

2019 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 2019. 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 2019 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 2019, the Cecil County Planning Commission reviewed one major subdivision application. Said plan (a preliminary plat for Lots 118-181 of the Charlestown Crossing subdivision) was approved, with conditions. The Planning Commission did not review any concept plats during 2019. The Planning Commission did, however, approve the removal of an intra-family transfer restriction on a plat approved in the year 2007.

Three final plats were approved and recorded in 2019. Said plats include:

- Dorado Meadows, Phase 3 (6 new lots);
- Charlestown Crossing, Lots 118-181 (64 new lots); and
- Chesapeake Club, Area H-3, Lots 238-249 (12 new lots).

The recorded final plats created a combined total of 82 new lots, and 92% of these lots (76 of 82) are located within the County's growth area. The appendices of this report contain a map depicting the location of all plats recorded in 2019.

Preliminary and concept plats requesting extensions after October 19, 2015 can do so administratively via the Director of Land Use and Development Services. Two preliminary plats (Liberty Grove Reserve and Warwick Orchards) were granted extensions under this provision. No concept plats requested an extension under this provision.

Administratively, the Department of Land Use and Development Services approved nine major resubdivision plats. Seven of these plats were add-ons / lot line adjustments, one plan simply revised existing lot numbers, and one created a fee simple utility lot for potable water distribution purposes.

Minor Subdivisions – The Department of Land Use and Development Services approved 29 minor subdivisions in 2019. Eleven of the approved subdivisions created 17 new lots. Additionally, seven of the minor subdivisions created agricultural transfers. 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 ten minor subdivision approvals. In terms of lots, Election Districts 2 and 5 were the most active, with approvals creating four lots in each District

Site Plans – A total of twelve site plans were approved by the Department of Land Use and Development Services for commercial, industrial, or institutional development in 2019.

Historic District Applications – The Historic District Commission and the Planning Commission did not make any recommendations on nominations for historic designation in 2019.

Rezoning – The Planning Commission made recommendations on four rezoning requests. All four rezoning requests were eventually approved by the County Council.

Agricultural Preservation – In 2019, 434.26 acres of land were placed into some form of agricultural protection. 30.14 acres of fee simple common open space was preserved, 205.8 acres of easements were purchased, and 198.317 acres of preservation districts were established. As of December 31, 2019, the County has 51,784 permanently protected acres, and an additional 4,042 district acres. Thus, 55,826 total acres (25.03% 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 43 requests for special exceptions in 2019. The Board of Appeals approved 34 of the applications.

Variances & Appeals – The Board of Appeals heard 21 requests for variances in 2019. The Board approved all 21 requests. Two appeals of administrative decisions were heard in 2019, and the Board affirmed both decisions.

Building Permits – The Department of Land Use and Development Services reviewed 129 building permits for new dwellings in 2019 (An additional 128 building permits for new dwellings were reviewed by the incorporated towns). 20 new dwellings were in the Chesapeake Bay Critical Area. The estimated value of all construction was \$43.8 million. There were 776,993 square feet of residential space constructed in 2019. 82% (211 out of 257) of the building permits issued were in the designated growth area.

Zoning Violations – The Department of Land Use and Development Services investigated 252 zoning complaints in 2019. These investigations revealed 193 violations.

THE CECIL COUNTY PLANNING COMMISSION

2019 Members:

Mr. B. Patrick Doordan, Chairman

Mr. Donald C. Harmer, Jr.

Mr. A. Chad Johnston

Mr. Peter Kirsh

Mr. Bill Miners

Mr. Wyatt Wallace

Mrs. Joyce Bowlsbey, Alternate

Hon. Bill Coutz, Ex-officio

Ms. Deborah Sniadowski – 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

2019 Members:

Mr. Mark Saunders, Chairman

Mr. Brad Carrillo

Mr. Charles Eckhart

Mr. Mike Linkous

Mr. Willard Whiteman

Ms. Deborah Sniadowski – Legal Counsel

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

2019 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 MALPF 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 2019, APAB reviewed 37 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 establish a special occasions event area on an easement property.
- 1 application to perform a land swap on an easement property, in which an area of land larger than that being released would be placed under easement.
- 2 applications to relocate a pre-existing dwelling on an easement property.
- 3 applications to conduct an operation in accordance with the MALPF uses policy.
- 28 applications to sell a preservation easement to MALPF.

In addition, The Cecil County Agricultural Preservation Advisory Board 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. In 2019, board members reviewed and offered comments on the Cecil County Green Infrastructure Plan, as well as draft regulations for the Certification of County Agricultural Land Preservation Programs found in COMAR.

THE CECIL COUNTY HISTORIC DISTRICT COMMISSION

2019 Members:

Ms. Patricia Folk, Chairperson

Ms. Heidi Coleman

Mr. Macon Coleman *

Mr. Michael W. Dawson*

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Ms. Nancy Simperts

* = partial year

The Historic District Commission (HDC) is appointed by the County Executive. The HDC's duties include making recommendations to the Planning Commission and the County Council on nominations for historic designation, to recommend that designation be rescinded, and to educate and inform the citizens of Cecil County as to the architectural and historic heritage of the County.

THE CECIL COUNTY AGRICULTURAL RECONCILIATION COMMITTEE

2019 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 – 2019 STAFF

Eric S. Sennstrom – Director

Division of Planning & Zoning

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

*Partial Year

Division of Permits & Inspections

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
Jessica Brock, Permits Clerk *
Stephanie Privett-Butcher, Permits Clerk*
Olivia Reynolds, Permits Clerk*

