the minor subdivisions created agricultural transfers, three created exempt public utility sites, and one formalized a court ordered division of property. The remainder of approvals were add-ons or lot line adjustments.

The most active election district, in terms of number of approvals, was Election District 5, which had nine minor subdivision approvals. In terms of lots, Election District 2 was the most active, with three approvals creating eight lots.

Site Plans – A total of thirteen site plans were approved by the Office of Planning & Zoning for commercial, industrial, or institutional development in 2016.

Historic District Applications – The Historic District Commission and the Planning Commission did not make any recommendations on nominations for historic designation in 2016.

Rezoning – The Planning Commission made recommendations on six rezoning requests. Four rezoning requests were eventually approved by the County Council, one was disapproved by the County Council, and one was withdrawn.

Agricultural Preservation – In 2016, 662.78 acres of land were preserved via permanent easements. Purchase of said easements cost \$1,466,801. Additionally, one 10.56 acre property was established as an agricultural district. To date, a total of 27,049.91 acres in Cecil County have been preserved solely for agricultural purposes. Including protected lands preserved for other purposes, 52,737.151 acres (23.65% of the County's total land area) are within some form of preservation program.

Special Exceptions – The Planning Commission and Board of Appeals heard 26 requests for special exceptions in 2016. The Board of Appeals approved all 26 applications.

Variances & Appeals – The Board of Appeals heard 19 requests for variances in 2016. The Board approved 16 requests. Two appeals of administrative decisions were heard in 2016, and the Board affirmed both decisions.

Building Permits – The Office of Planning & Zoning reviewed 129 building permits for new dwellings in 2016 (An additional twelve building permits for new dwellings were reviewed by the incorporated towns). One new dwelling was in the Chesapeake Bay Critical Area. The estimated value of all construction was \$47.2 million. There were 541,220 square feet of residential space constructed in 2016. 79% (111 out of 141) of the building permits issued were in the designated growth area.

Zoning Violations – The Office of Planning & Zoning investigated 191 zoning complaints in 2016. These investigations revealed 140 violations.

THE CECIL COUNTY PLANNING COMMISSION

2016 Members:

Mr. B. Patrick Doordan, Chairman

Mr. A. Chad Johnston

Mr. Bill Miners

Mr. Thomas Mullen, Alternate

Mr. Roger Persons

Mr. Wyatt Wallace

Mr. Kennard Wiggins, Vice Chair

Hon. Joyce Bowlsbey, Ex-officio

Mr. James A. Dellmyer – Legal Counsel

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 in the County Administration Building. Subdivision proposals, rezonings, special exceptions, and other agenda items are heard at 6:00 p.m.

THE CECIL COUNTY BOARD OF APPEALS

2016 Members:

Mr. Mark Saunders, Chairman

Mr. Brad Carillo

Mr. James Eder

Mr. Mike Linkous

Mr. Brandon D. Witt

Mr. Willard Whiteman, 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 PRESERVATION ADVISORY BOARD

2016 Members:

Mr. 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 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. At least three of the five 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 the 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 CECIL COUNTY HISTORIC DISTRICT COMMISSION

2016 Members:

Ms. Patricia Folk, Chairperson

Ms. Heidi Coleman *

Mr. Michael W. Dawson

Mr. Milt Diggins *

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Ms. Nancy Simpers

*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

2016 Members:

Dr. John Lee

Mr. Ewing McDowell

Mr. John Quinn

Ms. Nancy Simpers

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

2016 Staff:

Eric S. Sennstrom – Director

Jennifer Bakeoven – Administrative Assistant

David R. Black, AICP – GIS Coordinator

Jason M. Boothe – Planner I

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 – Zoning Administrator

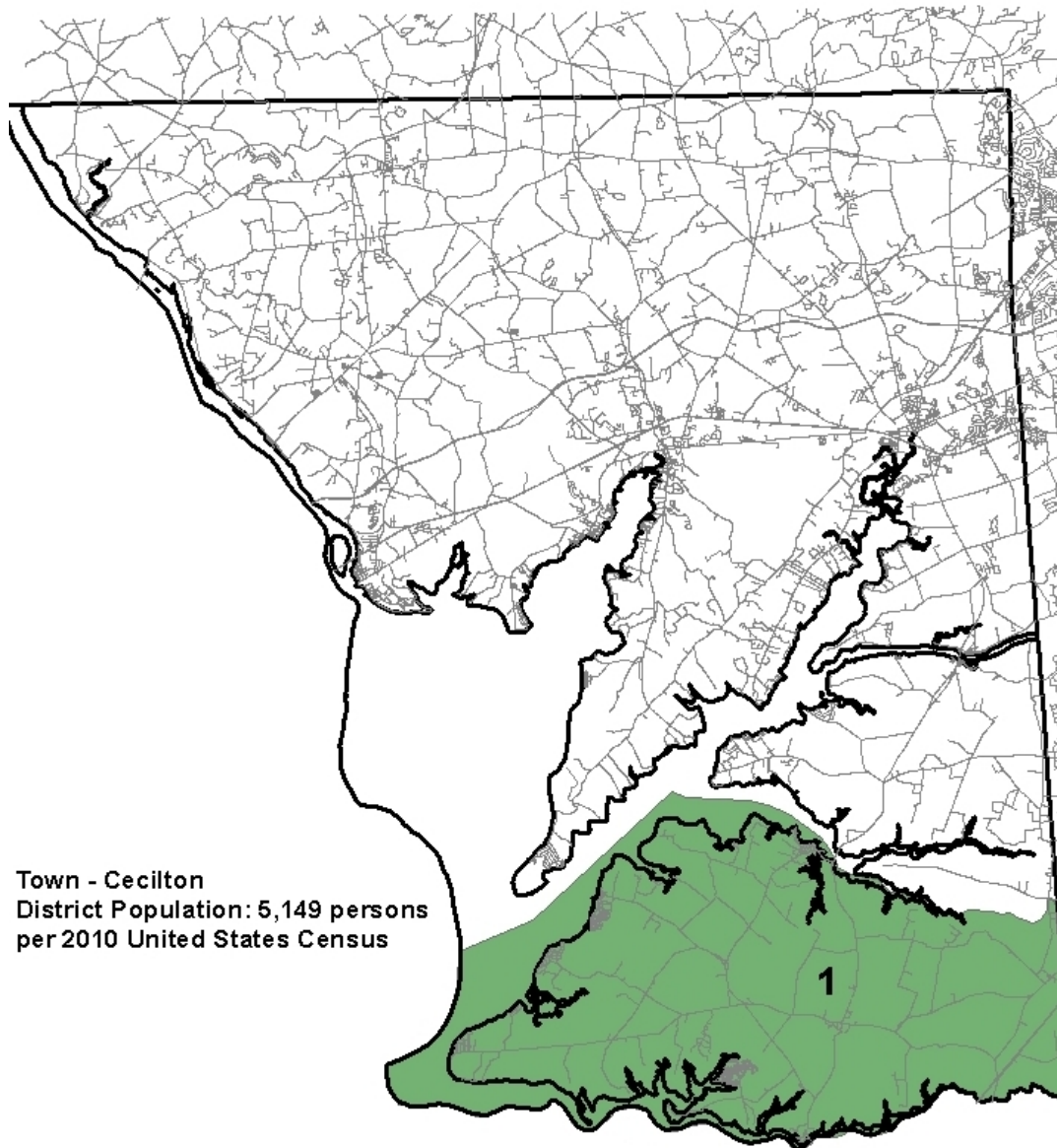
Amanda Paoletti – Plans Reviewer

*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, 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



Four minor subdivisions created four new lots.

No concept plats were approved.

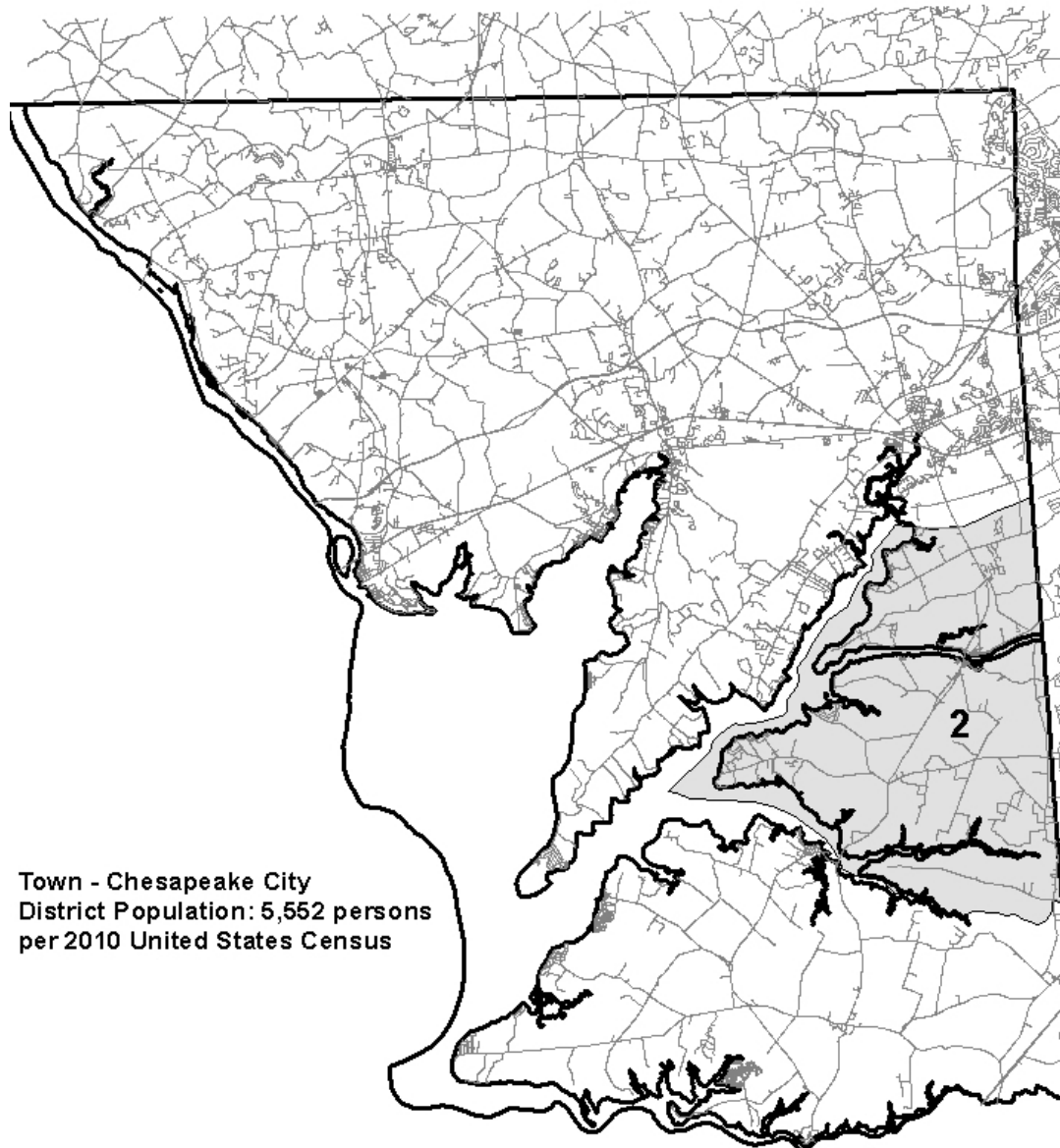
One preliminary plat extension was approved.

No final plats were approved.

One site plan was approved.

Four building permits were issued for residential construction with an estimated value of \$851,310.

Election District #2 - Chesapeake City



Three minor subdivisions created eight new lots.

No concept plats were approved.

