

2018 ANNUAL REPORT CECIL COUNTY, MARYLAND



PREPARED BY: CECIL COUNTY DEPARTMENT OF LAND USE AND DEVELOPMENT SERVICES
FOR THE CECIL COUNTY 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 Cecil County Planning Commission prepare, adopt, and file an annual report with the legislative body. This document has been prepared by the Cecil County Department of Land Use and Development Services to satisfy this requirement.

The format and content of this report cover the development activity that has occurred in Cecil County during calendar year 2018. This activity includes major and minor subdivisions, rezonings, 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.

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 2018 these changes were consistent with the above mentioned items. The implementation of the goals and objectives of the Comprehensive Plan has proven successful, as has the process to refine the supporting documents and programs.

Created by order of County Executive Alan J. McCarthy in April 2017, the Department of Land Use and Development Services combines the former Office of Planning & Zoning, Office of Permits & Inspections, and the Plans Review Branch of the Department of Public Works into one unit. Additionally, the Department administers the County's Geographic Information Systems (GIS) program. The 2017 reorganization created greater efficiency in the plans review and permitting processes by bringing all employees that administer this function together in one place.

The Department of Land Use and Development Services' 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 are presented in the following report. Supplemental reports, such as the Permits and Inspections Division's monthly reports, are available on the County's website and are hereby incorporated into this report by reference.

Major Subdivisions – During 2018, the Cecil County Planning Commission reviewed seven major subdivision applications. The Planning Commission approved, with conditions, all seven applications.

The Planning Commission approved one concept plat (Tiller Estates, located on Reservoir Rd), and three preliminary/final plats. Additionally, the Planning Commission reviewed three revisions to previously approved final plats. The appendices of this report contain a map depicting the location of all plats approved in 2018.

The approved preliminary/final plats created a combined total of 14 new lots. Two of the three preliminary/final plats approved by the Planning Commission were also recorded in 2018.

Preliminary and concept plats requesting extensions after October 19, 2015 can do so administratively via the Director of Land Use and Development Services. Ten preliminary plats were granted extensions under this provision. No concept plats requested an extension under this provision.

Election District 7 was the most active in terms of plats reviewed by the Planning Commission, with three of the seven plats being located in the seventh election district. Overall, 13 of the 14 new lots that received final approval from the Planning Commission are located within the County's growth area.

Administratively, the Department of Land Use and Development Services approved nine major resubdivision plats. Six of these plats were add-ons / lot line adjustments, and three of these plats were lot consolidations that resulted in the elimination of four lots.

Thus, with 14 new lots being created by three approved preliminary/final plats and four lots being eliminated via administrative resubdivisions, the major subdivision process netted ten new lots in 2018.

Minor Subdivisions – The Department of Land Use and Development Services approved 23 minor subdivisions in 2018. Four of the approved subdivisions created eight new lots. Additionally, three of the minor subdivisions created agricultural transfers, and two subdivisions resulted in the elimination / consolidation of three lots. 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 eight minor subdivision approvals. In terms of lots, Election District 5 was the most active, with two approvals creating six lots.

Site Plans – A total of six site plans were approved by the Department of Land Use and Development Services for commercial, industrial, or institutional development in 2018.

Historic District Applications – The Historic District Commission and the Planning Commission did not make any recommendations on nominations for historic designation in 2018.

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

Agricultural Preservation – In 2018, 2,450 acres of land were placed into some form of agricultural protection. 183.3 acres of fee simple common open space was preserved, and 1,528.3 acres of property were protected via easements purchased by the Maryland Agricultural Land Preservation Foundation, Cecil Land Trust, and Maryland Environmental Trust. Additionally, 739 acres of property were established as an agricultural district. As of December 31, 2018, the County has 51,509 permanently protected acres, and an additional 3,844 district acres. Thus, 55,353 total acres (24.82% of the County's total 223,000 acre land area) are within some form of preservation program.

Special Exceptions – The Planning Commission and Board of Appeals heard 35 requests for special exceptions in 2018. The Board of Appeals approved 25 of the applications.

Variances & Appeals – The Board of Appeals heard 30 requests for variances in 2018. The Board approved 26 requests. Four appeals of administrative decisions were heard in 2018, and the Board affirmed all four decisions.

Building Permits – The Department of Land Use and Development Services reviewed 191 building permits for new dwellings in 2018 (An additional 43 building permits for new dwellings were reviewed by the incorporated towns). 14 new dwellings were in the Chesapeake Bay Critical Area. The estimated value of all construction was \$43.8 million. There were 780,836 square feet of residential space constructed in 2018. 68% (159 out of 234) of the building permits issued were in the designated growth area.

Zoning Violations – The Department of Land Use and Development Services investigated 386 zoning complaints in 2018. These investigations revealed 335 violations.

THE CECIL COUNTY PLANNING COMMISSION

2018 Members:

Mr. B. Patrick Doordan, Chairman

Mr. Donald C. Harmer, Jr. *

Mr. A. Chad Johnston

Mr. Peter Kirsh

Mr. Bill Miners

Mr. Thomas Mullen, Alternate *

Mr. Roger Persons *

Mr. Wyatt Wallace

Hon. Joyce Bowsbey, Ex-officio *

Hon. Bill Coutz, Ex-officio *

Mr. Cameron Brown – 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 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

2018 Members:

Mr. Mark Saunders, Chairman

Mr. Brad Carrillo

Mr. Charles Eckhart *

Mr. James Eder *

Mr. Mike Linkous

Mr. Brandon D. Witt *

Mr. Willard Whiteman

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 Department of Land Use and Development Services. The Board also acts as a quasi-judicial body that 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

2018 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 Council 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 Executive.

Applications Reviewed: In 2018, APAB reviewed 18 applications from landowners that are in or want to enter the Land Preservation program. Specifically they reviewed:

- 2 applications to establish a preservation district.
- 1 application to release a child's lot from the MALPF easement.
- 1 application to relocate a pre-existing (non-subdividable) dwelling.
- 1 application for agri-tourism use per the MALPF uses policy.
- 1 application for processed (value-added) farm products use per the MALPF uses policy.
- 1 application to designate 4 pre-existing dwellings as tenant homes.
- 25 applications to sell an easement to MALPF.

In addition, APAB reviewed and approved the 2018 recertification application, which was ultimately reviewed and approved by MALPF and MDP. The Cecil County Agricultural Preservation Advisory Board also takes an active role in forming policies that assist the Department of Land Use & Development Services and MALPF implement the land preservation program more effectively.

THE CECIL COUNTY HISTORIC DISTRICT COMMISSION

2018 Members:

Ms. Patricia Folk, Chairperson

Ms. Heidi Coleman

Mr. Michael W. Dawson

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

2018 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.

LAND USE AND DEVELOPMENT SERVICES – 2018 STAFF

Eric S. Sennstrom – Director

Office of Planning & Zoning

Anthony J. DiGiacomo, AICP, Principal Planner
Stephen J. O'Connor, AICP, Zoning Administrator
Jason M. Boothe, Plans Reviewer
Bryan Lightner, Resource Plans Reviewer
Matthew Littlejohn, Planner I
Curtis McCardell, Compliance Inspector
Jennifer Bakeoven, Administrative Assistant

*Partial Year

Office of Permits & Inspections

Patrick T. Conway, Chief *
William V. Funk, Jr., Chief
Jeff Thorpe, Plans Reviewer
J.R. Heldmyer, HVAC & Plumbing Inspector
Mark Dean, Building Inspector
Rick Wyre, Building Inspector
J. Wayne Johnson, HVAC & Plumbing Ins.*
Linda Owens, Administrative Assistant
Joan DiSabatino, Administrative Assistant
Deborah Emery, Permits Clerk
Olivia Reynolds, Permits Clerk

Development Plans Review

Kordell Wilen, P.E., Division Chief
Aaron Harding, Plans Reviewer II
Will McMahan, Plans Reviewer
Heather Seward, Office Services Assistant

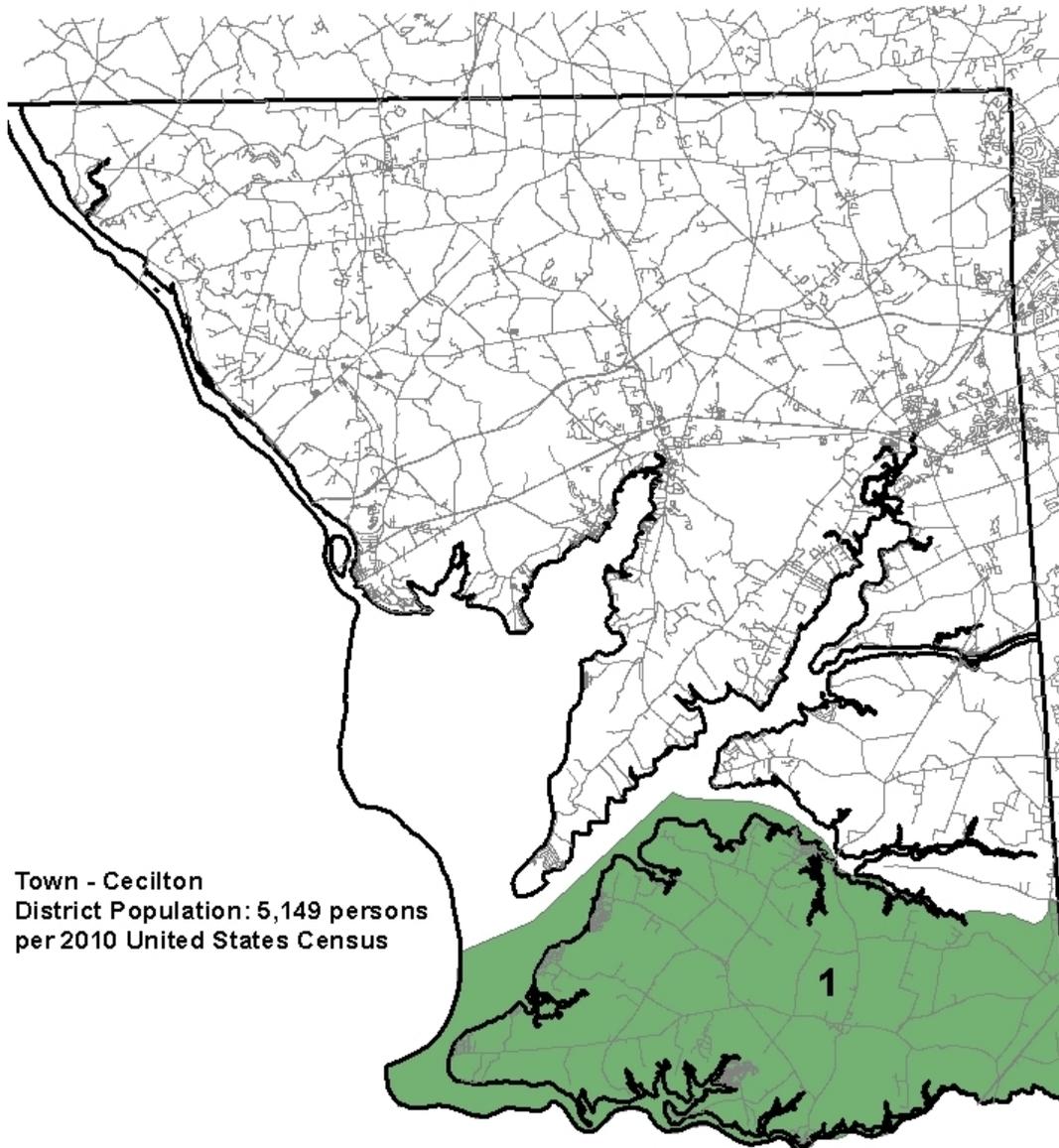
Geographic Information Systems

David R. Black, AICP, GIS Coordinator

The Department of Land Use and Development Services provides staff support to the County Executive, Planning Commission, Board of Appeals, Agricultural Preservation Advisory Board, Historic District Commission, County Council, as well as numerous other boards and commissions. Additionally, the department 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



Two minor subdivisions created no new lots.