Development Plans Review Division

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

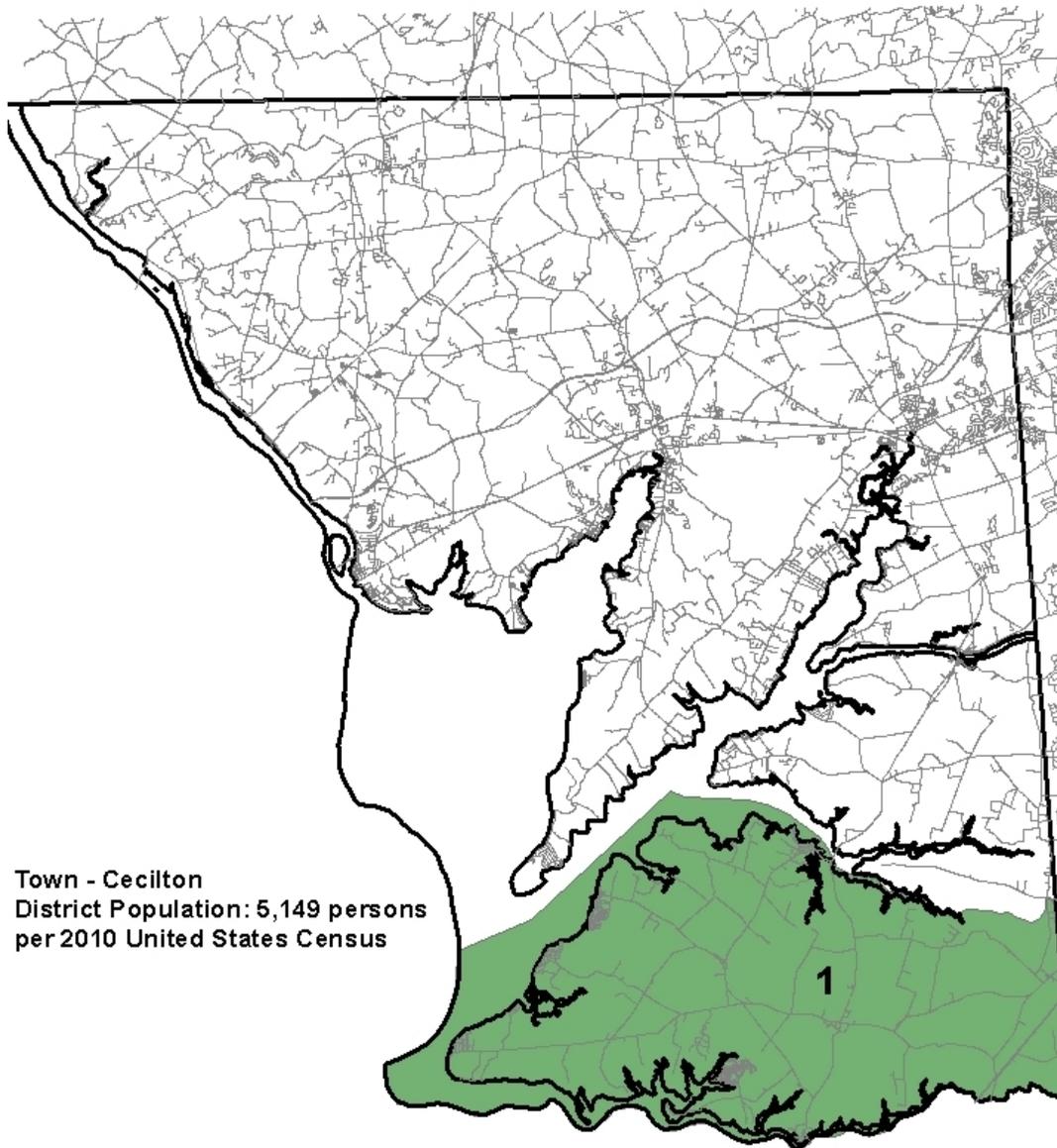
Geographic Information Systems

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



Four minor subdivisions created one new lot.

No concept plats were approved.

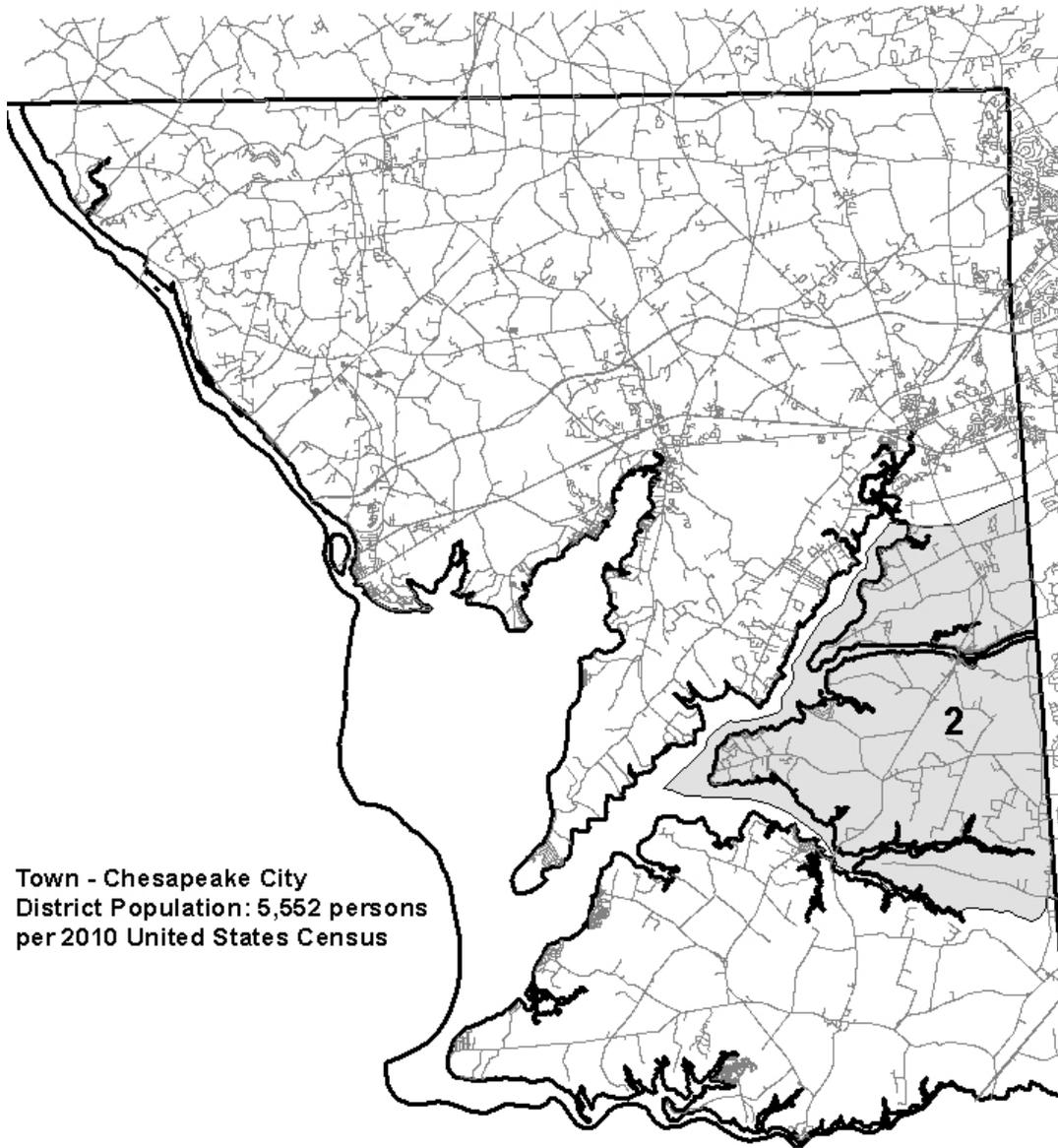
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