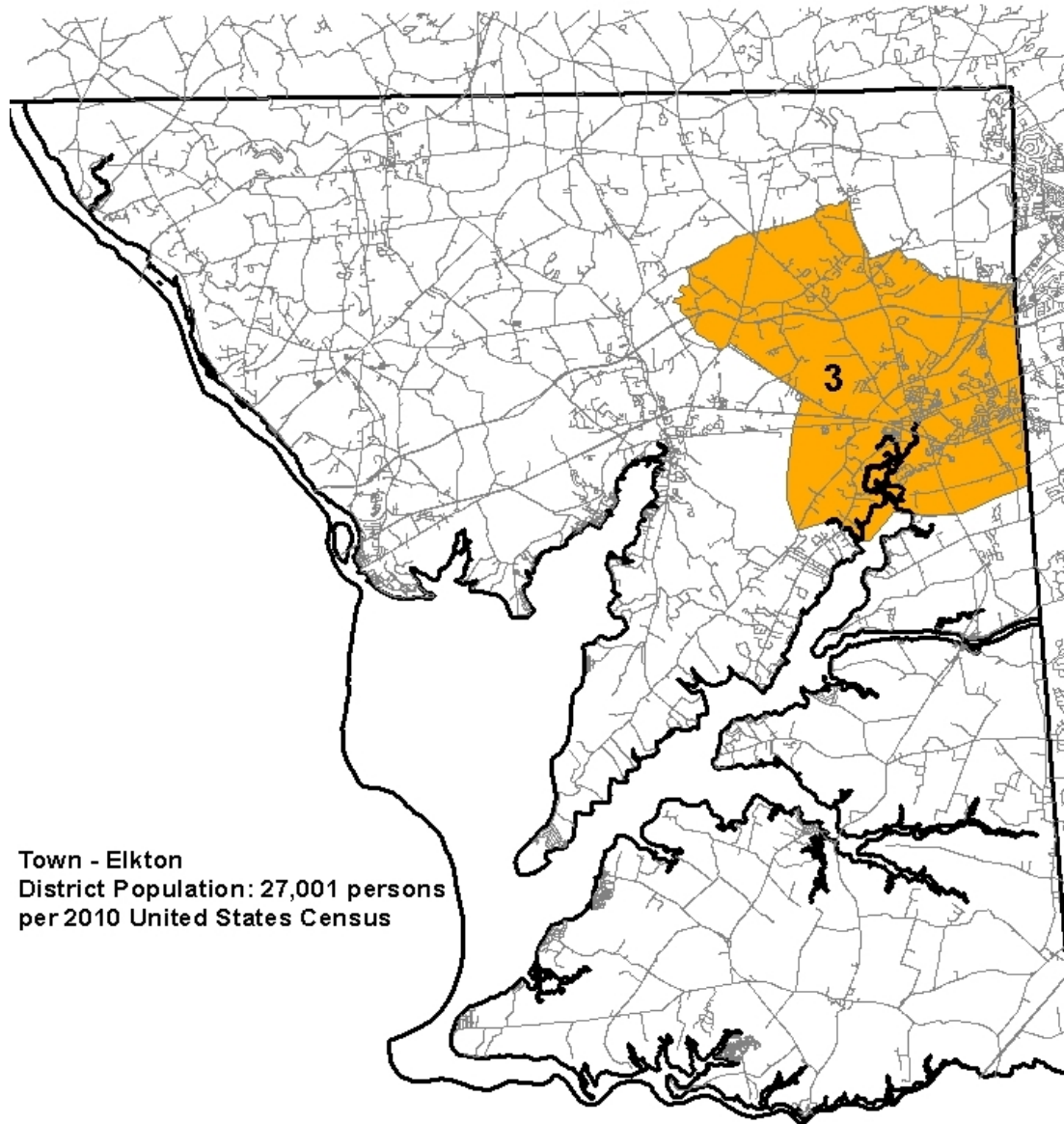
No preliminary plats were approved.

No final plats were approved.

Two site plans were approved.

Four building permits were issued for residential construction with an estimated value of \$1,339,000.

Election District #3 - Elkton



Two minor subdivisions created no new lots (one exempt public utility site and one lot line adjustment).

No concept plats were approved.

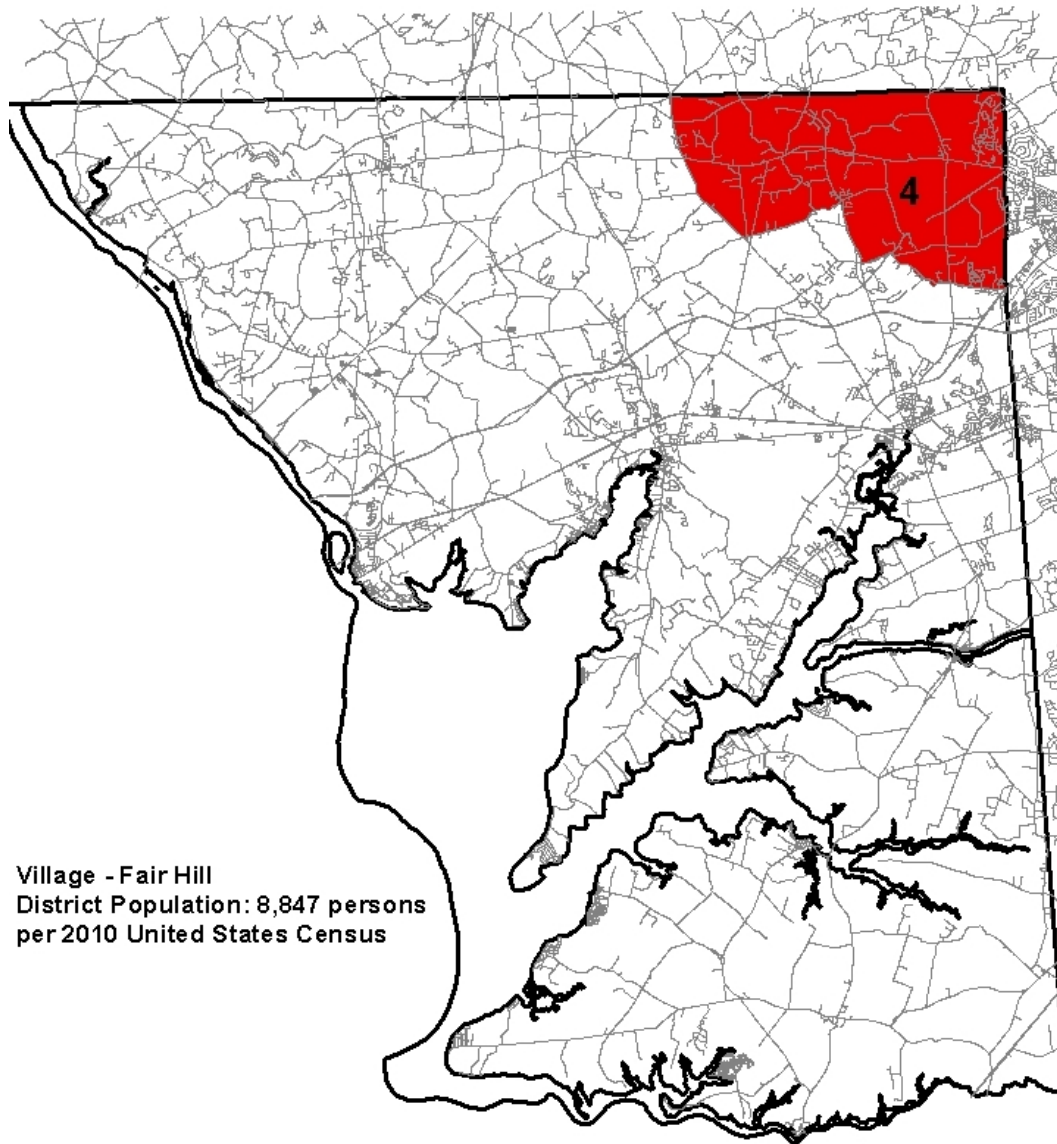
One preliminary plat extension was approved.

No final plats were approved.

Three site plans were approved.

Five building permits were issued for residential construction with an estimated value of \$383,000.

Election District #4 - Fair Hill



Three minor subdivisions created one new lot.

No concept plats were approved.

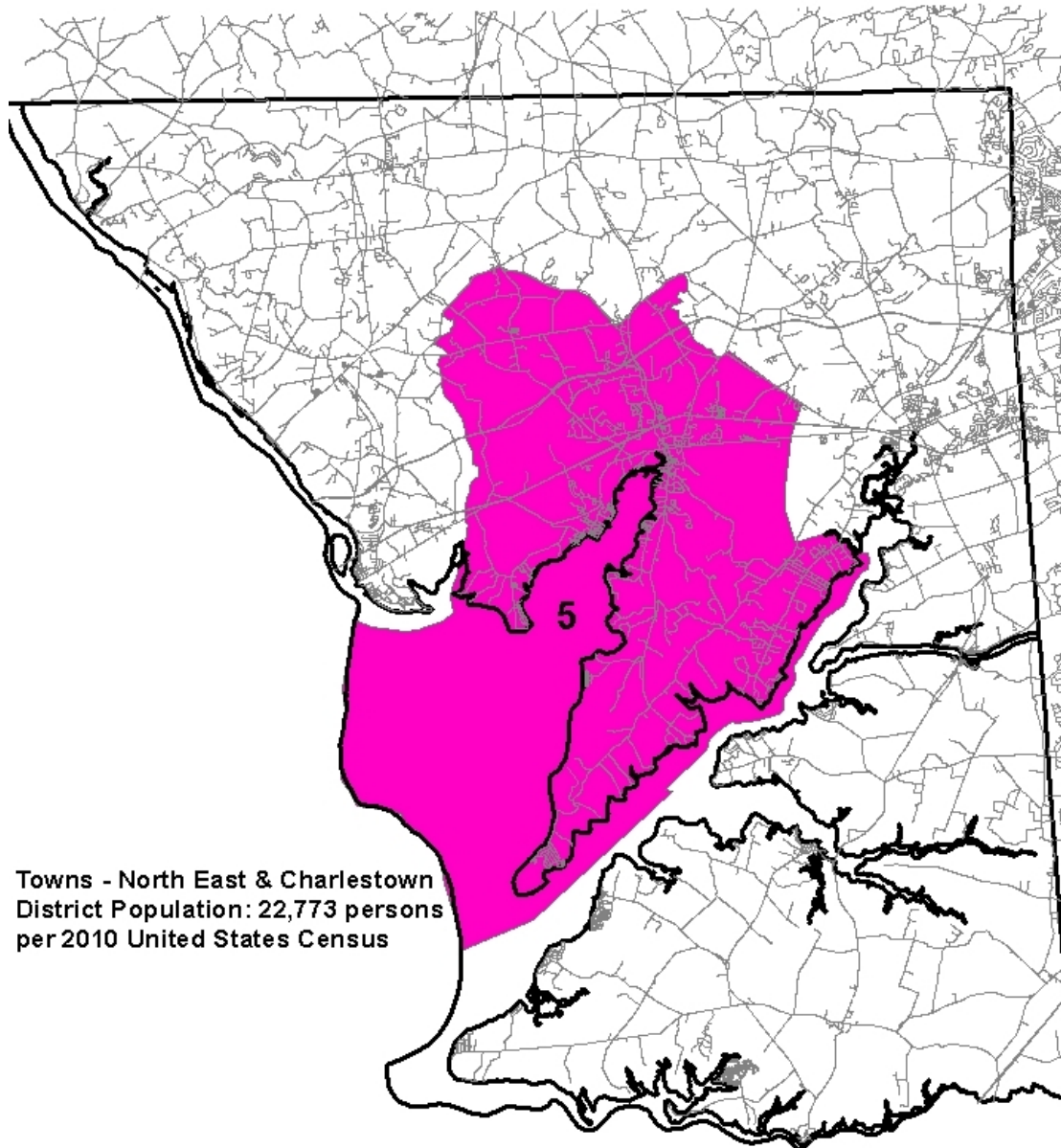
One preliminary plat extension was approved.