No concept plats were approved.

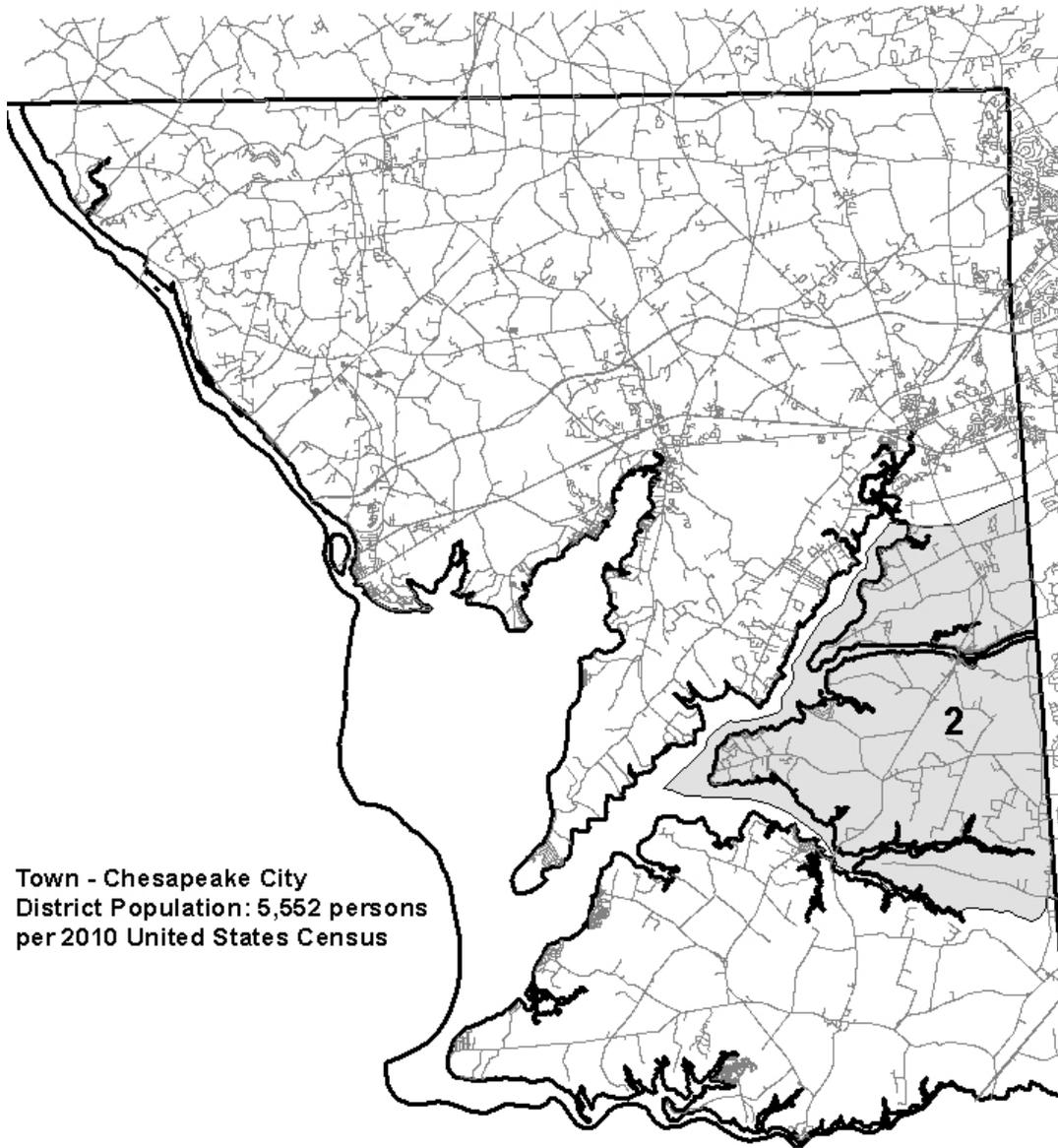
One preliminary plat extension was approved.

No final plats were approved.

No site plans were approved.

Nine building permits were issued for residential construction with an estimated value of \$3,382,336.

Election District #2 - Chesapeake City



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

Five minor subdivisions created one new lot.

No concept plats were approved.

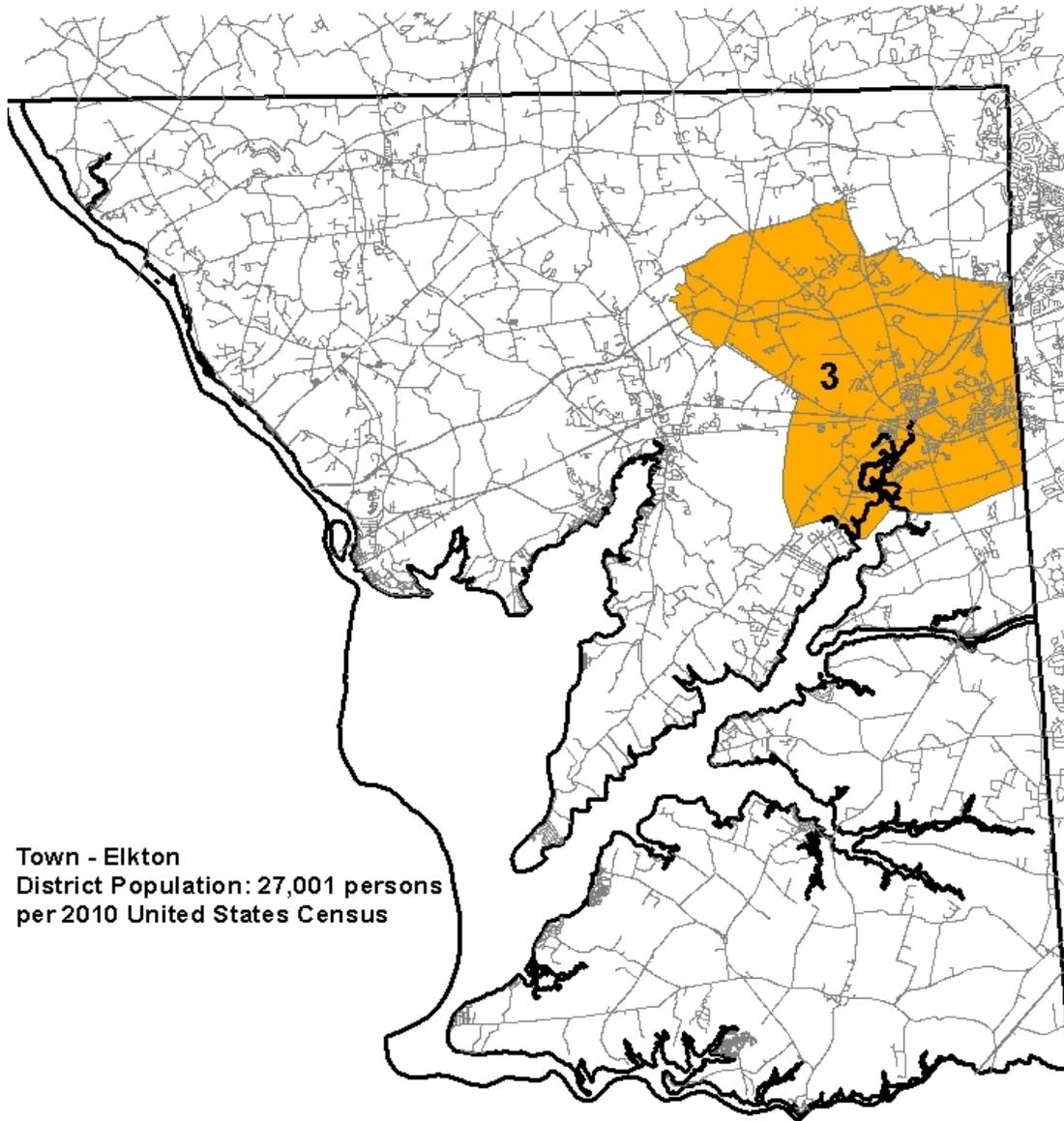
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

No site plans were approved.

Four building permits were issued for residential construction with an estimated value of \$785,000.

Election District #3 - Elkton



One minor subdivision created no new lots.

No concept plats were approved.

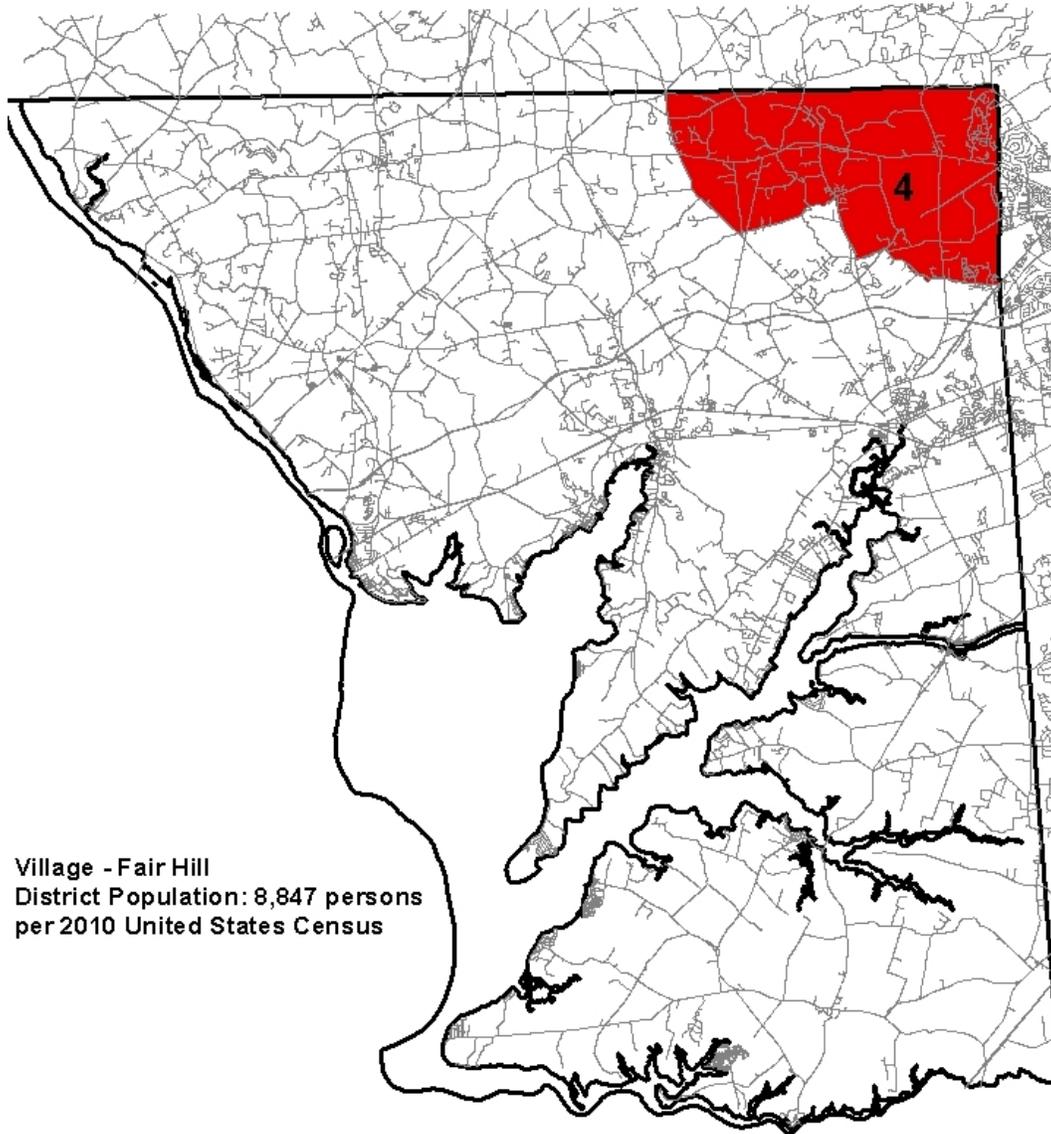
One preliminary plat extension was approved.