One site plan was approved.

Seven building permits were issued for residential construction with an estimated value of \$1,948,200.

Election District #2 - Chesapeake City



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

One minor subdivisions created four new lots.

No concept plats were approved.

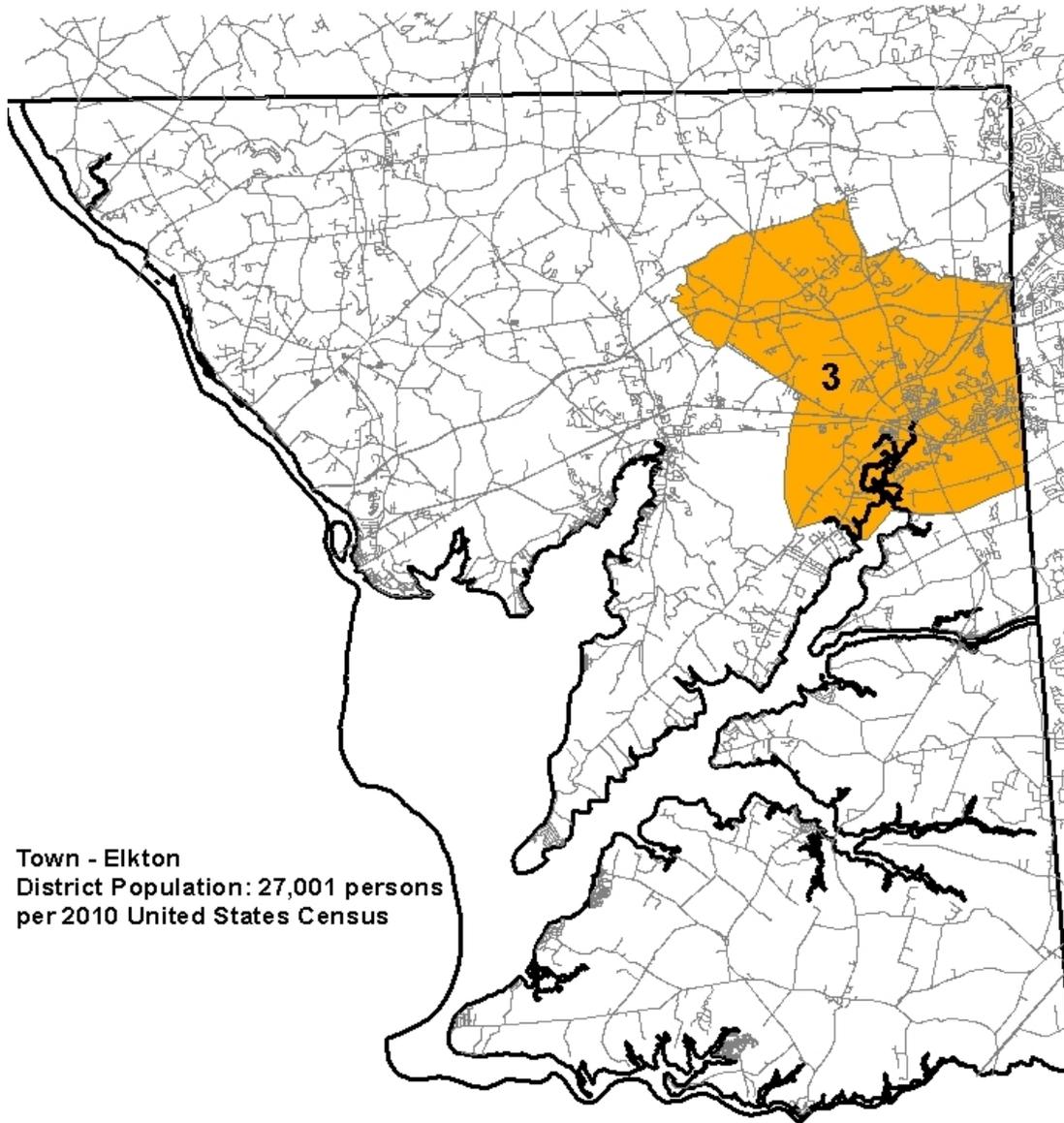
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

One site plan was approved.

Six building permits were issued for residential construction with an estimated value of \$1,622,000.

Election District #3 - Elkton



Two minor subdivisions created three new lots.

No concept plats were approved.