One final plat (20 rental townhomes) was approved.

No site plans were approved.

33 building permits were issued for residential construction with an estimated value of \$19,803,000.

Election District #5 - North East



Towns - North East & Charlestown
District Population: 22,773 persons
per 2010 United States Census

Nine minor subdivisions created two new lots.

Two concept plat extensions were approved.

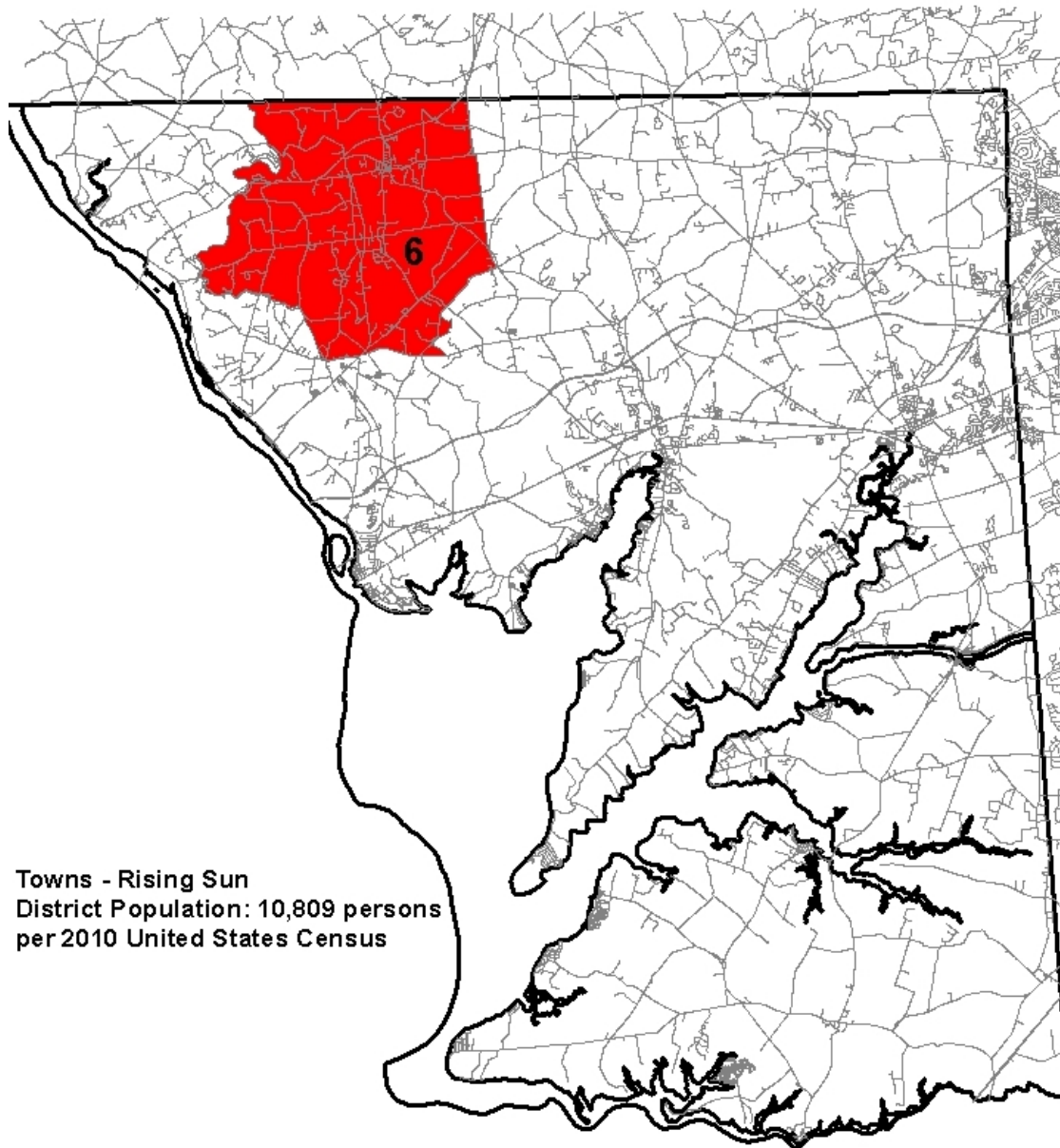
Three preliminary plats, and four preliminary plat extensions, were approved.

Four final plats (8 new lots, 53 manufactured home sites, and 92 apartment units) were approved.

Five site plans were approved.

44 building permits were issued for residential construction with an estimated value of \$9,653,911.71.

Election District #6 - Rising Sun



Four minor subdivisions created six new lots.

No concept plats were approved.

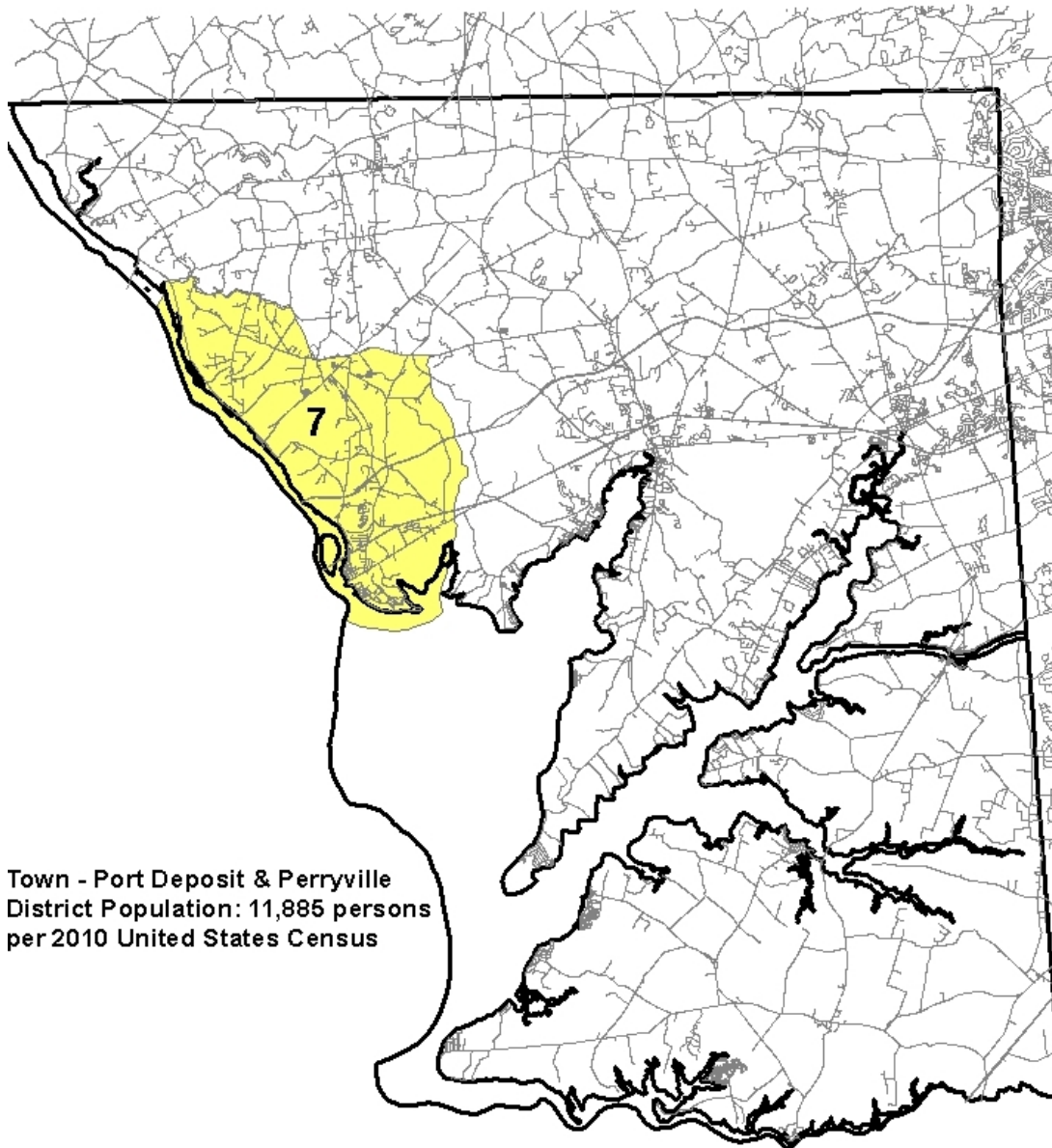
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Two building permits were issued for residential construction with an estimated value of \$999,000.

Election District #7 - Port Deposit



Three minor subdivisions created one new lot.

No concept plats were approved.

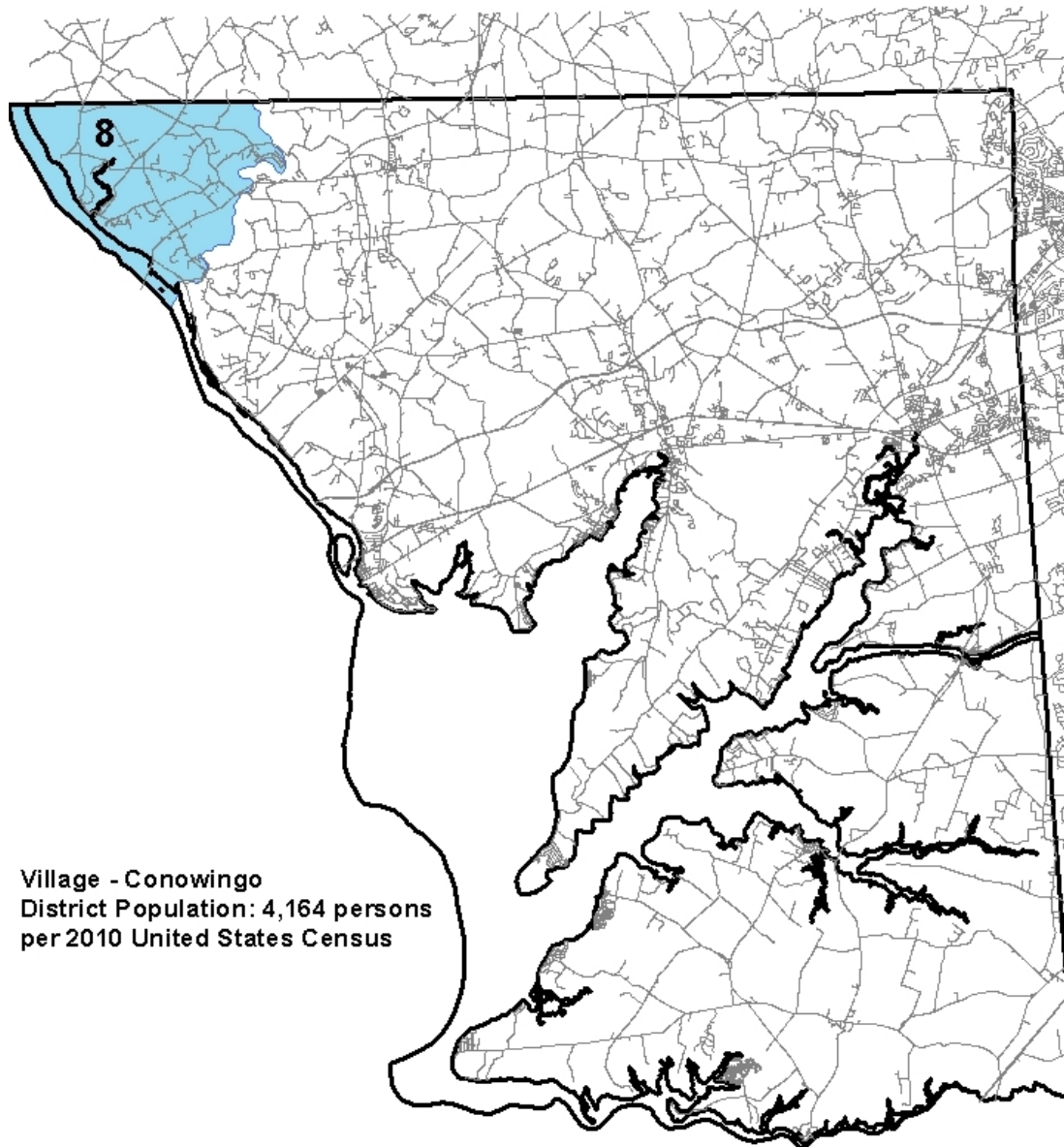
One preliminary plat extension was approved.