No final plats were approved.

Two site plans were approved.

15 building permits were issued for residential construction with an estimated value of \$2,115,000.

Election District #4 - Fair Hill



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

No minor subdivisions created no new lots.

No concept plats were approved.

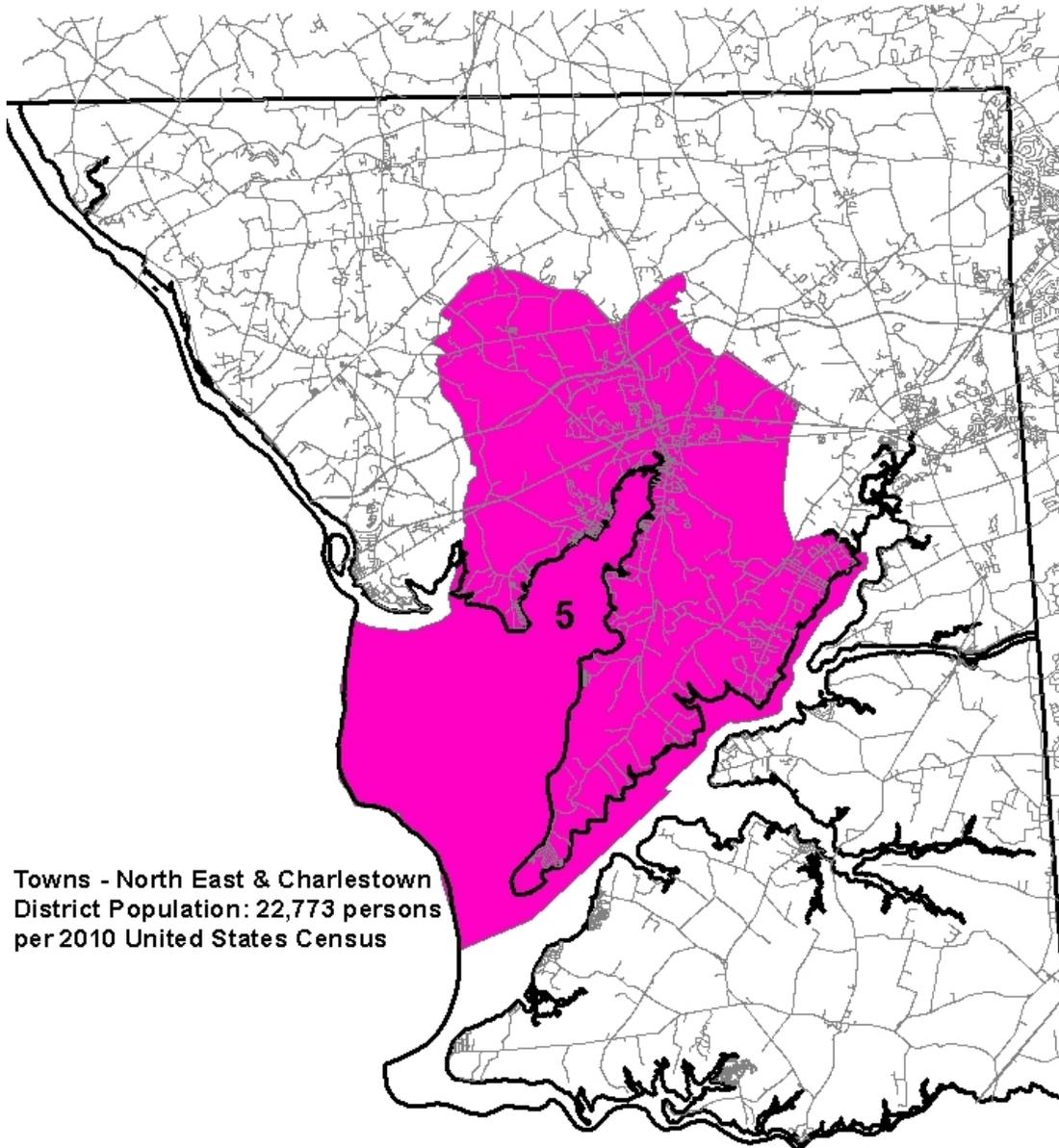
One preliminary plat extension was approved.

No final plats were approved.

One site plan was approved.

72 building permits were issued for residential construction with an estimated value of \$7,342,245.

Election District #5 - North East



Eight minor subdivisions created six new lots.

No concept plats were approved.

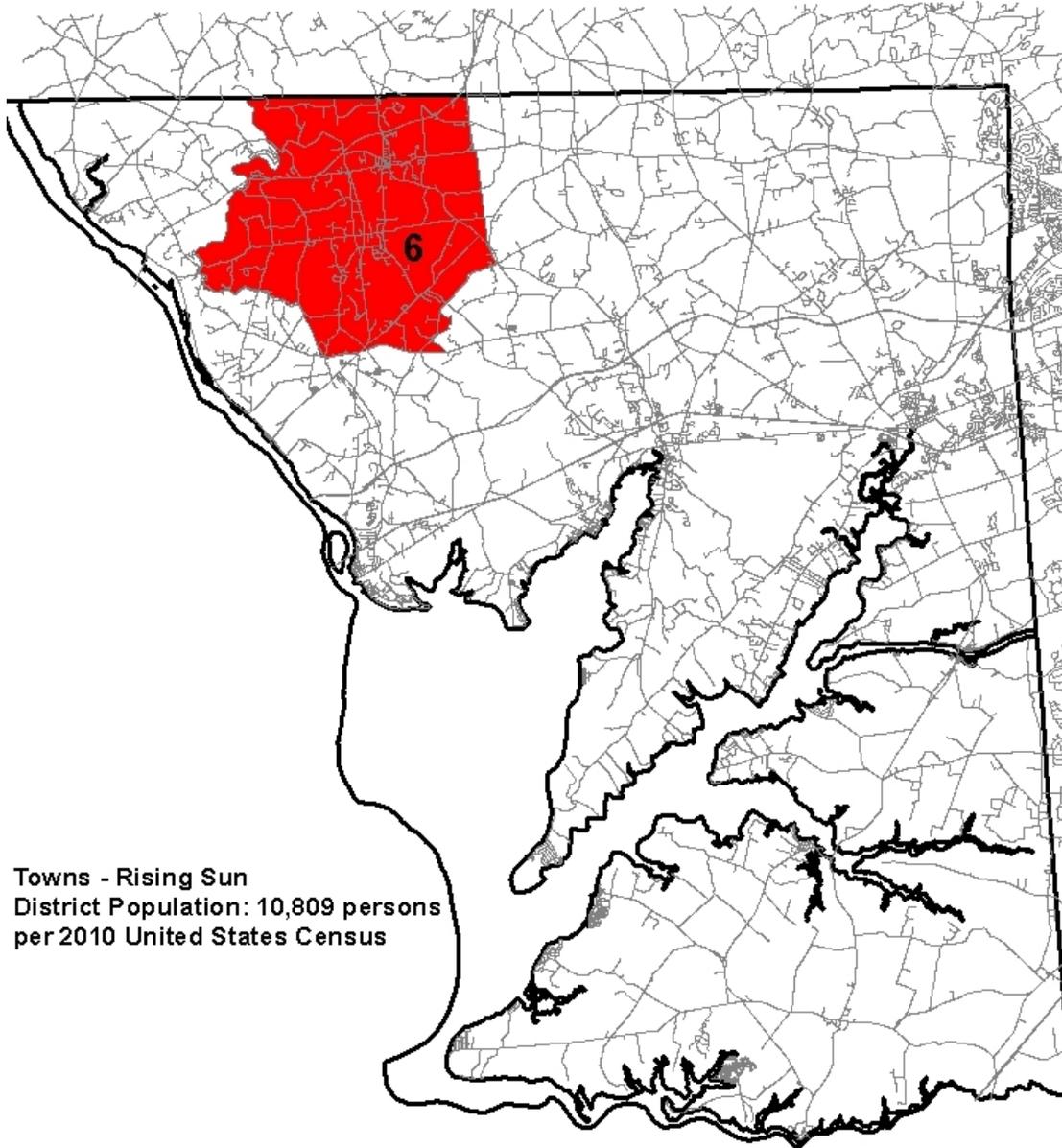
Five preliminary plat extensions were approved.

One final plat was approved.

Two site plans were approved.

84 building permits were issued for residential construction with an estimated value of \$19,560,492.

Election District #6 - Rising Sun



Two minor subdivisions created no new lots.

No concept plats were approved.

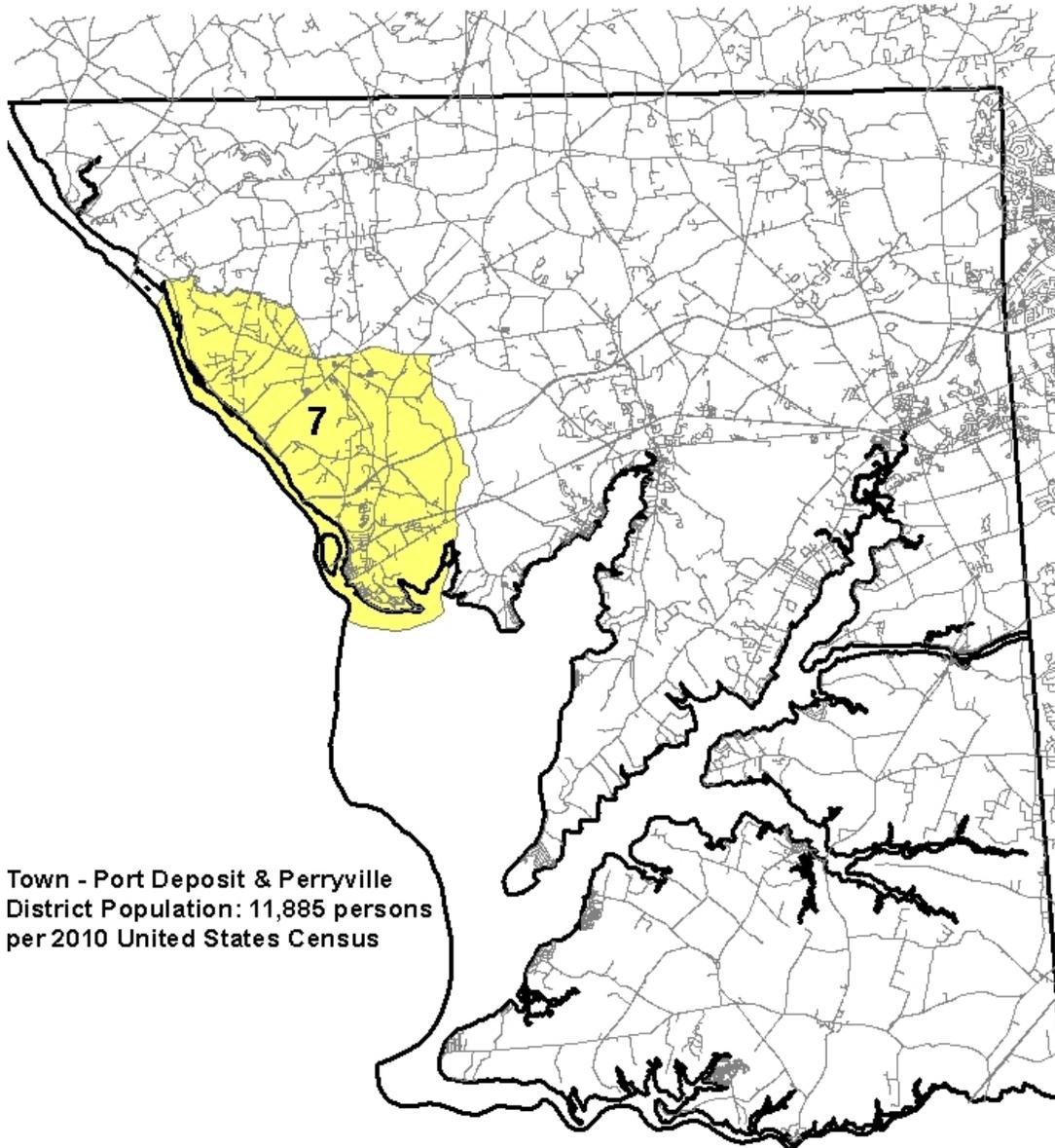
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

One site plan was approved.