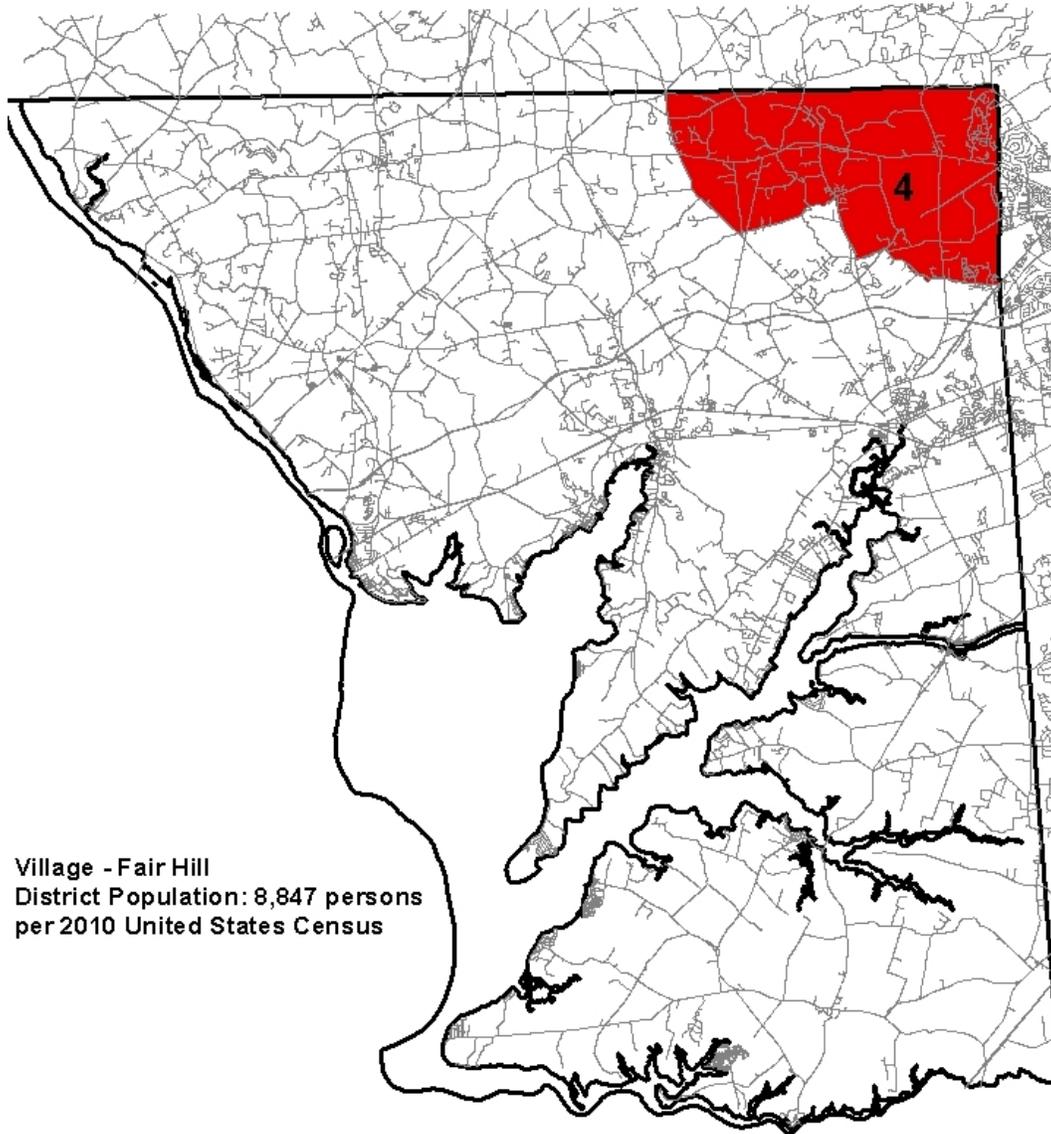
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

Three site plans were approved.

18 building permits were issued for residential construction with an estimated value of \$2,728,193.

Election District #4 - Fair Hill



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

Two minor subdivisions created one new lot.

No concept plats were approved.

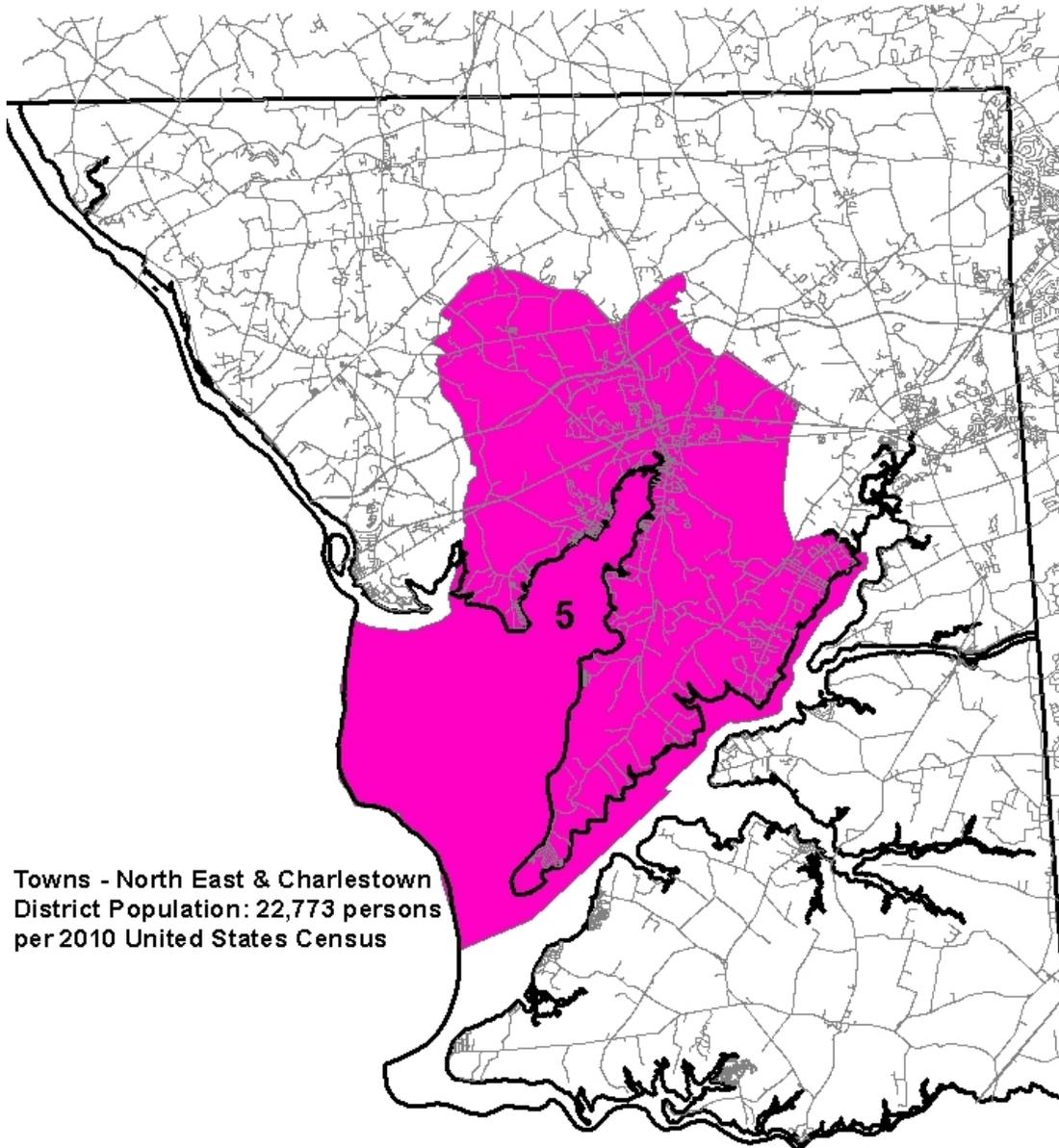
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

One site plan was approved.