No final plats were approved.

No site plans were approved.

39 building permits were issued for residential construction with an estimated value of \$12,177,941.

Election District #8 - Conowingo



No minor subdivisions were approved.

No concept plats were approved.

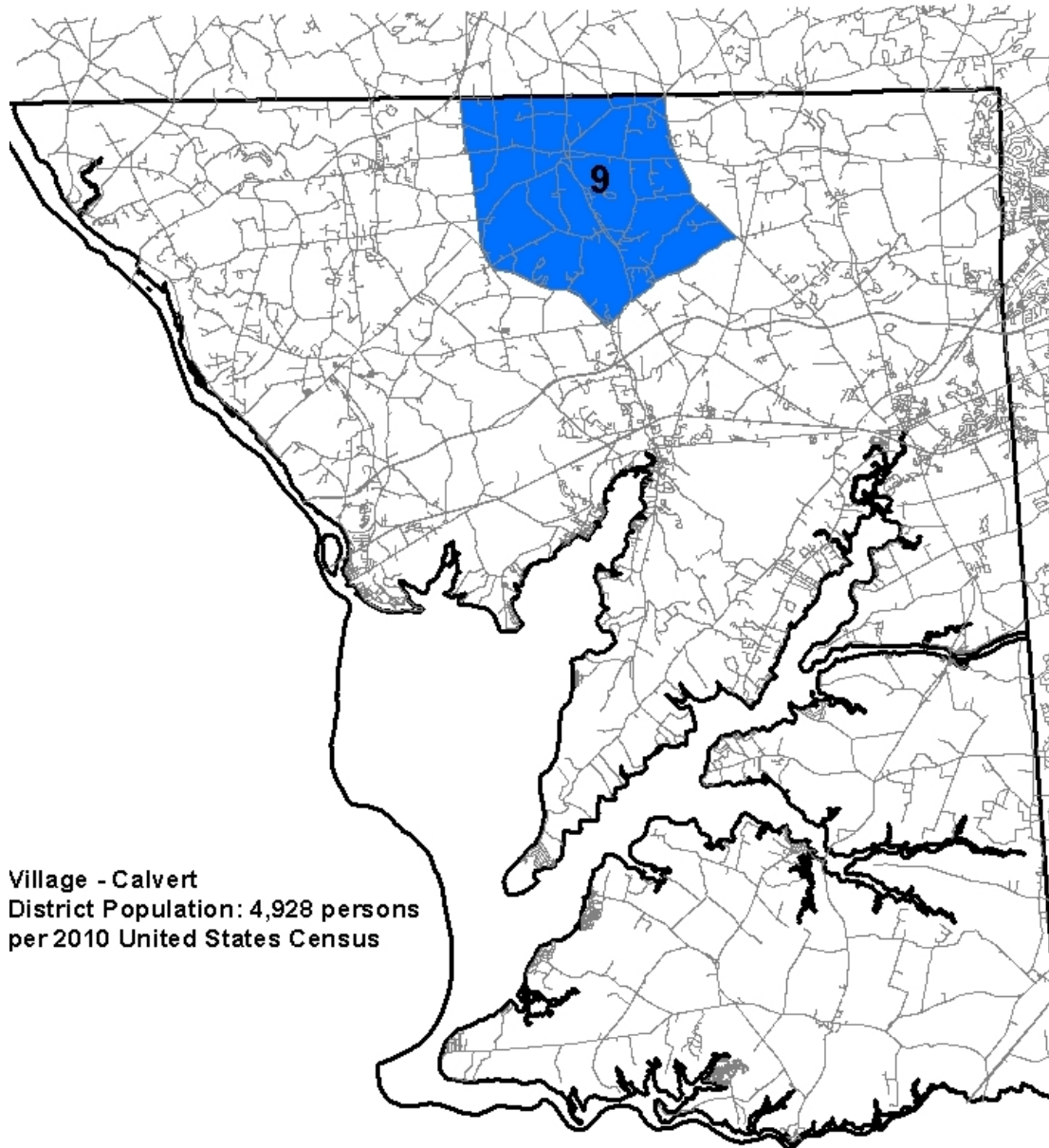
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Seven building permits were issued for residential construction with an estimated value of \$1,345,635.

Election District #9 - Calvert



Four minor subdivisions created one new lot.

No concept plats were approved.

One preliminary plat extension was approved.

No final plats were approved.

Two site plans were approved.

Three building permits were issued for residential construction with an estimated value of \$655,000.

Applications Processed

In 2016, nine major subdivision plats were reviewed and approved by the Cecil County Planning Commission. The Planning Commission approved one concept plat, three preliminary plats, one preliminary-final plat, and four final plats.

The approved final plats created a combined total of 8 new lots, 53 manufactured home sites, 20 rental townhouses, and 92 apartment units.

Of the plats receiving final approval in 2016, three were recorded – West Creek Village, Chestnut Point Estates, and Lands of Armour. Additionally, one plat that received final approval in a previous year (Kirks Mill Manor, Lots 4 & 6) was recorded in 2016. The appendices of this report contains a map depicting the location of all plats recorded in 2016.

Election District 5 was the most active in terms of plats reviewed by the Planning Commission, with all but one of the nine plats being located in the fifth election district. Overall, 100% of the new lots, manufactured home sites, rental townhomes, and apartment units that received final approval from the Planning Commission are located within the County's growth area.

Following the adoption of Cecil County Council Bill 2015-12, preliminary and concept plats requesting extensions after October 19, 2015 can do so via the Director of Planning & Zoning. Nine preliminary plats were granted extensions under this provision. One concept plat was granted an extension under this provision.

The Office of Planning & Zoning approved 32 minor subdivisions in 2016. Ten of the approved subdivisions created 23 new lots. Additionally, four of the minor subdivisions created agricultural transfers, three created exempt public utility sites, and one formalized a court ordered division of property. The remainder of approvals were add-ons or lot line adjustments.

The most active election district, in terms of number of approvals, was Election District 5, which had nine minor subdivision approvals. In terms of lots, Election District 2 was the most active, with three approvals creating eight lots.

The Office of Planning and Zoning also approved ten administrative resubdivisions in which lot line adjustments or add-ons were proposed for existing, recorded plats.

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 2016, the Cecil County Planning Commission approved the following major subdivision applications.

Final Plat

Subdivision Name	ED	Zoning	Number of Lots	Land Use
West Creek Village	4	RM	20 TH	MHGA
Chestnut Point Estates - Section 1	5	MH & LDR	53 Sites	LGA
Hawk's Feather	5	LDR	7	LGA
Armour, J. Thomas (Lands of)	5	UR	1	MHGA
Charlestown Crossing Apartments, Phase 2	5	RM	92 Units	MGA

Preliminary Plat

Hawk's Feather	5	LDR	7	LGA
Turkey Point Properties	5	LDR	27 Units	LGA
Charlestown Crossing, - Phase 2, Apartments	5	RM	92 Units	MGA

Concept Plat

Charlestown Crossing, P.U.D.	5	ST	592	MGA
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Extensions

On October 19, 2015 an amendment to the Cecil County Subdivision Regulations was adopted that allows the Director of Planning and Zoning to grant extensions to Concept and Preliminary Plats through administrative action, no longer requiring the approval of the Planning Commission.

During 2016 nine preliminary plats and one concept plat were granted extensions via administrative action. The table on the following page contains details regarding all administrative plat extensions:

*Administrative Extensions of Concept and Preliminary Plats Granted
under Sections 4.0.10 (Concept) and 4.1.17 (Preliminary) of the Subdivision Regulations*

Subdivision Name	Plat Type	Request Date	Action	Action Date	New Plat Expiration Date
Bayhead Shore Estates	Preliminary Plat	1/27/2016	Granted	2/1/2016	2/28/2018
Reynolds Farm	Preliminary Plat	2/21/2016	Granted	2/22/2016	2/28/2018
Montgomery Cecil Limited Partnership	Concept Plat	2/25/2016	Granted	3/1/2016	3/31/2017
Chesapeake Club, Sections H2& H3, Lots 188-343	Preliminary Plat	3/8/2016	Granted	3/9/2016	3/31/2018
Villages at Herron Lake	Preliminary Plat	3/8/2016	Granted	3/9/2016	3/31/2018
Bedrock	Preliminary Plat	4/5/2016	Granted	4/8/2016	4/30/2018
Chesapeake Club, Lots 344-876	Preliminary Plat	5/17/2016	Granted	5/18/2016	5/31/2018
Blue Ball Investment Group, LLC	Preliminary Plat	7/18/2016	Granted	7/18/2016	7/31/2018
Worsell Manor, Section 1, Lots 1-12	Preliminary Plat	7/27/2016	Granted	7/28/2016	7/31/2018
Hillwood Manor, Lots 2-11	Preliminary Plat	11/1/2016	Granted	11/2/2016	11/30/2018

Resubdivisions

In 2016, the Cecil County Office of Planning and Zoning approved the following revisions of recorded major subdivisions and/or pre-1976 record plats.

<u>OWNER NAME</u>	<u>E D</u>	<u>ZONING</u>	<u>LOTS</u>	<u>LAND USE</u>	<u>NOTES</u>
Ambro (Trustee) & Drennen (Trustee)	1	VR	0	RPD	Lot line adjustment - Hacks Point Beach (PC 1118/25 - MSA S1241-3560)
Barnes, David & Pamela AND Barnes Biddle Street LLC	2	UR	0	MGA	Eliminates 1 lot - Lands of Fears (PC 1118/38 - MSA S1241-3570)
Grose, Perry O & Janice S	5	RR	0	RCD	Lot line adjustment - Highpoint Acres (PC 1118/51 - MSA S1241-3579)
Behnke, Eric (Lands of)	5	NAR	0	RCD	Utility easement revision (PC 1118/54 - MSA S1241-3582)

Weed, Raymond	5	LDR	0	LGA	Lot line adjustment - Oldfield View (PC 1118/70 - MSA S1241-3597)
Mann, James & Suzanne	4	NAR	0	RCD	Lot line adjustment - Orchard Hill (PC 1118/78 - MSA S1241-3603)
314 Grove Neck Road LLC	1	SAR	0	RPD	Eliminates 5 lots - Bracebridge Estates (PC 1118/87 - MSA S1241-3608)
Rutter, William L. Jr & Glenora	1	RR	0	RPD	Lot line adjustment - Crystal Beach (PC 1118/93 - MSA S1241-3612)
McGonigle, John & M. Renee	5	LDR	0	LGA	Lot line adjustment - Sand Cove Section Crystal Beach (PC 1119/8 - MSA S1241-3623)
Wards Hill Farm Corp	1	SAR	0	RPD	Eliminates 4 lots - Vantage Point (PC 1119/10 - MSA S1241-3625)

In total, the ten resubdivision plats resulted in the elimination of ten lots. Thus, since eight lots were created via the major subdivision process, and ten lots were eliminated via the major resubdivision process, the entire process resulted in a net loss of two lots.