Four building permits were issued for residential construction with an estimated value of \$1,205,000.

Election District #7 - Port Deposit



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

Two minor subdivisions eliminated two lots.

One concept plat was approved.

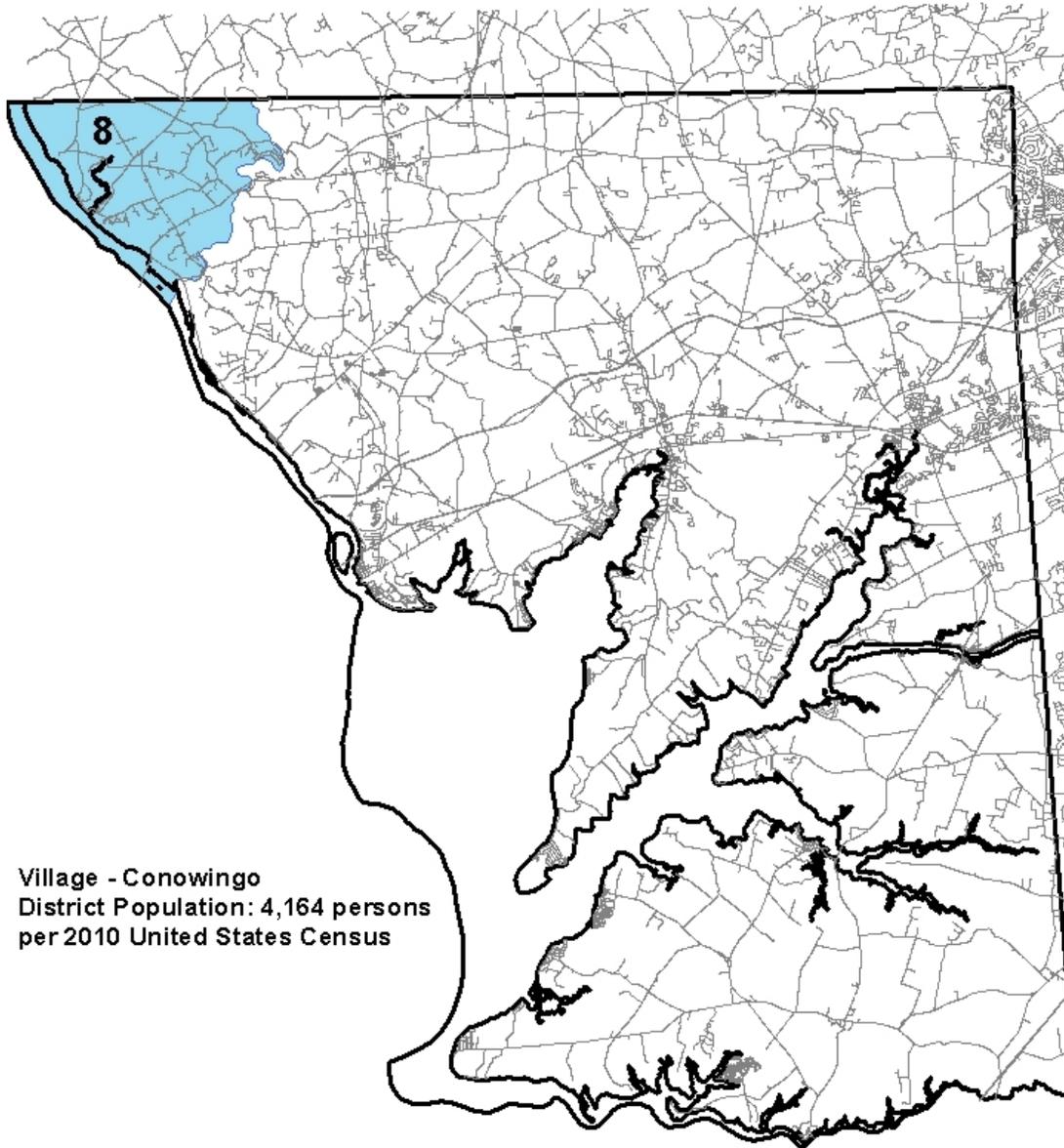
One preliminary plat extension was approved.

Two final plats were approved.

No site plans were approved.

Ten building permits were issued for residential construction with an estimated value of \$2,042,365.

Election District #8 - Conowingo



Two minor subdivisions created no new lots.

No concept plats were approved.

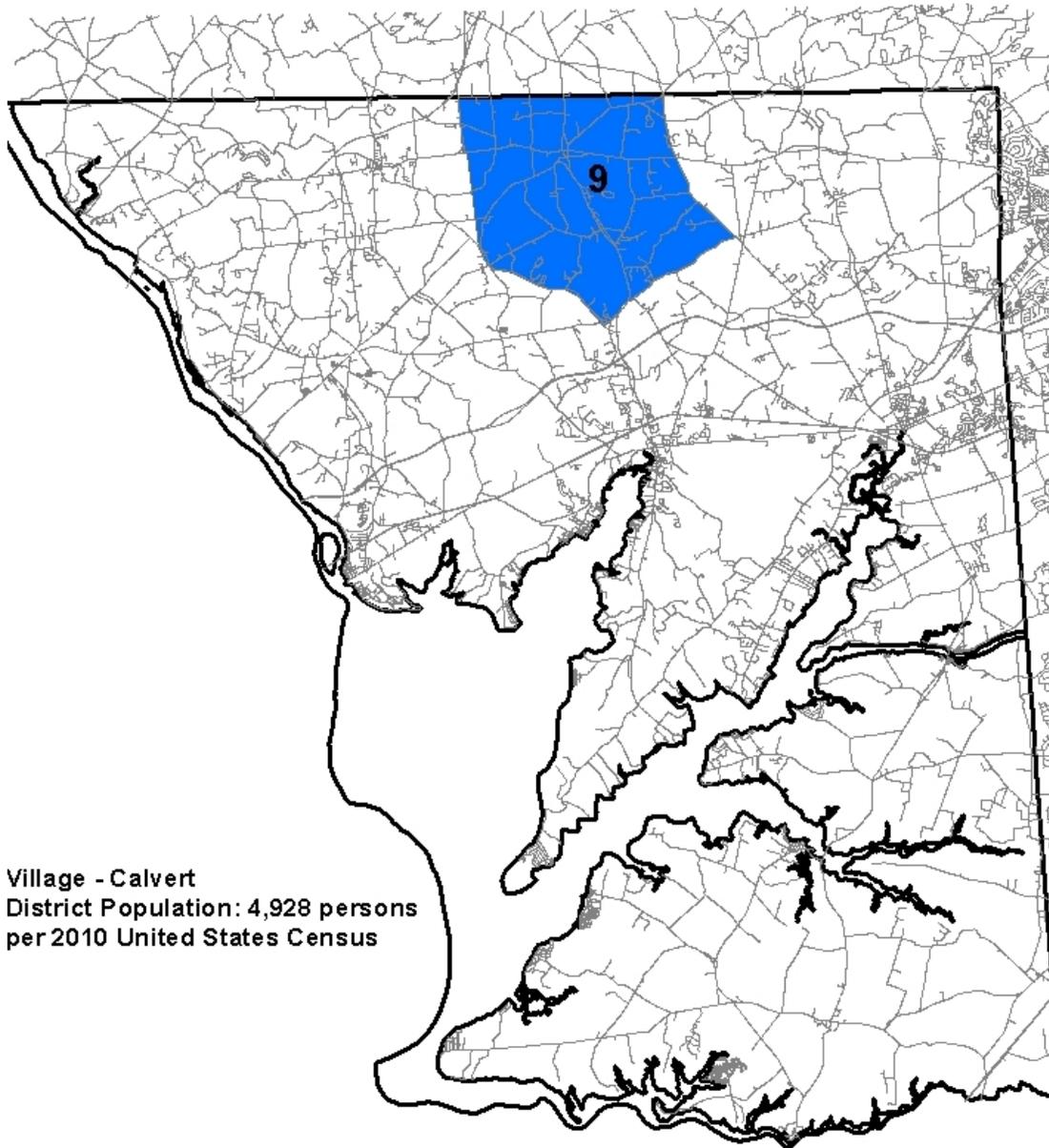
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

No site plans were approved.

Three building permits were issued for residential construction with an estimated value of \$300,000.

Election District #9 - Calvert



Village - Calvert
District Population: 4,928 persons
per 2010 United States Census

One minor subdivision created no new lots.

No concept plats were approved.

One preliminary plat extension was approved.

No final plats were approved.

No site plans were approved.

27 building permits were issued for residential construction with an estimated value of \$5,567,250.

Applications Processed

In 2018, seven major subdivision plats were reviewed and approved by the Cecil County Planning Commission. The Planning Commission approved one concept plat, three preliminary/final plats, and three revised final plats.

The approved preliminary/final plats created a combined total of 14 new lots. Two of the three preliminary/final plats approved in 2018 were recorded, and the appendices of this report contains a map depicting the location of the approved preliminary/final plats recorded in 2018.

Election District 7 was the most active in terms of plats reviewed by the Planning Commission, with three of the seven plats being located in the seventh election district. Overall, 13 of the 14 new lots that received final approval from the Planning Commission are located within the County's growth area.

Administratively, the Department of Land Use and Development Services approved nine major resubdivision plats. Six of these plats were add-ons / lot line adjustments, and three of these plats were lot consolidations that resulted in the elimination of four lots.

Thus, with 14 new lots being created by three approved preliminary/final plats and four lots being eliminated via administrative resubdivisions, the major subdivision process netted ten new lots in 2018.

Preliminary and concept plats requesting extensions after October 19, 2015 can do so administratively via the Director of Land Use and Development Services. Ten preliminary plats were granted extensions under this provision. No concept plats requested an extension under this provision.

The Department of Land Use and Development Services approved 23 minor subdivisions in 2018. Four of the approved subdivisions created eight new lots. Additionally, three of the minor subdivisions created agricultural transfers, and two of the minor subdivisions eliminated lots. 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 eight minor subdivision approvals. In terms of lots, Election District 5 was the most active, with two approvals creating six 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 2018, the Cecil County Planning Commission approved the following major subdivision applications.

Preliminary/Final Plat

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Andrulonis, Ronald & Diane	7	RR	1	RCD
North East Developers, LLC	5	RM	5	HDGA
Tiller Estates	7	ST	8	MDGA

Revised Final Plat

Antego, Revisions to existing lot lines), Lots 10A-20A (<i>final plat originally recorded 12/13/2007</i>)	3	LDR	0	LDGA
Dorado Meadows, Lots 23-28 (<i>final plat originally approved 9/17/2007</i>)	9	NAR	0	RCD
Racine Estates, Lots 1-4 and 36 (<i>eliminates three lots from final plat originally approved 2/16/2010</i>)	5	NAR	-3	RCD

Concept Plat

Tiller Estates	7	ST	8	MDGA
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Extensions

Since October 19, 2015, the Director of Land Use and Development Services has been able to grant extensions to Concept and Preliminary Plats through administrative action.