43 building permits were issued for residential construction with an estimated value of \$4,280,000.

Election District #5 - North East



Ten minor subdivisions created four new lots.

No concept plats were approved.

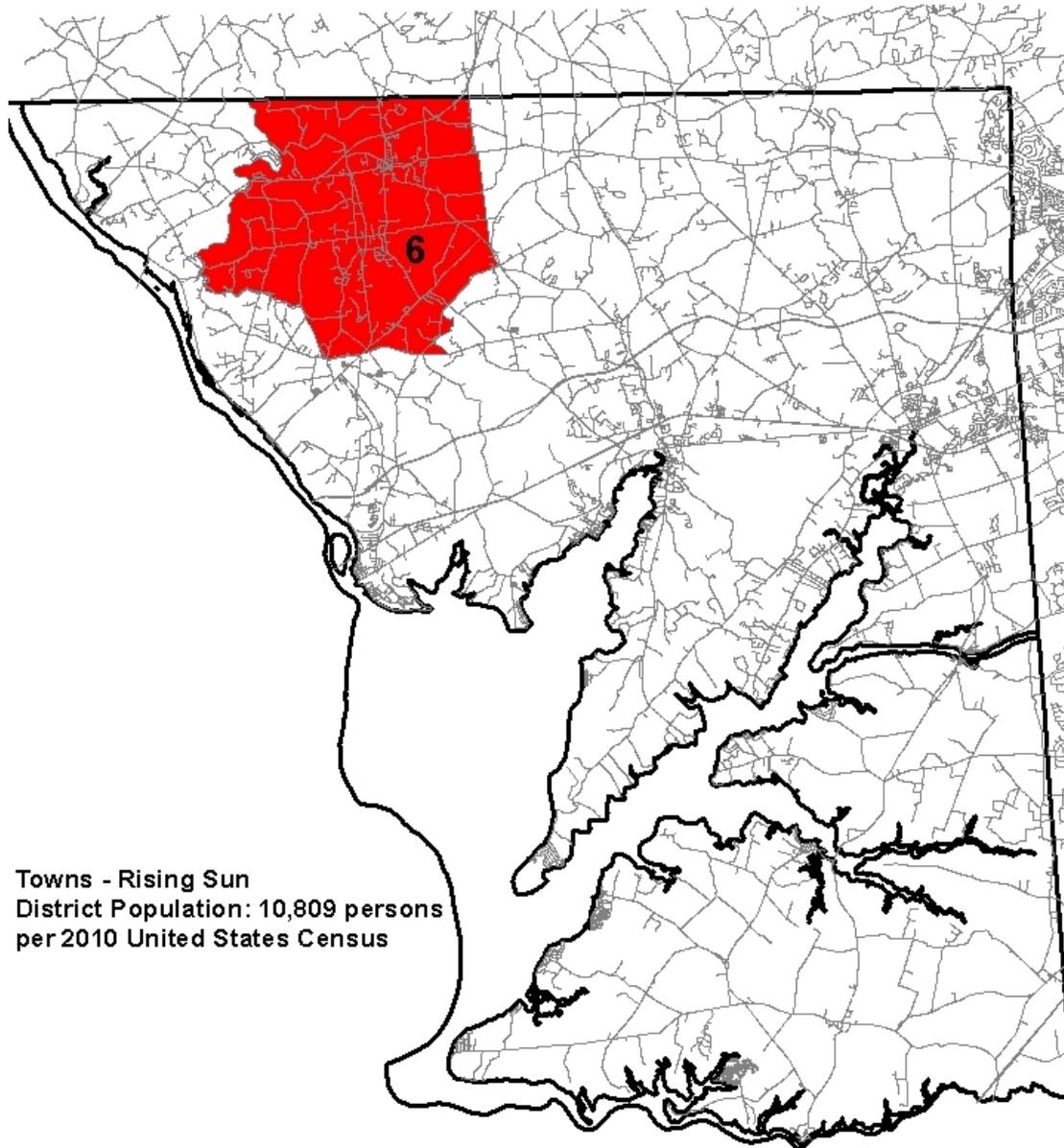
One preliminary plat was approved.

Two final plats were approved.

Three site plans were approved.

158 building permits were issued for residential construction with an estimated value of \$27,930,950.

Election District #6 - Rising Sun



Three minor subdivisions created one new lot.

No concept plats were approved.