Minor Subdivisions

In 2016, the Office of Planning & Zoning approved the following minor subdivision applications.

<u>OWNER NAME</u>	<u>E D</u>	<u>ZONING</u>	<u>LAND USE</u>	<u>LOTS</u>	<u>NOTES</u>
Tuturice, Phillip Jr. et ux.	1	BL	RPD	0	
Martin A. Heckscher & George A. Macleod, Trustees	1	SAR	RPD	0	
Cherry Grove LLC	1	SAR	RPD	0	Exempt 2.1.3(1) - Agriculture Transfer
Meck, David & Barbara	1	SAR	RPD	4	
Wilmington Savings Fund Society, FSB	2	BG	MGA	3	
Hazel, Ralph & Robert	2	SAR	RPD	0	Exempt 2.1.3(1) - Agriculture Transfer
Barvick Development LLC	2	SAR	RPD	5	
Moux, Donna F.	3	NAR	RCD	0	Exempt 2.1.3(4) - Public Utility
Lawrance, Fred H III & Patricia T	3	ST	MGA	0	
Nonn, Anthony & Sharon	4	LDR	LGA	1	
Schaeffer, Cecilia (Estate of)	4	ST	MGA	0	
Mackie, et al (Estate of)	4	NAR	RCD	0	Exempt 2.1.3(2) - Order of the Courts (Estate)
Van Den Heuvel, Marvin A. & Terry	5	NAR	RCD	0	
Principio Iron Company LLC & Mason Dixon Sand and Gravel	5	MEA	MED	2	
Principio Iron Company LLC	5	M2	EMP	0	
Patchell, Virginia J.B.	5	M1	HGA	0	Exempt 2.1.3(4) - Public Utility
Principio Site F, LLC	5	MEA	MED	0	
Montgomery Brothers, INC	5	BG	HGA	0	
Montgomery Cecil - Limited Partnership	5	RM	HGA	0	Exempt 2.1.3(1) - Agriculture Transfer
Gemcraft Homes INC	5	UR	MHGA	0	
Carey, John H Jr & R Susan	5	NAR	RCD	0	
Coudon, George & Judith	6	LDR	LGA	4	
Leo B. Vadala, Nick L. Vadala & Pietro P. Vadala	6	NAR	RCD	1	
Gainey, John W. & Leurethia	6	NAR	RCD	0	
Bare, Haven B	6	NAR	RCD	1	

Patterson, Ross & Hazel	7	RM	HGA	0	
Jerry R. & Melinda L. Porter AND Harold L. Grove	7	MH	MGA	0	
Joseph L and Norma Carol Fadeley & Christopher G and Carroll Anne Hovatter	7	LDR	LGA	1	
Gifford's Farm Inc.	9	NAR	RCD	0	Exempt 2.1.3(4) - Public Utility
Wheatley Farm	9	NAR	RCD	1	
Crothers, James A II & Julia B	9	NAR	RCD	0	Exempt 2.1.3(1) - Agriculture Transfer
Brewer, Rodney and Rebecca	9	NAR & RR	RCD	0	

Applications Processed - Election District

Major Subdivisions

Final Approvals (Planning Commission)	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	1	0	0
	5	4	8	100
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	Total	5	8	100

Final Approvals (Administrative Review)	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	4	-9	0
	2	1	-1	0
	3	0	0	0
	4	1	0	0
	5	4	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	Total	10	-10	0

Minor Subdivisions

Approved Minors	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	4	4	17.4%
	2	3	8	34.8%
	3	2	0	0
	4	3	1	4.3%
	5	9	2	8.7%
	6	4	6	26.1%
	7	3	1	4.3%
	8	0	0	0
	9	4	1	4.3%
	Total	32	23	100

Applications Processed - 2010 Land Use Districts

Major Subdivisions

Final Approvals (Planning Commission)	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	0	0	0
	RPD	0	0	0
	LGA	2	7	88%
	MGA	1	0	0
	MHGA	2	1	12%
	HGA	0	0	0
	RMU	0	0	0
	EMU	0	0	0
	EMP	0	0	0
	MED	0	0	0
	Total	5	8	100%

Final Approvals (Administrative Review)	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	3	0	0
	RPD	4	-9	0
	LGA	2	0	0
	MGA	1	-1	0
	MHGA	0	0	0
	HGA	0	0	0
	RMU	0	0	0
	EMU	0	0	0
	EMP	0	0	0
	MED	0	0	0
	Total	10	-10	0

Minor Subdivisions

Approved Minors	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	11	3	13%
	RPD	6	9	39.1%
	LGA	3	6	26.1%
	MGA	4	3	13%
	MHGA	1	0	0
	HGA	4	0	0
	RMU	0	0	0
	EMU	0	0	0
	EMP	1	0	0
	MED	2	2	8.7%
	Total	32	23	100%

Site Plans

A total of thirteen site plans were approved by the Office of Planning and Zoning for commercial, institutional, or industrial development in 2016. These plans totaled 1,045,106 square feet of new building space over 1,457.77 acres. Twelve of these were Major Site Plans, while one was a Minor Site Plan.

Date Approved	Name	Location	ED	Zoning	Proposed Use
2/8/2016	Crest Substation	North East Rd	9	NAR	Electricity substation
2/9/2016	Principio Business Park Site F: Lidl	Belvedere Rd	5	MEA	Distribution Center
4/18/2016	The Maryland Clinic	Principio Parkway West	5	M2	Warehouse
4/20/2016	Dollar General Chesapeake City	Augustine Herman Hwy	2	BG	Retail store
8/2/2016	Blueball Substation	Blueball Rd	3	NAR	Electricity substation
8/30/2016	WL Gore: Lovett Campus	Airport Road	3	M1	Building addition
9/1/2016	Chateau Bu-De II, LLC (Minor)	Augustine Herman Hwy	2	SAR	Wine tasting building
10/13/2016	WL Gore: Cherry Hill Campus	Singerly Rd	3	M1	Mechanical Building
10/17/2016	North East Substation (Delmarva)	W Old Philadelphia Rd	5	M1	Electricity substation
11/14/2016	JTC Development	Cecilton-Warwick Rd	1	SAR	Medical cannabis nursery
12/5/2016	Sandy Hill Camp Activity Center	Turkey Point Road	5	NAR	Multi-purpose activity center
12/4/2016	Irishtown Substation	Irishtown Rd	5	UR	Electricity substation
12/14/2016	Crothers Substation	Crothers Rd	9	NAR	Electricity substation

Stormwater Management Plans – 136 Stormwater Management Plans were reviewed by the Office of Planning and Zoning in 2016. 124 Stormwater Management Plans were approved.

Residential Building Permit Activity - 2016

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONSTRUCTION COST
1	Dwellings	2	6,481	\$611,310.00
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	1	1,600	\$150,000.00
	<u>Mobile Home</u>	<u>1</u>	<u>1,568</u>	<u>\$90,000.00</u>
	TOTALS	4	9,649	\$851,310.00
2	Dwelling	4	19,684	\$1,339,000.00
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>0</u>	<u>-</u>	<u>-</u>
	TOTALS	4	19,684	\$1,339,000.00
3	Dwellings	4	13,635	\$380,000.00
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>1</u>	<u>1,056</u>	<u>\$3,000.00</u>
	TOTALS	5	14,691	\$383,000.00
4	Dwellings	8	37,460	\$1,600,000.00
	Duplex	0	-	-
	Townhouse	20	23,335	\$2,400,000.00
	Apartment	5	138,876	\$15,803,000.00
	<u>Mobile Home</u>	<u>0</u>	<u>-</u>	<u>-</u>
	TOTALS	33	199,671	\$19,803,000.00
5	Dwellings	29	132,771	\$7,839,981.71
	Duplex	0	-	-
	Townhouse	11	29,507	\$1,384,930.00
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>4</u>	<u>6,792</u>	<u>\$429,000.00</u>
	TOTALS	44	169,070	\$9,653,911.71
6	Dwellings	2	14,100	\$999,000.00
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>0</u>	<u>-</u>	<u>-</u>
	TOTALS	2	14,100	\$999,000.00

7	Dwellings	5	23,559	\$1,345,275.00
	Duplex	33	53,790	\$10,797,666.00
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>1</u>	<u>1,120</u>	<u>\$35,000.00</u>
	TOTALS	39	78,469	\$12,177,941.00
8	Dwellings	3	16,027	\$941,635.00
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>4</u>	<u>6,150</u>	<u>\$404,000.00</u>
	TOTALS	7	22,177	\$1,345,635.00
9	Dwellings	3	13,709	\$655,000.00
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>0</u>	<u>-</u>	<u>-</u>
	TOTALS	3	13,709	\$655,000.00
Grand totals		141	541,220 sq ft	\$47,207,797.71

RESIDENTIAL BUILDING PERMITS ISSUED IN 2016

BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
EMPLOYMENT MIXED USE	0	0%
RESIDENTIAL MIXED USE	0	0%
LOW DENSITY GROWTH AREA	8	6%
MEDIUM DENSITY GROWTH AREA	27	19%
MEDIUM HIGH DENSITY GROWTH AREA	25	18%
HIGH DENSITY GROWTH AREA	5	4%
EMPLOYMENT	34	24%
MINERAL EXTRACTION	0	0%
RURAL CONSERVATION	23	16%
RESOURCE PRESERVATION	7	5%
INCORPORATED TOWN	12	8%
TOTALS:	141	100%

of permits in designated growth area = 111 (79% of total)

BUILDING PERMITS ISSUED – 2016
CRITICAL AREA

MONTH		PERMITS ISSUED IN CRITICAL AREA 2016		NEW DWELLINGS IN CRITICAL AREA 2016
January		11		0
February		12		0
March		23		0
April		16		0
May		18		0
June		27		0
July		17		0
August		12		0
September		19		0
October		20		0
November		18		1
December		5		0
TOTALS:		198		1

2016 REZONINGS

Election District	Owner Name	Zoned	Requested Zoning	Decision
3	Jones, Laurel P.	RR	BG	Withdrawn
	Ronmar Properties, LLC (aka Martin Imperial)	M2	BG	Approved
5	Delmarva Power & Light Co.	None	M1	Approved
	Breslin, Thomas & Katherine	RR	NAR	Approved
6	Beiler, Stephen B.	RR	BG	Disapproved
7	Merriman, Carolyn & Johnson, Ellen	LDR	NAR	Approved

ZONING COMPLAINTS AND VIOLATIONS

2016

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	4	0
Manufactured Homes (Special Exception)	1	0
Storage Trailer	9	7
Untagged or Inoperative Vehicles	51	43
Salvage Yards / Ruble Landfill	58	48
Illegal Business Operation	27	14
Setbacks	2	1
RV / Travel Trailers	21	17
Signs	0	0
Dwelling Conversion	3	1
Kennels	1	0
Animal Husbandry	3	0
Other – Fencing and Condemned Housing	6	4
COURT CASES	5	5
TOTALS:	191	140

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2016

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	9	0	0	9
TELECOMMUNICATION	1	0	0	1
OTHER	11	0	0	11
MANUFACTURED HOME				
Agricultural	1	0	0	1
Hardship	4	0	0	4
Security	0	0	0	0
Total Special Exceptions				
	26	0	0	26
VARIANCES	16	2	1	19
APPEALS	0	2 (AFFIRMED)	0	2

Cecil County's Agricultural Land Preservation Program - 2016

In 2016, the Agricultural Land Preservation program in Cecil County robustly pursued preservation opportunities and enhanced the program's fundamental facets. In 2015 four property owners were made offers from the Maryland Agricultural Land Preservation Foundation (MALPF), over four hundred acres of farmland enrolled into the preservation district program, the County's certification was extended, and the County took a more involved role in agricultural preservation initiatives statewide. County funds were committed in the aid of purchasing the easements, for the purchase of easements in the coming year, and tax credits for were issued to owners of properties that are encumbered by a MALPF easement or a County preservation district.