During 2018 ten preliminary plats were granted extensions via administrative action. The following table 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
Reynolds Farm	Preliminary	1/5/2018	Granted	2/1/2018	2/29/2020
Bayhead Shore Estates	Preliminary	2/9/2018	Granted	2/12/2018	2/29/2020
Montgomery Oaks, Section 2	Preliminary	2/23/2018	Granted	3/1/2018	3/31/2020
Chesapeake Club, Sections H2& H3, Lots 188-343	Preliminary	3/12/2018	Granted	3/12/2018	3/31/2020
Chesapeake Club, Lots 344-876	Preliminary	3/12/2018	Granted	3/12/2018	3/31/2020
Villages at Herron Lake	Preliminary	3/12/2018	Granted	3/12/2018	3/31/2020
Bedrock	Preliminary	2/22/2018	Granted	4/2/2018	4/30/2020
Blue Ball Investment Group, LLC	Preliminary	7/16/2018	Granted	7/17/2018	7/31/2020
Worsell Manor, Section 1, Lots 1-12	Preliminary	7/30/2018	Granted	7/31/2018	7/31/2020
Hillwood Manor, Lots 2- 11	Preliminary	11/30/2018	Granted	11/30/2018	11/30/2020

Resubdivisions

In 2018, the Cecil County Department of Land Use and Development Services 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>LAND USE</u>	<u>LOTS</u>	<u>NOTES</u>
Behnke, resubdivision, Lot 1	5	NAR	RCD	0	Amends forest retention area
Mark 7 (resubdivision)	2	LDR	LDGA	0	Ag transfer (will become County park)
Chesapeake Cove, Lots 7-9 & 11	3	LDR	LDGA	0	Lot line adjustment
Bayview Estates, Lots 123 & 124	1	RR	RPD	-1	Combines two lots into one
Long Point, Lots 225A and 226A	1	VR	RPD	-1	Combines two lots into one
Racine Estates, Lot 15 resubdivision	5	NAR	RCD	0	Amends forest retention area
Reserve at Elk River, Lots 36 & 37	5	NAR	RCD	0	Lot line adjustment
Bay View Estates, Lots 97-99	1	RR	RPD	-2	Combines Lots 97, 98, and 99 into one lot (99A)
Wilson Woods, Lots 15 & 15B	5	RR	RCD	0	Amends forest retention area and utility easements

In total, the nine resubdivision plats resulted in the elimination of four lots. Thus, since 14 lots were created via the major subdivision process, and four lots were eliminated via the major resubdivision process, the entire process resulted in a net gain of 10 lots.

Minor Subdivisions

In 2018, the Department of Land Use and Development Services 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>
Piney Creek Cove, LLC	5	NAR	RCD	0	Add-on
Cecil County Government	5	BI & M2	HGA	0	Add-on (old road bed)
The Dilks Estate	5	NAR	RCD	5	Subdivided by Action of the Courts
Principio Iron Company, LLC	5	M2	EMP	0	Agricultural Transfer
Candy, Nicholas A & Janet A	7	LDR	LGA	-2	Eliminates two lots
Principio Iron Company, LLC. York Building Products CO, INC	5	M2	EMP	0	Agricultural Transfer
PTV XIX, LLC. Edward C. Dedrick	9	BG	RCD	0	Add-on
Roark, Jerry D. & Elaine P.	8	RR &NAR	RCA	1	
Principio Iron Company, LLC. York Building Products CO, INC	5	M2	EMP	1	
Medline Industries, INC	5	MEA	MED	0	Revises utility easements and forest retention area
Zook, Leroy K. & Sarah K.	5	NAR	RCD	0	Add-on
Rebecca and Norman Oals & Penny Mac Loan Services, LLC	6	RR	RCD	0	Add-on
Upp, Jaqueline W. and Andrew B.	1	SAR	RPD	0	Add-on
Garnett, Richard	2	RR	RPD	0	Add-on
Barvick Development LLC AND Johnson, Jeremy	2	SAR	RPD	0	Revises access easements and forest retention area

McCabe & Williams	2	NAR & RR	RPD	0	Add-on
Volunteer Fire Company NO.1 of Chesapeake City	2	SAR	MGA	0	Add-on
CHP, LLC	2	SAR	RPD	1	
Zook & Stoltzfus	1	SAR	RPD	0	Add-on
Arnold W. & Jean E. Haugh & Christopher M. & Patricia H. Zimmerman	7	RM	HGA	0	Add-On
Haywood, Carrie Lynn and Anthony R.	8	NAR	RCD	-1	Eliminates one lot
Balderston Farm, LLC	6	NAR	RCD	0	Agricultural Transfer
Workman, Zachary & Golden	3	RM	RMU	0	Revises forest retention area

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	0	0	0
	5	1	5	36%
	6	0	0	0
	7	2	9	64%
	8	0	0	0
	9	0	0	0
	Total	3	14	100%

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

Minor Subdivisions

Approved Minors	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	2	0	0
	2	5	1	20%
	3	1	0	0
	4	0	0	0
	5	8	6	80%
	6	2	0	0
	7	2	-2	0
	8	2	0	0
	9	1	0	0
	Total	23	5	100%

Applications Processed - 2010 Land Use Districts

Major Subdivisions

	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals (Planning Commission)	RCD	1	1	7%
	RPD	0	0	0
	LGA	0	0	0
	MDGA	1	8	57%
	MHGA	0	0	0
	HDGA	1	5	36%
	RMU	0	0	0
	EMU	0	0	0
	EMP	0	0	0
	MED	0	0	0
	Total	3	14	100%

	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals (Administrative Review)	RCD	4	0	0
	RPD	3	-4	0
	LGA	2	0	0
	MGA	0	0	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	9	0	0

Minor Subdivisions

	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Approved Minors	RCD	8	6	75%
	RPD	6	1	12.5%
	LGA	1	0	0
	MGA	1	0	0
	MHGA	0	0	0
	HGA	2	0	0
	RMU	1	0	0
	EMU	0	0	0
	EMP	3	1	12.5%
	MED	1	0	0
	Total	23	8	100%

Site Plans

The Division of Planning and Zoning approved six site plans for commercial, institutional, or industrial development in 2018. These plans totaled 650,000 square feet of new building space. Five site plans were major site plans, and one was a minor site plan.

Approved	Name	Location	ED	Zoning
2/28/18	Evis Tires (2900 Loch Raven LLC)	701 E Pulaski Hwy, Elkton, MD 21921	3	BG
6/15/18	Principio Business Park, Site D (Regional Distribution Center)	2895 Principio Pkwy E, North East, MD 21901	5	M2
7/3/18	PLLH, LLC – Four office buildings	1600 W Pulaski Hwy, Elkton, MD 21921	5	M2 & BI
10/9/18	Appalachian Tank Car Services, LLC	702 Elk Mills Rd, Elkton, MD 21921	3	M2
10/10/18	Nottingham Roads Yard - Phase 2	191 Harrisville Rd, Colora, MD 21917	6	NAR
12/10/18	Chicks at Fair Hill	5000 block Telegraph Rd, Elkton, MD 21921	4	BG

Residential Building Permit Activity - 2018

Election District	Type of Permit	Number	Total SF	Construction Cost
1	Dwelling - Detached	9	45,419	\$ 3,382,336.00
	Duplex	0	-	\$ -
	Townhome	0	-	\$ -
	Apartment	0	-	\$ -
	Mobile Home	0	-	\$ -
	Subtotal	9	45,419	\$ 3,382,336.00
2	Dwelling - Detached	3	12,838	\$ 625,000.00
	Duplex	0	-	\$ -
	Townhome	0	-	\$ -
	Apartment	0	-	\$ -
	Mobile Home	1	1,738	\$ 160,000.00
	Subtotal	4	14,576	\$ 785,000.00
3	Dwelling - Detached	11	39,335	\$ 1,675,000.00
	Duplex	4	12,148	\$ 440,000.00
	Townhome	0	-	\$ -
	Apartment	0	-	\$ -
	Mobile Home	0	-	\$ -
	Subtotal	15	51,483	\$ 2,115,000.00
4	Dwelling - Detached	5	30,265	\$ 1,390,045.00
	Duplex	0	-	\$ -
	Townhome	65	96,120	\$ 5,850,000.00
	Apartment	1	700	\$ 2,200.00
	Mobile Home	1	1,707	\$ 100,000.00
	Subtotal	72	128,792	\$ 7,342,245.00
5	Dwelling - Detached	57	273,615	\$ 15,470,836.00
	Duplex	0	-	\$ -
	Townhome	25	58,877	\$ 4,034,656.00
	Apartment	0	-	\$ -
	Mobile Home	2	2,021	\$ 55,000.00
	Subtotal	84	334,513	\$ 19,560,492.00
6	Dwelling - Detached	3	14,678	\$ 1,105,000.00
	Duplex	0	-	\$ -
	Townhome	0	-	\$ -
	Apartment	0	-	\$ -
	Mobile Home	1	1,421	\$ 100,000.00
	Subtotal	4	16,099	\$ 1,205,000.00
7	Dwelling - Detached	9	32,535	\$ 2,040,940.00
	Duplex	0	-	\$ -
	Townhome	0	-	\$ -
	Apartment	0	-	\$ -
	Mobile Home	1	1,425	\$ 1,425.00
	Subtotal	10	33,960	\$ 2,042,365.00
8	Dwelling - Detached	6	26,971	\$ 1,536,235.00
	Duplex	0	-	\$ -
	Townhome	0	-	\$ -
	Apartment	0	-	\$ -
	Mobile Home	3	4,485	\$ 300,000.00
	Subtotal	9	31,456	\$ 1,836,235.00
9	Dwelling - Detached	25	121,943	\$ 5,459,250.00
	Duplex	0	-	\$ -
	Townhome	0	-	\$ -
	Apartment	0	-	\$ -
	Mobile Home	2	2,595	\$ 108,000.00
	Subtotal	27	124,538	\$ 5,567,250.00
	Total	234	780,836	\$ 43,835,923.00

RESIDENTIAL BUILDING PERMITS ISSUED IN 2018
BY LAND USE DISTRICT

Land Use District	Number of Permits	Total Square Footage	Declared Construction Costs
Resource Preservation	13	68,346	\$4,212,336.00
Rural Conservation	62	208,621	\$14,416,017.00
Mineral Extraction	0	0	-
Employment	0	0	-
Employment Mixed Use	0	0	-
Residential Mixed Use	0	0	-
Low Density Growth Area	18	69,933	\$5,440,450.00
Medium Density Growth Area	29	87,700	\$5,621,977.00
Medium High Density Growth Area	67	99,425	\$5,920,000.00
High Density Growth Area	2	10,833	\$473,525.00
TOWN	43	163,978	\$7,751,618.00
TOTAL	234	780,836	\$43,835,923.00
Growth Area Totals	159	431,869	\$25,207,570.00

of permits in designated growth area = 159 (68% of total)

BUILDING PERMITS ISSUED – 2018
CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2018	NEW DWELLINGS IN CRITICAL AREA 2018
January	9	0
February	8	0
March	22	3
April	24	0
May	28	3
June	33	1
July	29	2
August	34	3
September	19	0
October	25	1
November	16	0
December	18	1
TOTALS:	265	14

2018 REZONINGS

ELECTION DISTRICT	OWNER NAME	ZONED	REQ ZONING	DECISION
5	Ryan D. Showalter, Esq. & Brendan S. Mullaney, Esq.	RM	BL	Approved
3	Dwight E. Thomey, Atty. for Kevin & Laurel Jones	RR	BG	Approved
4	Mohamed Sharkawy	RR	BG	Denied
5	Dawn & Gregory Hartzell	RR	NAR	Approved