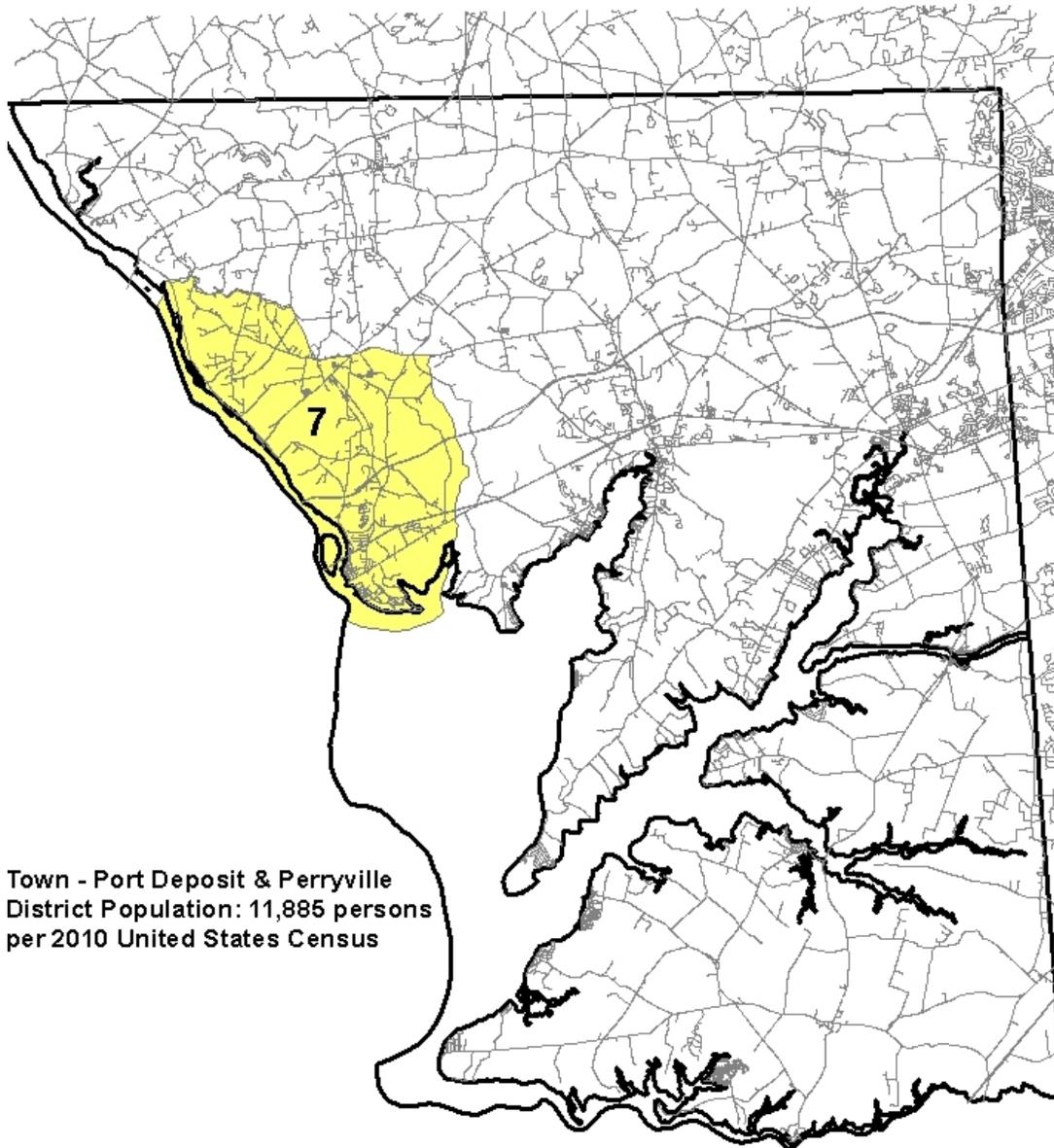
One preliminary plat extension was approved.

No final plats were approved.

No site plans were approved.

Three building permits were issued for residential construction with an estimated value of \$701,264.

Election District #7 - Port Deposit



Three minor subdivisions created one new lot.

No concept plats were approved.

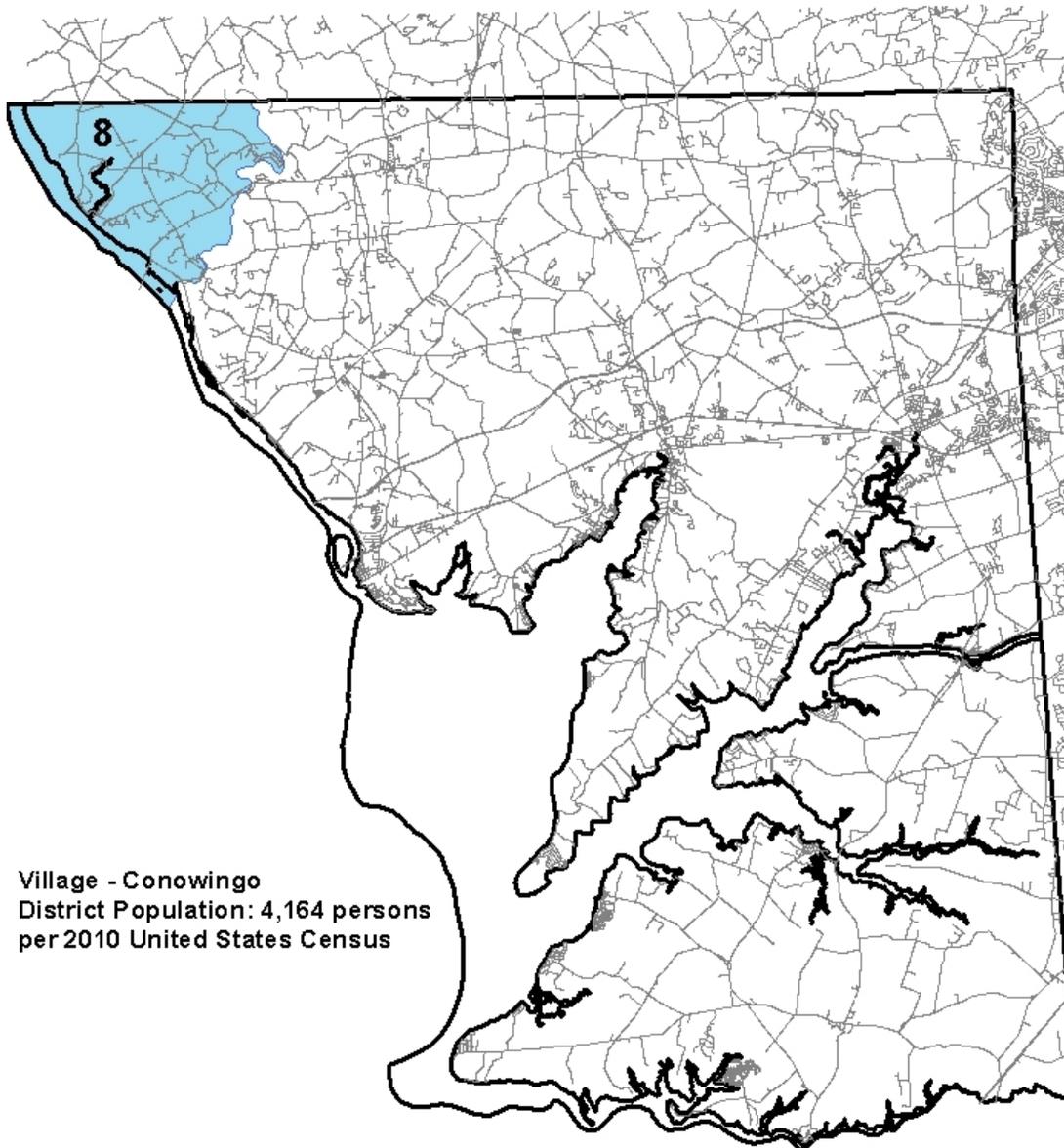
One preliminary plat extension was approved.