The County's Purchase of Development Rights program had a total of 539.1941 acres over six properties go into easement in 2016. This doubled the amount of property preserved by the County's young program. The total cost of to acquire these properties was \$1,025,400. Three of these properties were enrolled in the preservation district program.

In addition, 124 acres in Rising Sun went to settlement on a MALPF offer the owner received in 2015. A round two MALPF offer was made to a Cecil County landowner for a 70 acre farm. Settlement for that potential easement is expected in 2017.

One additional property entered into the district program while three properties that met their five year commitment left the district program in 2016. This program is similar to the former state program which was a requirement for MALPF preservation. By the end of 2016, there were 37 district properties still working towards permanent easement. Property owners enrolled in this program are provided a 50% tax credit on the agricultural value of their property.

In addition to the aforementioned settlement of land preservation easements the County Office of Planning and Zoning received and processed 25 applications for the MALPF program and one application for the district program.

In 2016, the Agricultural Preservation Advisory Board (APAB) reviewed 34 applications from landowners that are in or want to enter the land preservation program. Specifically, they reviewed:

- 1 application to establish a preservation district;
- 1 application for an agricultural subdivision of a MALPF easement;
- 1 application to recognize or relocate a pre-existing dwelling on an easement property;
- 1 application to establish a tenant dwelling on an easement property;
- 2 applications to conduct an operation in accordance with the MALPF uses policy;
- 3 applications to place an overlay easement on an MALPF easement property; and
- 25 applications to sell a preservation easement to MALPF.

The APAB also took an active role in forming policies that assist the Office of Planning & Zoning implement the land preservation program more effectively. In 2016 APAB:

- Updated the scoring and ranking methodology for preservation applications; and
- Held a public hearing on PDR offers prior to final purchase of easements.

Agricultural preservation doesn't stop with the purchase of agricultural easements, as enforcement of the easement terms, and assuring the proper use of conservation practices, is ongoing. MALPF requires that all easements that have federal funding, and ten percent of all other MALPF easements, be inspected every year. Twenty- four inspections were completed in March and April of 2016 by Planning & Zoning and Soil Conservation staff.

The settlement of properties into permanent easement was the highest in several years, and the program's work in 2016 built on the successful foundation of land preservation programs from previous years. The Office of Planning & Zoning hopes that success continues into next year and beyond.

ANNUAL REPORT ON SMART GROWTH RELATED CHANGES

Prepared by the Cecil County Planning Commission for the period
January 2016 through December 2016

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

- (a) New subdivisions created: Five final major subdivisions were approved, creating eight new lots. Thirty-two minor subdivisions were approved, creating 23 lots.
- (b) New building permits issued: 141 building permits were issued for residential construction. 79% of these building permits (111 permits) were located in the County's designated growth area.
- (c) Zoning map amendments: Four rezonings were approved in 2016.
- (d) Zoning text amendments that resulted in changes in development patterns:
 - i. On February 16, 2016, the County Council approved amendments to Section 144 of the Zoning Ordinance. Said amendment eliminated the three year limitation on special exceptions for sawmills.
 - ii. On September 20, 2016, the County Council approved amendments to Section 96 of the Zoning Ordinance. Said amendment revised regulations pertaining to drive in theaters.
 - iii. On October 19, 2016 the County Council approved amendments to Section 323.1 of the Zoning Ordinance. Said amendment permits the County Council to initiate proposed amendments to the Zoning Ordinance.
- (e) New Comprehensive Plan or plan elements adopted: On December 20, 2016, the County Council amended the Comprehensive Plan by officially incorporating the 2012 Senate Bill 236 Growth Tier map into said plan.
- (f) New roads or substantial changes in roads or other transportation facilities: One of the approved final major subdivisions included the creation of a new road. Specifically, the Hawk's Feather subdivision resulted in the creation of a private mini-road (Hawks Feather Ct) to serve the proposed subdivision. As the Hawk's Feather final subdivision has yet to be recorded, a timetable for the road's actual construction is unknown at this time.
- (g) New schools or additions to schools: After an extensive renovation, Perryville Elementary School reopened to students in August 2016 after being closed for two years.
- (h) Other changes in development patterns: None

2. Map: The County adopted no new zoning maps. Four rezonings were approved in 2016.

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 local jurisdictions, and the adopted plans of the State.
4. **Process Improvements:** Limited subdivision activity has permitted the Planning Commission to actually approve fewer major subdivision lots (eight) than were eliminated (ten) via the major resubdivision process.
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
January 2016 through December 2016

Measures and Indicators

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

79% of the residential building permits were located in the PFA

12.5% of the new lots (1 of the 8 total new major subdivision lots) were located in the PFA.

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

The net density within the PFA is 1.398 dwelling units per acre (1 lot on 0.715 acres).

The net density outside of the PFA is one dwelling unit per 1.464 acres (7 lots on 10.248 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:

In 2016, 662.78 acres of land were preserved via permanent easements. Purchase of said easements cost \$1,466,801. Additionally, one 10.56 acre property was established as an agricultural district. To date, a total of 27,049.91 acres in Cecil County have been preserved solely for agricultural purposes. Including protected lands preserved for other purposes, 52,737.151 acres (23.65% of the County's total land area) are within some form of preservation program.

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.

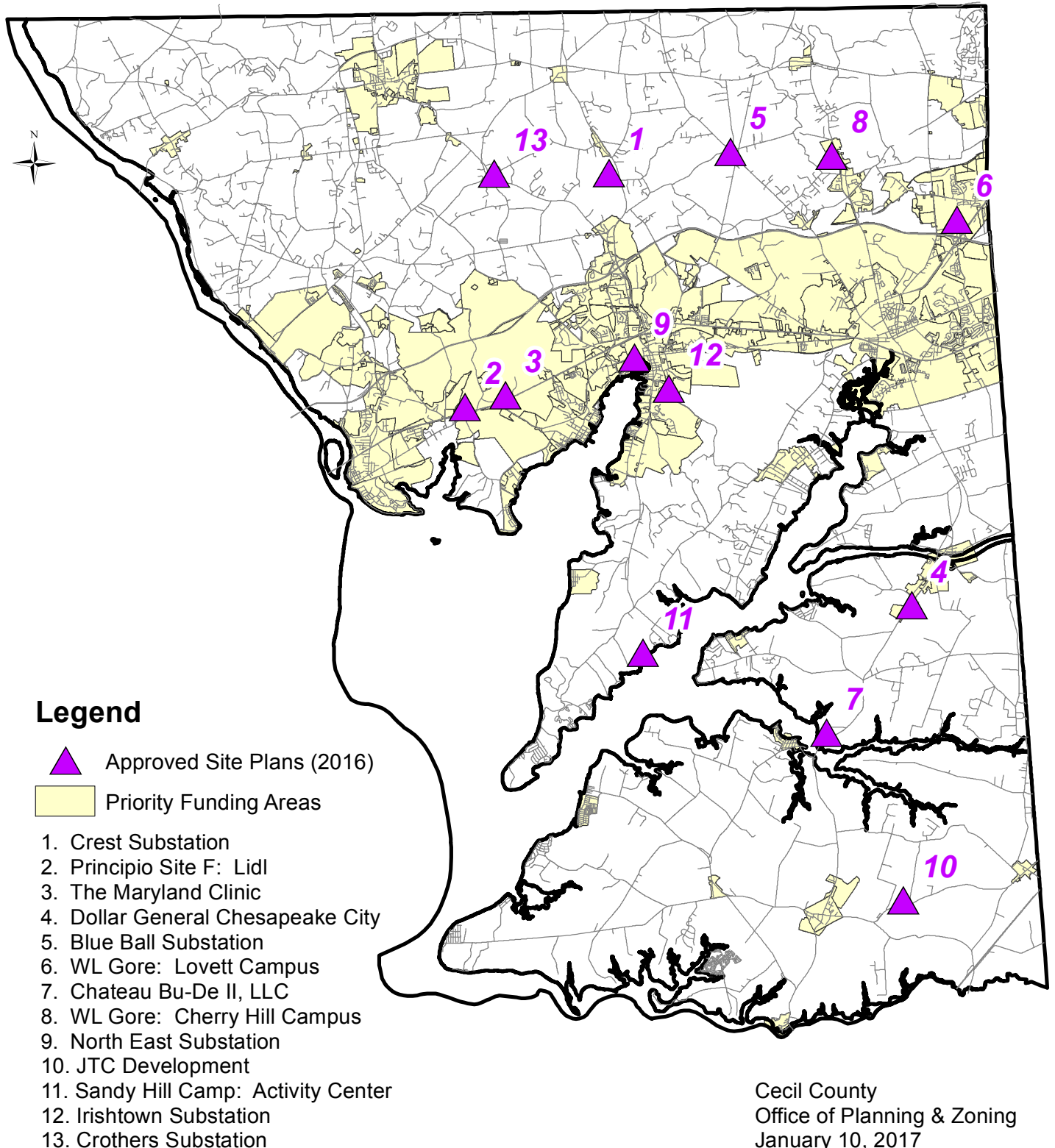
Resources necessary for infrastructure inside the PFA and land preservation outside the PFA:

While it should be noted that the County's growth area and certified PFAs are not coterminous and certain growth areas are outside of PFAs, 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.

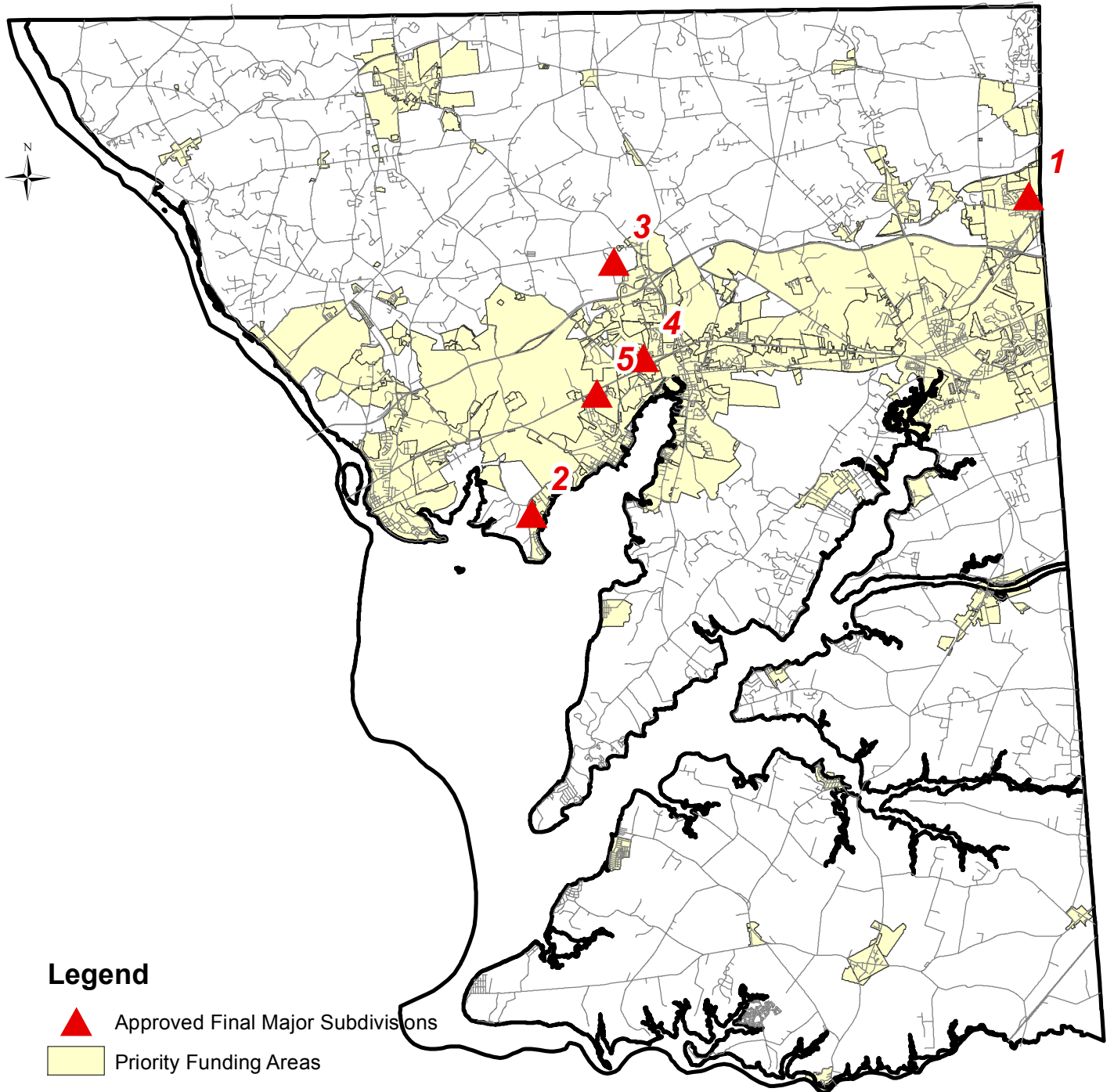
Any incremental progress made toward achieving the local goal:

Cecil County spent over \$1.4 million to purchase agricultural preservation easements in 2016. Said action is in accordance with the Comprehensive Plan's goal to "use all means to preserve land in the Rural Areas for agricultural and natural resource pursuits."