ZONING COMPLAINTS AND VIOLATIONS
2018

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	4	2
Manufactured Homes (Special Exception)	0	0
Storage Trailer	9	7
Untagged or Inoperative Vehicles	154	147
Salvage Yards / Ruble Landfill	113	102
Illegal Business Operation	32	21
Setbacks	7	5
RV / Travel Trailers	21	18
Signs	5	4
Dwelling Conversion	12	9
Kennels	3	0
Animal Husbandry	3	2
Other – Fencing and Condemned Housing	11	6
COURT CASES	12	12
TOTALS:	386	335

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2018

SPECIAL EXCEPTIONS				
	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
HOME OCCUPATIONS	13	2	4	19
MANUFACTURED HOMES				
Agricultural Help	2	0	1	9
Hardship	5	0	1	
Security	0	0	0	
OTHER				
Kennel	0	0	1	7
Farmers Market	1	0	0	
Festival or Events	1	0	0	
Light Industrial	1	0	0	
Slaughterhouse	1	0	0	
Outdoor Shooting Range Modification	1	0	1	
TOTAL SPECIAL EXCEPTIONS	25	2	8	35
VARIANCES				
	GRANTED	DENIED	WITHDRAWN	TOTALS
	26	0	4	30
APPEALS				
ADMINISTRATIVE DECISIONS	AFFIRMED	REVERSED	WITHDRAWN	
	3	0	0	3
APPEAL MODIFICATION	GRANTED	DENIED	WITHDRAWN	
	1	0	0	1

Land Preservation in Cecil County - 2018

In 2018, the land preservation programs in Cecil County robustly pursued preservation opportunities and enhanced the program's fundamental facets. 2,450 acres of land were placed into some form of agricultural protection. This protection breaks down into 183.27 acres in fee simple open space, 1,528.298 acres of easements, and 738.582 acres of a preservation district. Tax credits were issued to Maryland Agricultural Land Preservation Foundation (MALPF) easement and preservation district property owners. The County's program was recertified in 2018 for three additional years. The Fair Hill Rural Legacy Area was expanded and amended to better serve agricultural landowners in the Resource Conservation District. Finally, the County surpassed the 50,000 acre protected land threshold in 2018.

In 2018, over 4.8 million dollars were invested in land preservation efforts throughout Cecil County. The Maryland Department of Agriculture invested over \$1.3 million through the MALPF program and the Department of Natural Resources nearly \$1.4 million in new parkland in Cecil County. In addition, DNR's Rural Legacy Program invested \$1.6 million to permanently protect a Cecil County farm in the Fair Hill Rural Legacy Area. Cecil County Government invested \$150,000 through the matching funds MALPF program that assisted in preserving nearly 500 acres in Cecil County.

Two additional properties entered into the district program. The district program is similar to the former state program that was a requirement for MALPF preservation. By the end of 2018, there were 34 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.

Agricultural preservation does not stop with the purchase of agricultural easements, as stewardship of the easement terms, and assuring that proper use of conservation practices, are ongoing concerns for enrolled properties. MALPF requires that all easements whose purchased used federal funding and ten percent of all other MALPF easements be inspected every year. 29 inspections were completed in April 2018 by Land Use and Development Services and Soil Conservation staff.

The land preservation programs' work in 2018 was built on the foundation from previous years. The Department of Land Use and Development Services expects that success will continue for next year and beyond. In 2000, the County adopted a goal of preserving 55,000 acres by 2025. As of December 31, 2018, the County has 51,509 permanently protected acres, and an additional 3,844 district acres. The last 3,491 acres needed to achieve 55,000 acre goal is attainable over the next six years, but Cecil County must be aggressive to achieve this goal.

ANNUAL REPORT ON SMART GROWTH RELATED CHANGES

Prepared by the Cecil County Planning Commission for the period
January 2018 through December 2018

1. **Development Patterns** – Changes in development patterns that have occurred in the past year:
 - (a) New subdivisions created: Three preliminary/final major subdivisions were approved, creating 14 new lots. 23 minor subdivisions were approved, creating five lots. Resubdivision activity eliminated six lots.
 - (b) New building permits issued: 234 building permits were issued for residential construction. 68% of these building permits (159 permits) were located in the County’s designated growth area.
 - (c) Zoning map amendments: Three rezonings were approved in 2018.
 - (d) Zoning text amendments that resulted in changes in development patterns:
 - i. On March 27, 2018, the County Council approved amendments to Sections 12 and 58B of the Zoning Ordinance. Said amendment affected regulations pertaining to concentrated animal feeding operations.
 - ii. On September 4, 2018, the County Council approved amendments to Sections 88 (private schools) and 156 (power generating facilities) of the Zoning Ordinance. The amendments modified the zoning districts in which said uses are permitted, permitted with conditions, and permitted as a special exception.
 - (e) New Comprehensive Plan or plan elements adopted: No new comprehensive plan elements were adopted in 2018.
 - (f) New roads or substantial changes in roads or other transportation facilities: No new roads or substantial changes to transportation facilities were completed in 2018.
 - (g) New schools or additions to schools: None.
 - (h) Other changes in development patterns: None
2. **Map:** The County adopted no new zoning maps. Three rezonings were approved in 2018.
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:** As in years prior, limited subdivision activity continued into 2018.
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 2018 through December 2018

Measures and Indicators

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

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

93% of the new lots (13 of 14) 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 dwelling unit per 9.04 acres (13 lots on 117.6 acres).

One lot was created outside of the PFA in 2018. It had a density of one lot per 1.41 acre.

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 2018, 1,711.6 acres of land were permanently preserved. 183.3 acres of fee simple common open space was preserved, and 1,528.3 acres of property were protected via easements purchased by the Maryland Agricultural Land Preservation Foundation, Cecil Land Trust, and Maryland Environmental Trust. Additionally, 739 acres of property were established as an agricultural district. As of December 31, 2018, the County has 51,509 permanently protected acres, and an additional 3,844 district acres. Thus, 55,353 total acres (24.82% of the County's total 223,000 acre 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; and
- Protect private property rights

Timeframe for achieving the goal:

The Comprehensive Plan contemplates achievement of the goal within the twenty year planning horizon.

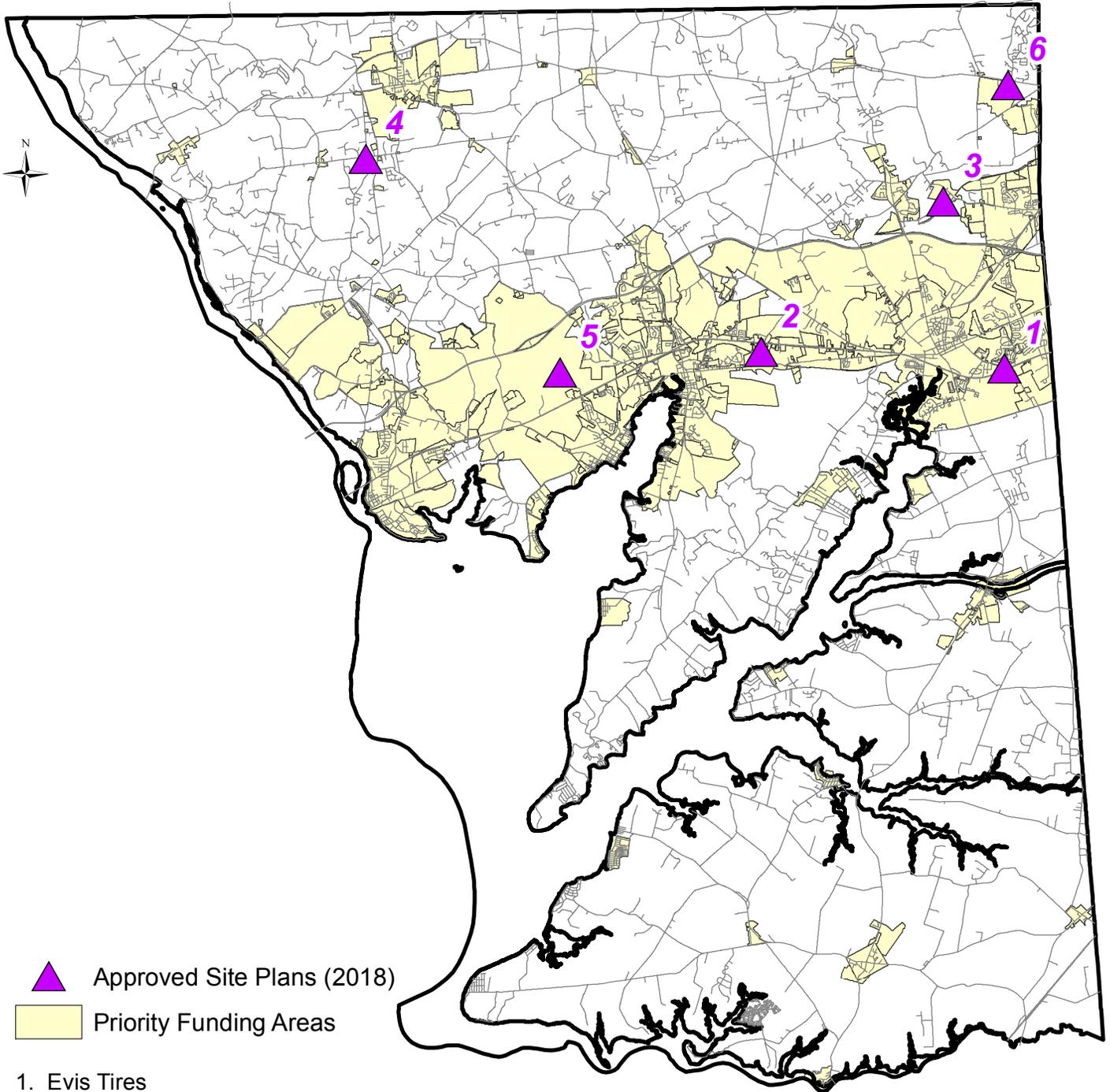
Resources necessary for infrastructure inside the PFA and land preservation outside the PFA:

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 Government continues to strive to achieve the Comprehensive Plan's goal to "use all means to preserve land in the Rural Areas for agricultural and natural resource pursuits."