No final plats were approved.

One site plan was approved.

Eight building permits were issued for residential construction with an estimated value of \$1,603,657.

Election District #8 - Conowingo



One minor subdivision created no new lots.

No concept plats were approved.

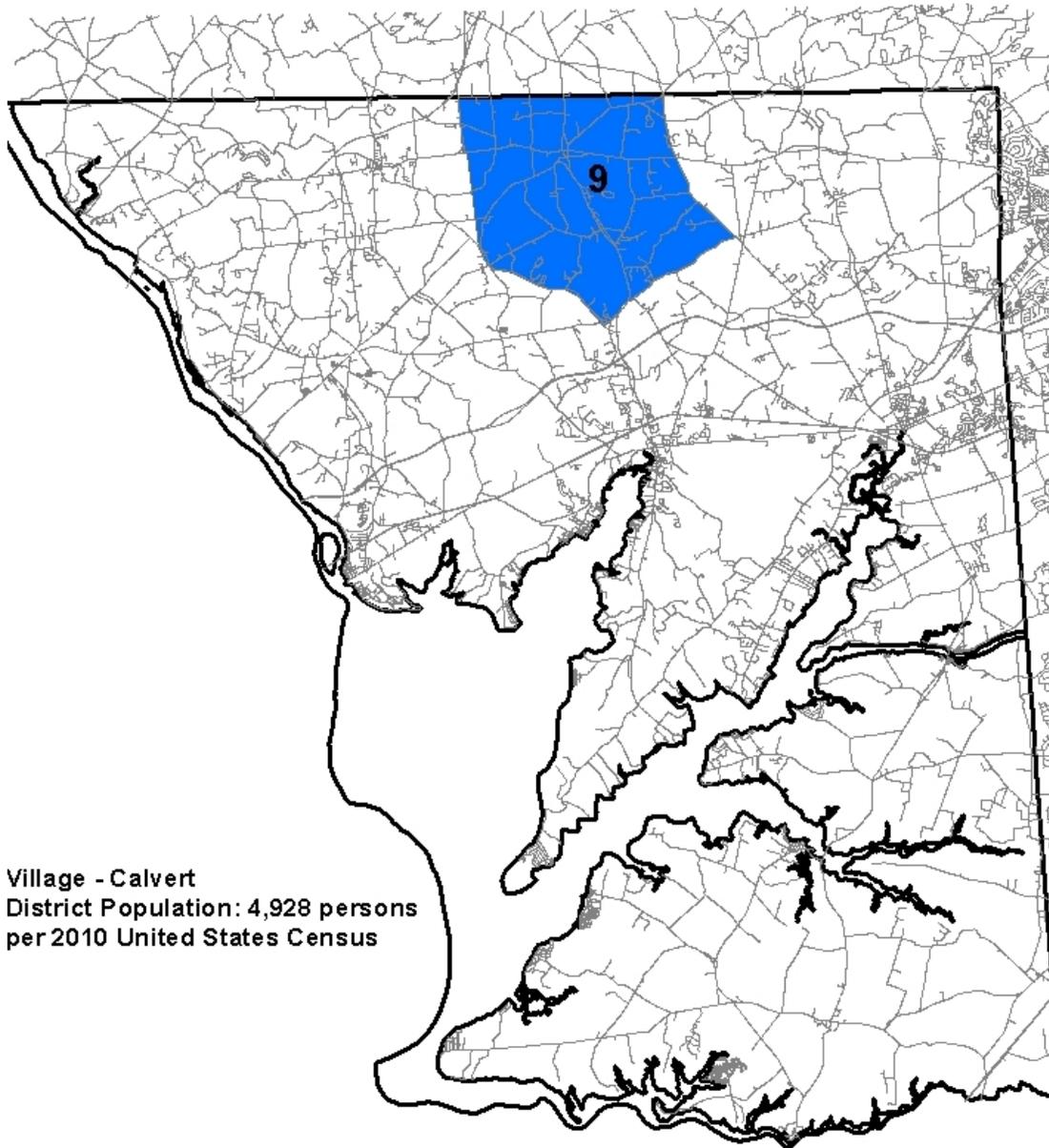
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

One site plan was approved.

Six building permits were issued for residential construction with an estimated value of \$864,976.

Election District #9 - Calvert



Three minor subdivisions created two new lots.

No concept plats were approved.

No preliminary plats were approved.

One final plat was approved.

One site plan was approved.

Seven building permits were issued for residential construction with an estimated value of \$2,203,100.

Applications Processed

In 2019, one major subdivision preliminary plat was reviewed and approved by the Cecil County Planning Commission. The Division of Planning & Zoning approved three final plats.

The approved final plats created a combined total of 82 new lots. All three of the final plats approved in 2019 were recorded, and the appendices of this report contains a map depicting the location of the final plats approved in 2019.

Election District 5 was the most active in terms of plats reviewed by the Planning Commission, with two of the three plats being located in the fifth election district. Overall, 76 of the 82 new lots that received final approval from the Division of Planning & Zoning are located within the County's growth area.

Administratively, the Department of Land Use and Development Services approved nine major resubdivision plats. Seven of these plats were add-ons / lot line adjustments, one plan simply revised existing lot numbers, and one created a fee simple utility lot for potable water distribution purposes.

Preliminary and concept plats requesting extensions after October 19, 2015 can do so administratively via the Director of Land Use and Development Services. Two 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 29 minor subdivisions in 2019. Eleven of the approved subdivisions created 17 new lots. Additionally, seven of the minor subdivisions created agricultural transfers. 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 ten minor subdivision approvals. In terms of lots, Election Districts 2 and 5 were the most active, with approvals creating four lots in each district.