2016 Approved Site Plans in relation to Priority Funding Areas



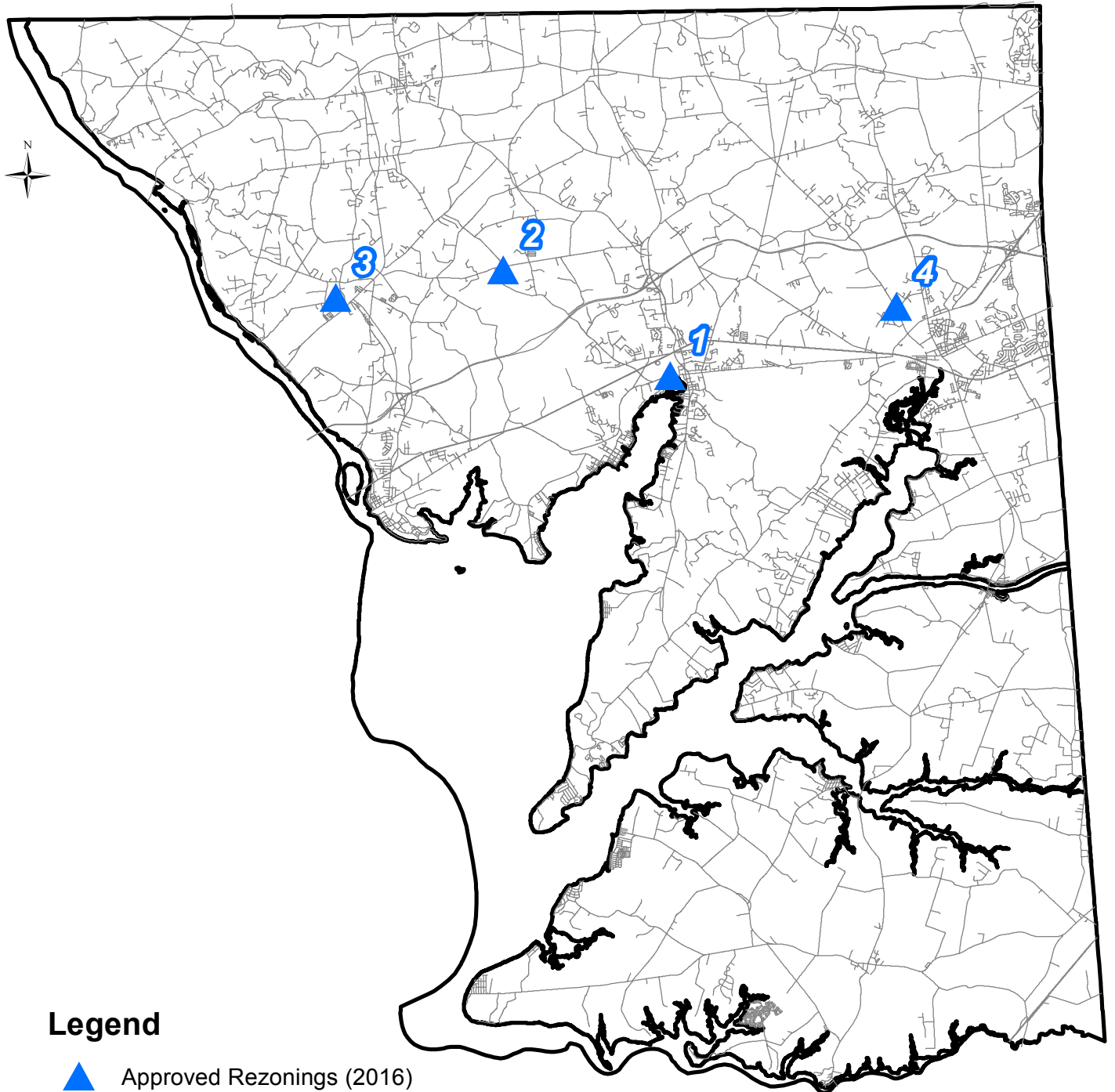
2016 Approved Final Major Subdivisions in relation to Priority Funding Areas



1. West Creek Village (20 rental townhomes - no new lots)
2. Chestnut Point Estates (53 manuf. home sites - no new lots)
3. Hawk's Feather (7 lots)
4. Armour, J. Thomas, Lot 2 (1 new lot)
5. Charlestown Crossing Apts., Ph. 2 (92 apartments)

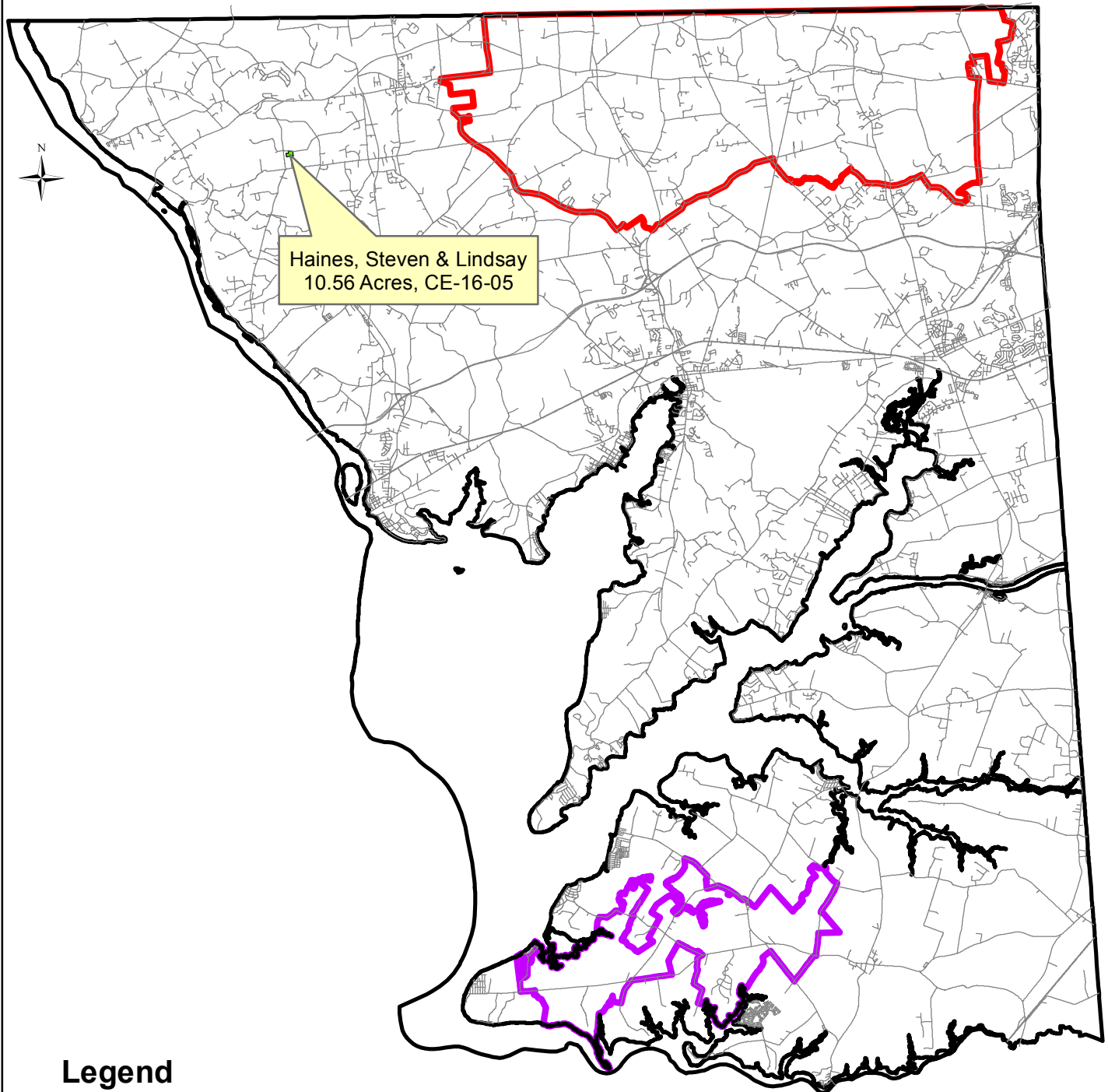
Cecil County
Office of Planning & Zoning
January 10, 2017