2018 Approved Site Plans in relation to Priority Funding Areas



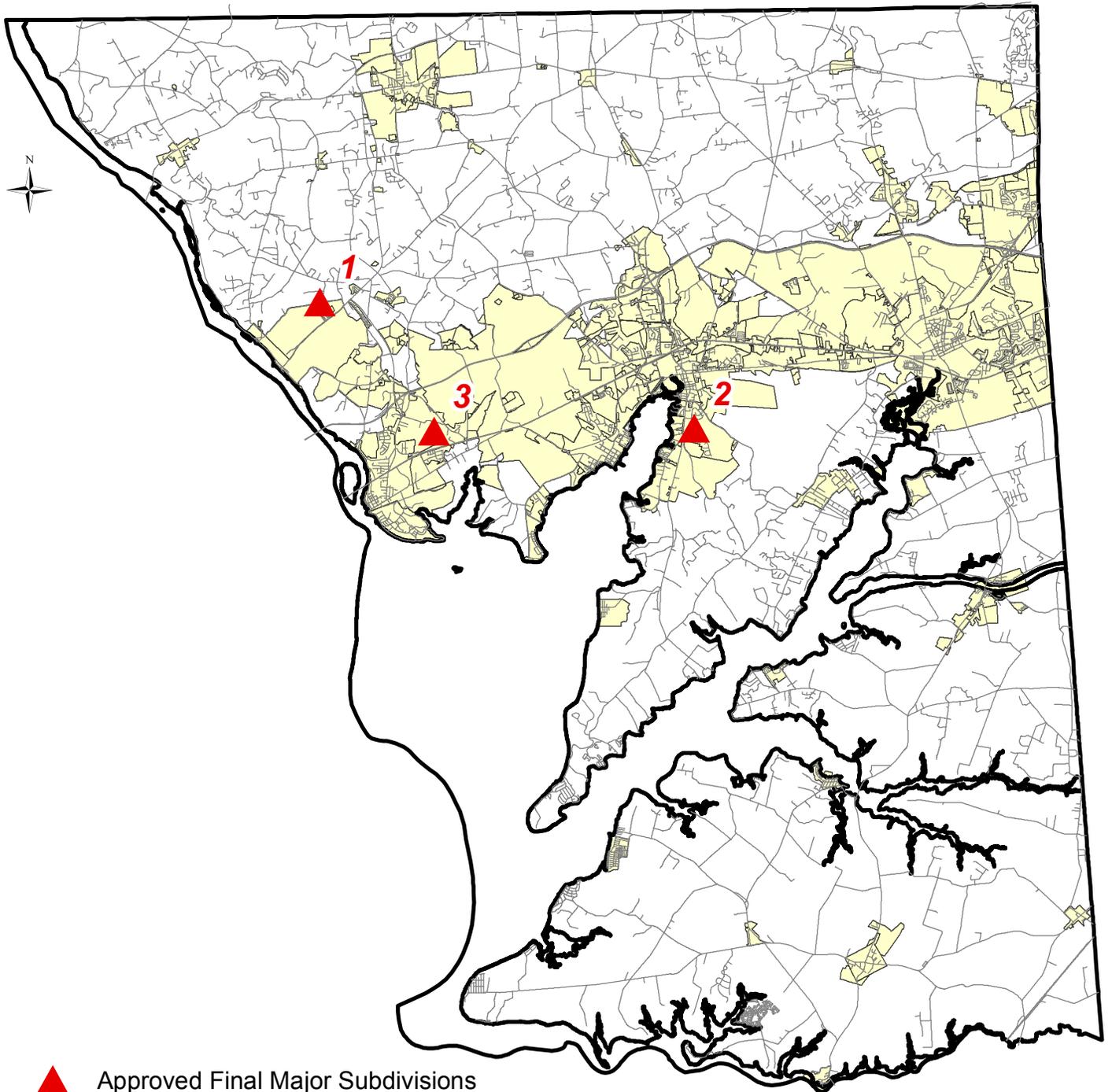
▲ Approved Site Plans (2018)

■ Priority Funding Areas

1. Evis Tires
2. PLLH, LLC
3. Appalachain Tank Car Services, LLC
4. Nottingham Roads Yard - Phase 2
5. Principio Business Park, Site D
6. Chicks at Fair Hill

Cecil County
Dept. of Land Use & Dev. Services
January 11, 2019

2018 Approved Final Major Subdivisions in relation to Priority Funding Areas



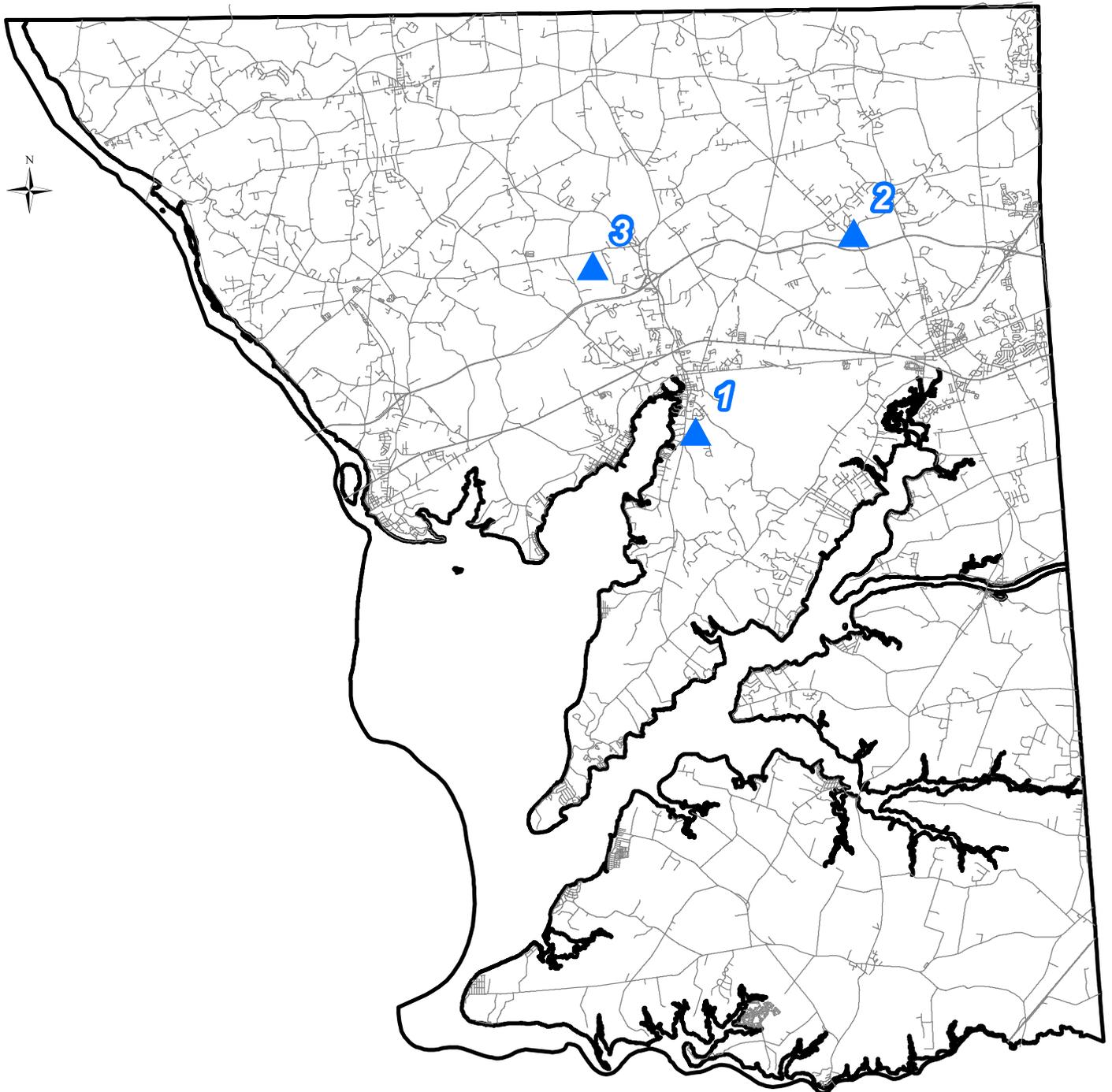
▲ Approved Final Major Subdivisions

■ Priority Funding Areas

1. Andrulonis, Ronald & Diane (1 new lot)
2. North East Developers, LLC (5 new lots)
3. Tiller Estates (8 new lots)

Cecil County
Dept. of Land Use & Dev. Services
January 11, 2019

2018 Approved Rezonings

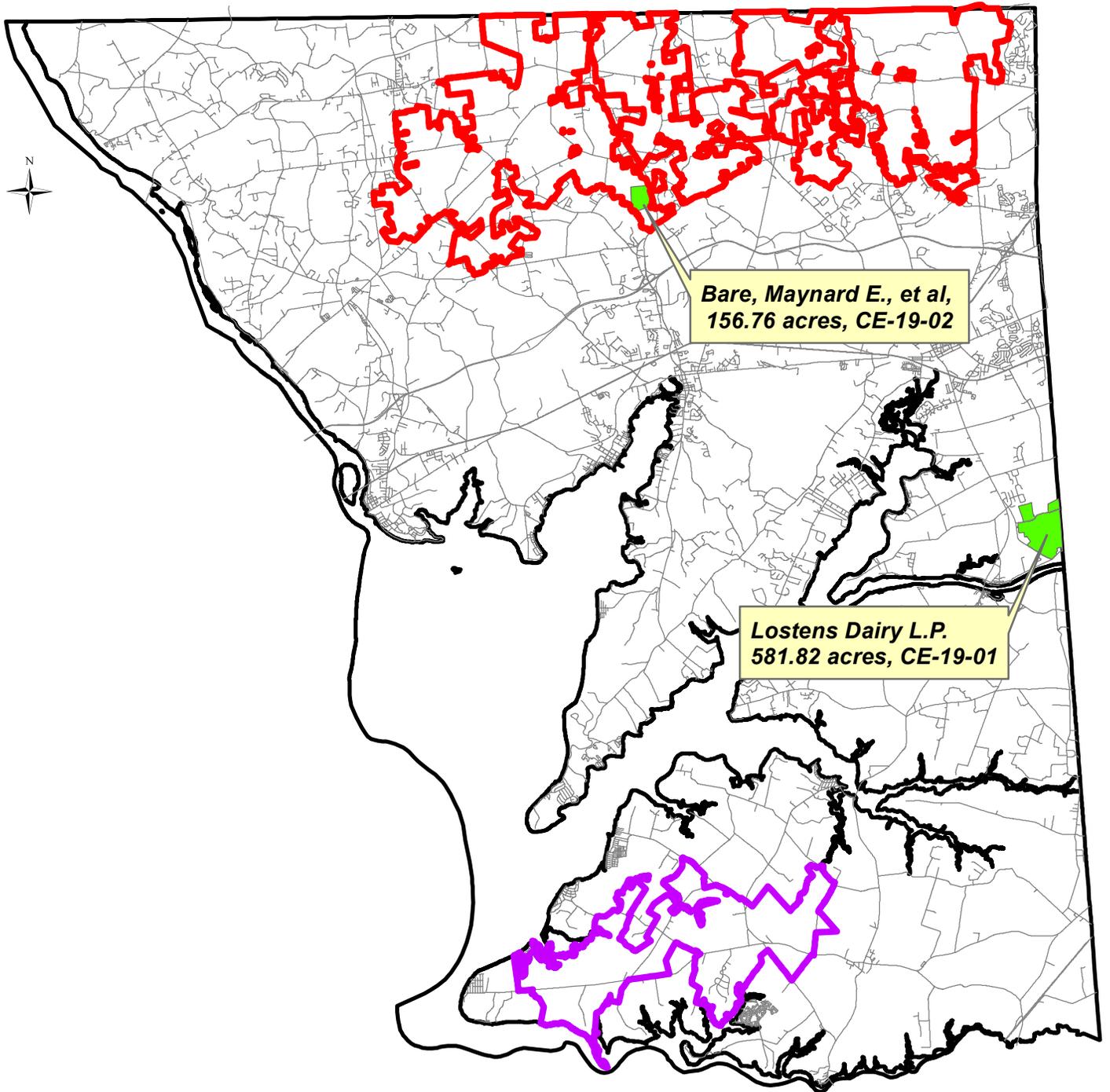


▲ Approved Rezonings (2018)

- 1. 2018-01 (Showalter & Mullaney)
- 2. 2018-02 (Jones, Kevin & Laurel)
- 3. 2018-04 (Hartzell, Dawn & Gregory)