2016 Approved Rezoning



Cecil County
Office of Planning & Zoning
January 18, 2017

Protected Lands Districts Established in 2016

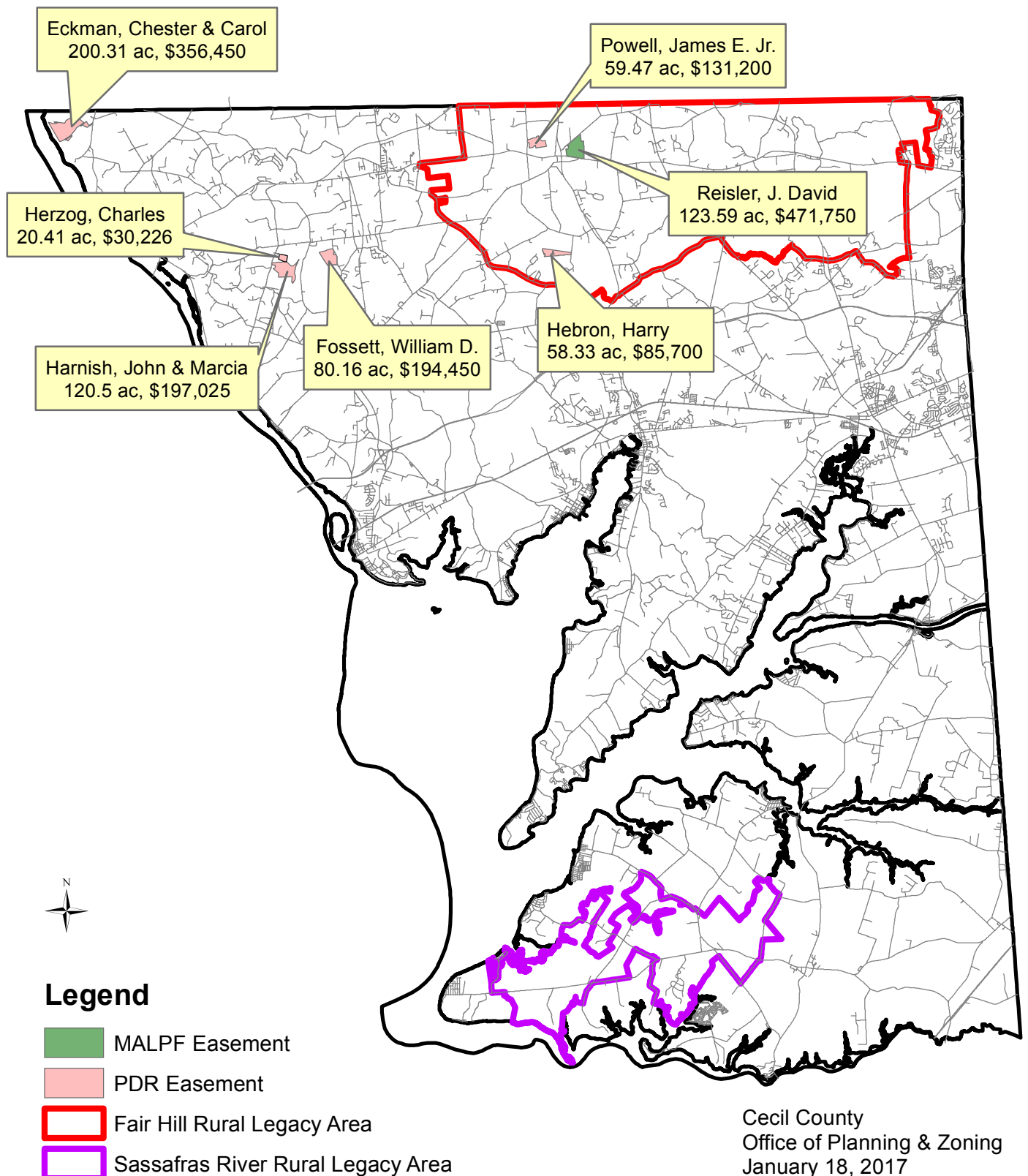


Legend

-  Districts established in 2016
-  Fair Hill Rural Legacy Area
-  Sassafras River Rural Legacy Area

Cecil County
Office of Planning & Zoning
January 10, 2017

2016 Agricultural Preservation - Acreage preserved using local ag. preservation monies



Land Preservation Easements - 2016

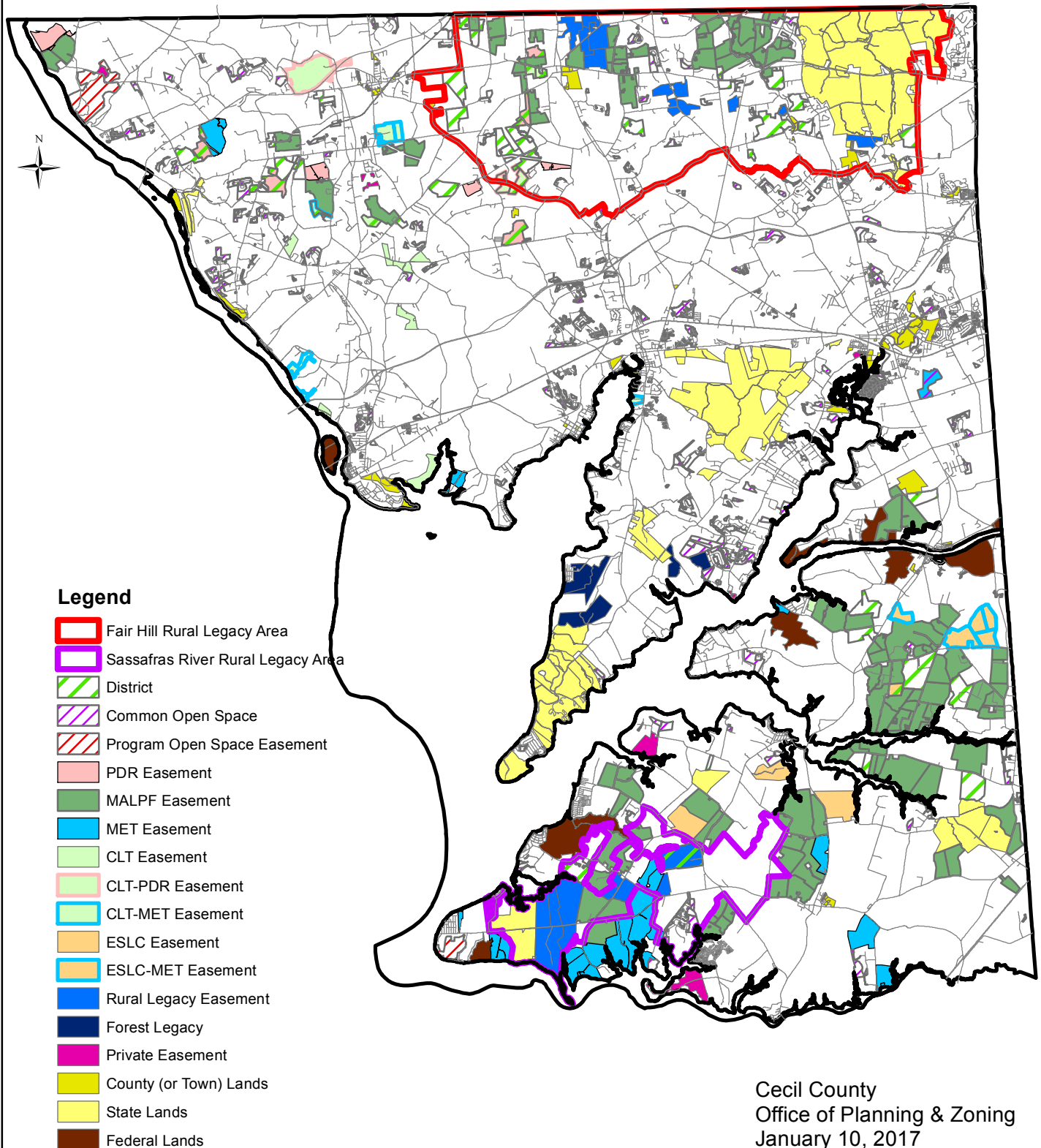
<u>OWNER</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>	<u>ACCTID</u>	<u>ACREAGE</u>	<u>COST</u>	<u>DEED REFERENCE</u>	<u>Easement Date</u>
FOSSETT, WILLIAM	17	8	49	0806005780	80.160	\$194,450.00	CMN 3912/108	6/29/2016
ECKMAN, CHESTER & CAROL	1	20	3	0808002606	200.311	\$356,450.00	CMN 3920/29	7/15/2016
HARNISH, JOHN & MARCIA	16	2	10	0806000703	120.500	\$197,025.00	CMN 3920/39	7/15/2016
HEPBRON, HARRY & JANET	18	6	289	0809000801	58.334	\$85,700.00	CMN 3920/47	7/15/2016
HERZOG, CHARLES	16	12	291	0806008518	20.410	\$30,226.50	CMN 3920/54	7/15/2016
POWELL, JAMES & MARILYN	4	23	65	0809006109	59.476	\$131,200.00	CMN 3920/62	7/15/2016
REISLER, J. DAVID SR. & J. DAVID JR.	12	1	1	0809007040	123.588	\$471,750.00	CMN 3951/103	9/1/2016

County Funds Used

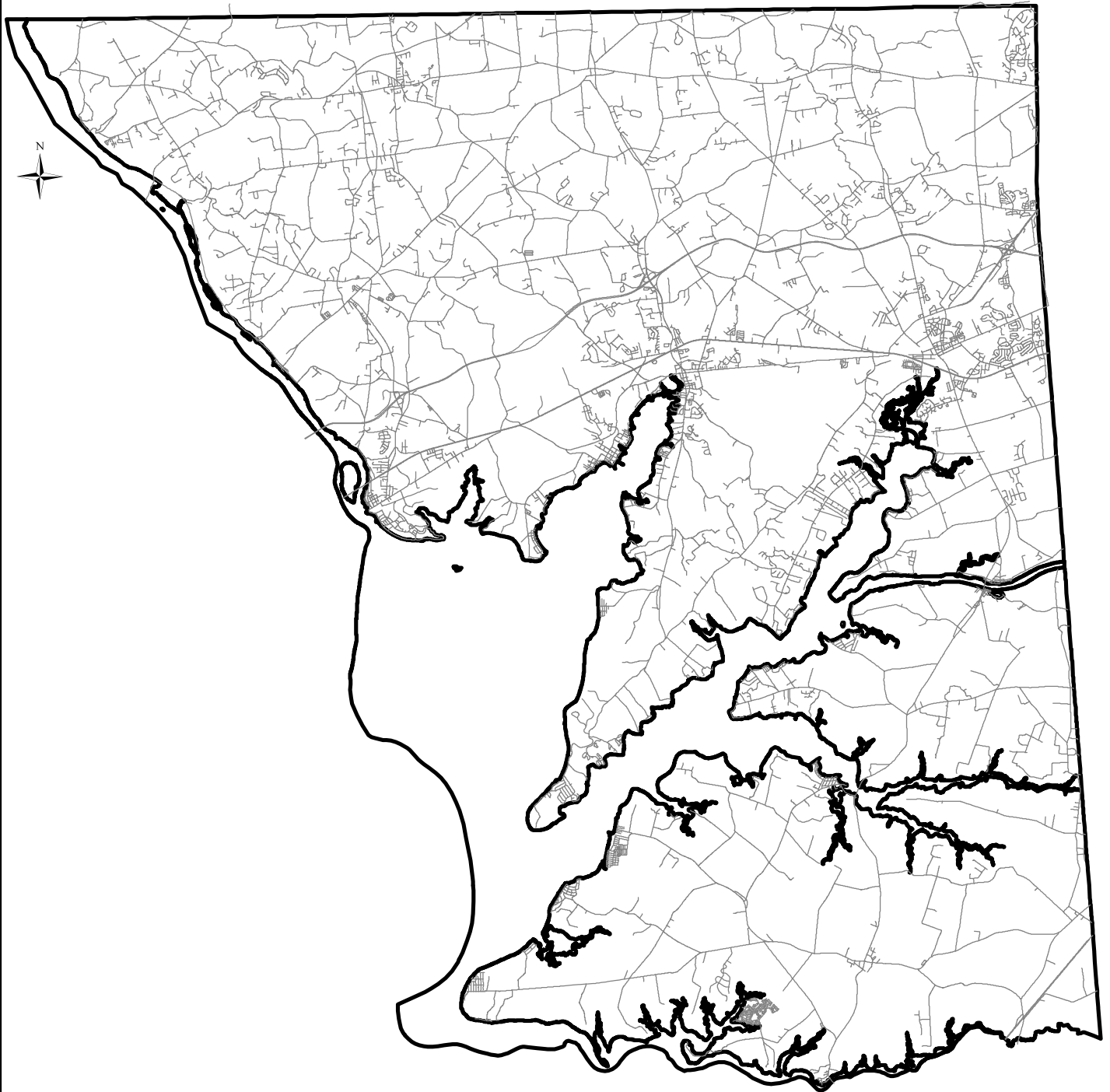
Land Preservation Districts - 2016

<u>OWNER</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>	<u>ACCTID</u>	<u>ACREAGE</u>	<u>COST</u>	<u>DEED REFERENCE</u>	<u>DISTRICT DATE</u>
HAINES, STEVEN & LINDSAY	9	24	131	0806008763	10.560	\$ -	CMN 3934/476	8/5/2016

Cecil County Protected Lands



2016 Established Historic Districts



***No historic districts were
established in 2016.***

Cecil County
Office of Planning & Zoning
January 10, 2017