Cecil County
Dept. of Land Use & Dev. Services
January 17, 2019

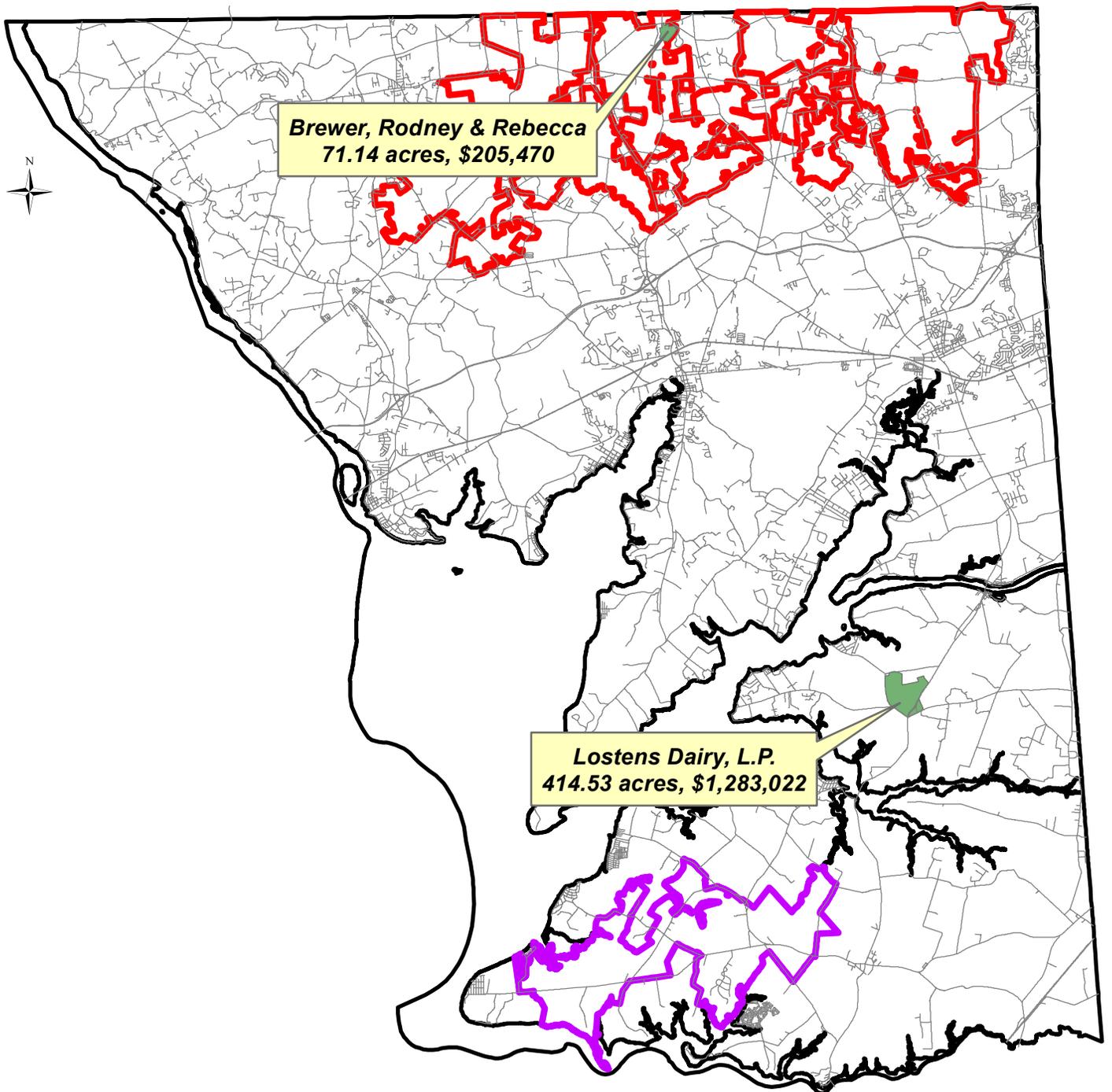
Protected Lands Districts Established in 2018



-  Districts established in 2018
-  Fair Hill Rural Legacy Area
-  Sassafras River Rural Legacy Area

Cecil County
Dept. of Land Use & Dev. Services
January 11, 2019

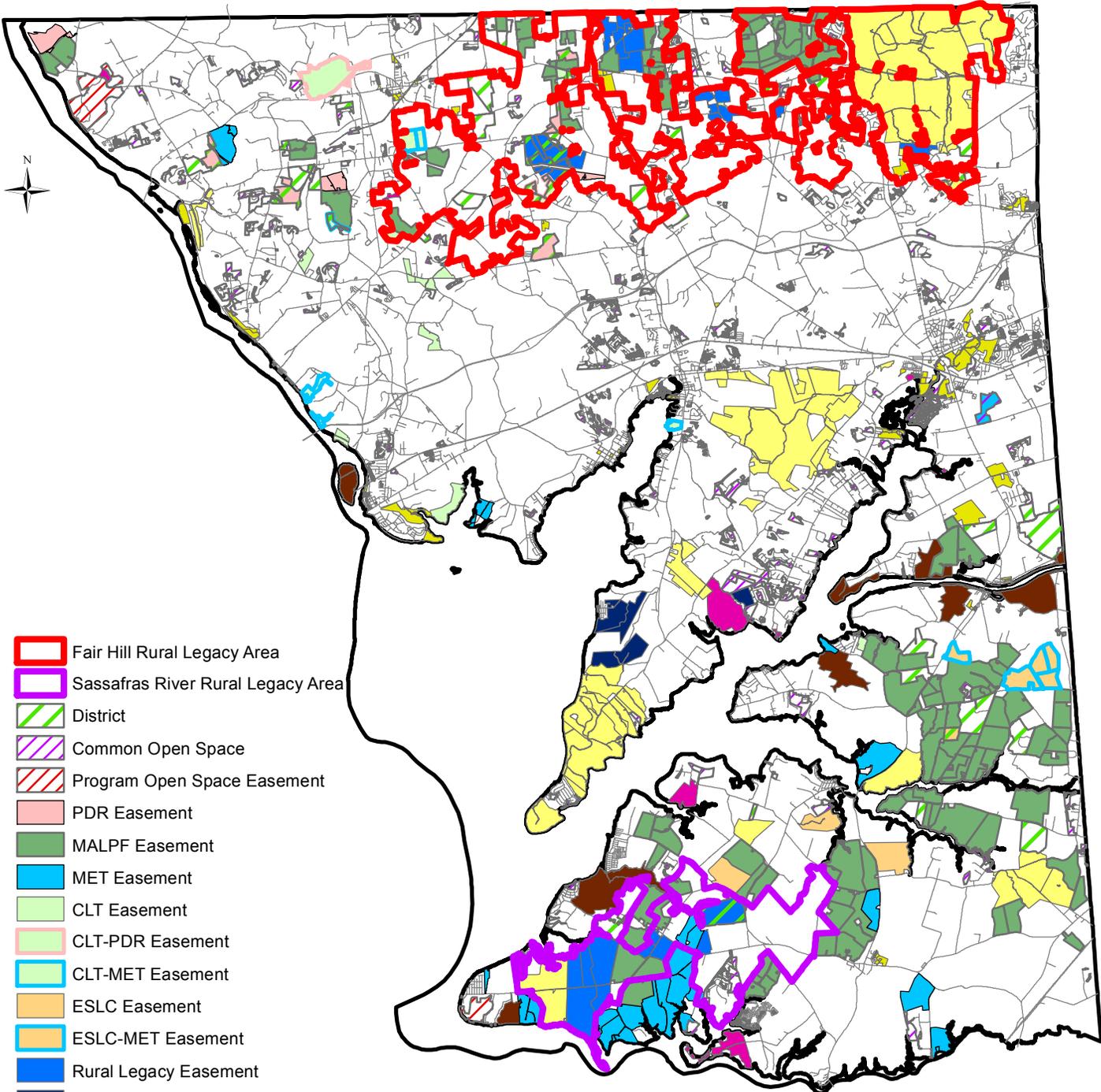
2018 Agricultural Preservation - Acreage preserved using local ag. preservation monies



-  MALPF Easement
-  Fair Hill Rural Legacy Area
-  Sassafras River Rural Legacy Area

Cecil County
Dept. of Land Use & Dev. Services
January 11, 2019

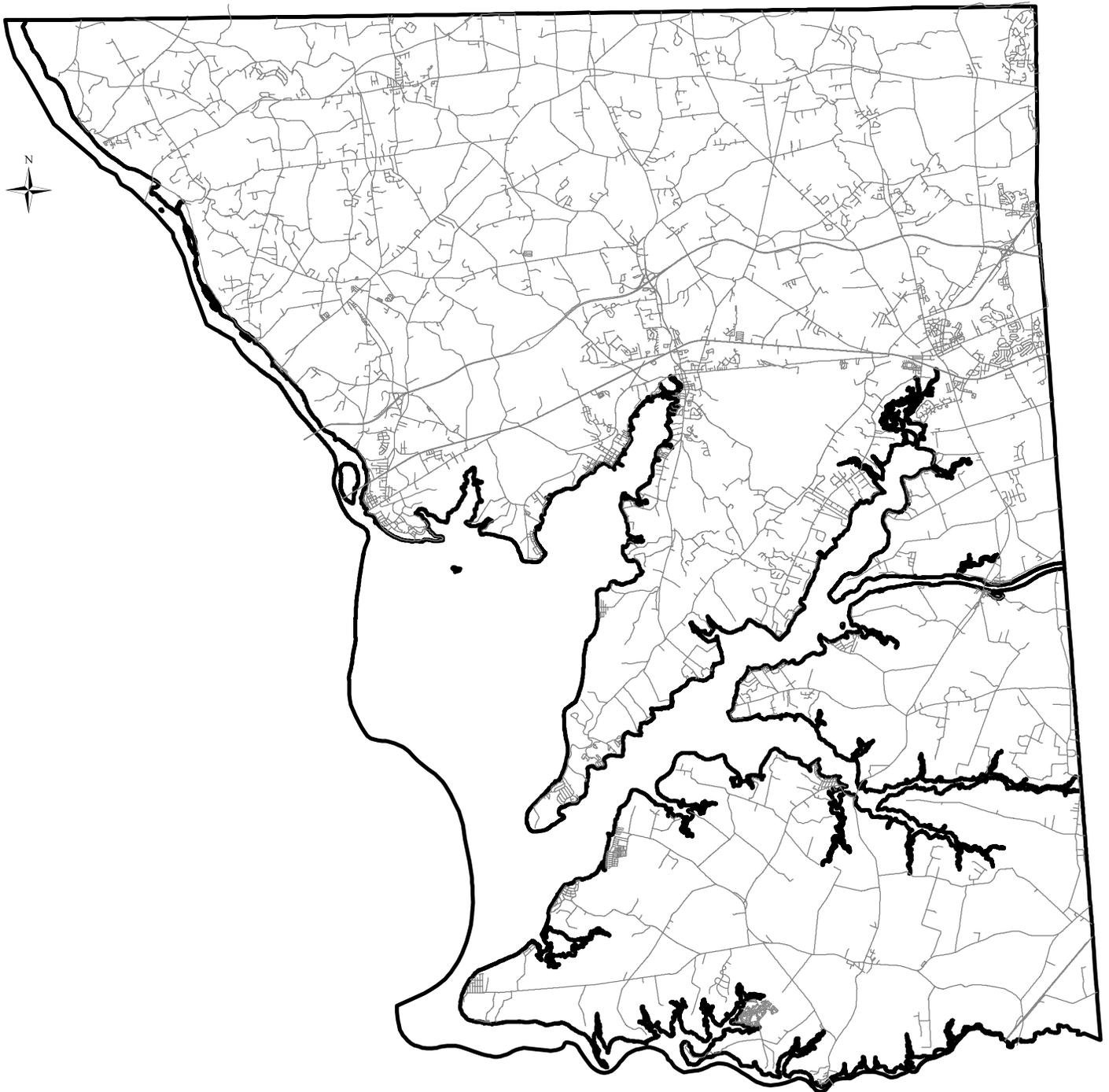
Cecil County Protected Lands



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

Cecil County
 Dept. of Land Use & Dev. Services
 January 11, 2019

2018 Established Historic Districts



No historic districts were established in 2018.

Cecil County
Dept. of Land Use & Dev. Services
January 11, 2019