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 2019, the Cecil County Planning Commission approved the following major subdivision applications.

Preliminary Plat

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Charlestown Crossing, Phase 2, Lots 118-181	5	ST	64	MDGA

Final Plat

Dorado Meadows, Phase 3	9	NAR	6	RCD
Charlestown Crossing, Phase 2, Lots 118-181	5	ST	64	MDGA
Chesapeake Club, Area H-3, Lots 238-249	5	RM	12	HDGA

Concept Plat

There were no new concept plats approved by the Planning Commission in 2019.

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 2019, two 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
Liberty Grove Reserve	Preliminary	2/22/2019	Granted	3/1/2019	3/31/2021
Warwick Orchards	Preliminary	8/29/2019	Granted	8/29/2019	8/31/2021

Resubdivisions

In 2019, 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>
Racine Estates, Lot 1A	5	NAR	RCD	0	Add-on resubdivision
West Creek Village, (Lots 32, 33, 43, and 44)	4	RM	MHGA	0	Lot line adjustment
Charlestown Manor Extension Partnership and Varell, Christopher	5	LDR	LDGA	0	Add-on resubdivision involving paper street
Chesapeake Club, Parcel 1C "Corrective Resubdivision Plat"	5	RM	HDGA	0	
Lagarelli, Carmen and Mary	3	RR	RCD	0	0.122 acre add-on
Charlestown Crossing, Phase 2, (Lot renumbering)	5	ST	MDGA	0	Revises lot numbers only
Oldfield View, resubdivision	5	LDR	LDGA	0	Add-on resubdivision
Charlestown Crossing Apartments, revision, apartment building	5	RM	MDGA	0	Revised to include maintenance building near dog park
Chestnut Point Estates, utility resubdivision	5	MH	LDGA	0	Creates utility site for potable water distribution and revises site 18

In total, the nine resubdivision plats resulted in the creation of no new lots.

Minor Subdivisions

In 2019, 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>
Dolly Frame Gross & Marie B. Frame	3	NAR	RCD	3	Minor Subdivision
Brian & Laurie L. Flaugher	5	RR & NAR	RCD	0	Add-On
Principio Iron Company	5	M2	EMP	1	Minor Subdivision
Edward A & Sharon L. Thompson	7	RR	RCD	1	Minor Subdivision
Charles Clifford & Jacqueline Mae England	9	NAR	RCD	1	Minor Subdivision
Deborah A. Curry	5	NAR	RCD	1	Minor Subdivision
Albeck Farms, INC	6	NAR	RCD	0	Agricultural Transfer
Emmett Matthews Letts & Caryn M. Lively	5	ST	MGA	0	Add-On
Paul Felty	6	NAR	RCD	0	Add-On
Judith Guy	5	ST & UR	MGA	2	Minor Subdivision
John Harrison (Oriole Farm, LLC)	1	SAR	RPD	0	Add-On
Michael R. & Julie M. Wright, Robert A. Payne, The Estate of June C. Payne, And Timothy J. & Donna Van Dyke	1	RMU	RMU	0	Add-On
Larry M. Clark et. Al.	9	RR	RCD	0	Add-On
Raymond B. & Susan M. Weed	3	LDR	LGA	0	Resubdivision
Kordell and Rebecca Wilen	9	NAR	RCD	1	Add-on and Minor Subdivision
Donna Wilson	7	RR	RCD	0	Add-On
Gage Ellis and Judith Murray	4	NAR	RCD	1	Minor Subdivision

John S. Tosh, Jr.	6	LDR	LGA	1	Minor Subdivision
Paul and Barbara Raech	1	SAR	RPD	1	Minor Subdivision
Albert J. Kozycki	8	NAR	RCD	0	Agricultural Transfer
William Buskirk & Joseph Buskirk	4	NAR	RCD	0	Add-On
Norma Carol Fadeley	7	LDR/MH	LGA	0	Add-On
John Harrison (Oriole Farm LLC)	1	SAR	RPD	0	Add-On
Great House Farm LLC, Great House Holdings LLC, and Virginia DuPont-Suarez	2	SAR	RPD	4	Add-On and Minor Subdivision. Also created 2 non-subdividable building envelopes (MALPF).
Principio Iron Company	5	MEA, M2	EMP	0	Agricultural Transfer
Principio Iron Company	5	M2	EMP	0	Agricultural Transfer
Principio Iron Company	5	M2	EMP	0	Agricultural Transfer
Principio Iron Company	5	M2	EMP	0	Agricultural Transfer
Principio Iron Company	5	M2	EMP	0	Agricultural Transfer

Applications Processed - Election District

Major Subdivisions

Final Approvals	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	2	76	93%
	6	0	0	0%
	7	0	0	0%
	8	0	0	0%
	9	1	6	7%
	Total	3	82	100%

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

Minor Subdivisions

Approved Minors	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	4	1	5.88%
	2	1	4	23.53%
	3	2	3	17.65%
	4	2	1	5.88%
	5	10	4	23.53%
	6	3	1	5.88%
	7	3	1	5.88%
	8	1	0	0%
	9	3	2	11.76%
	Total	29	17	100%

Applications Processed - 2010 Land Use Districts

Major Subdivisions

	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals	RCD	1	6	7%
	RPD	0	0	0%
	LGA	0	0	0%
	MDGA	1	64	78%
	MHGA	0	0	0%
	HDGA	1	12	15%
	RMU	0	0	0%
	EMU	0	0	0%
	EMP	0	0	0%
	MED	0	0	0%
	Total	3	82	100%

	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals (Administrative Review)	RCD	2	0	0
	RPD	0	0	0
	LDGA	3	0	0
	MDGA	2	0	0
	MHGA	1	0	0
	HDGA	1	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	13	8	47%
	RPD	4	5	29%
	LGA	3	1	6%
	MGA	2	2	12%
	MHGA	0	0	0%
	HGA	0	0	0%
	RMU	1	0	0%
	EMU	0	0	0%
	EMP	6	1	6%
	MED	0	0	0%
	Total	29	17	100%

Site Plans

The Division of Planning and Zoning approved twelve site plans for commercial, institutional, or industrial development in 2019. These plans totaled 1,333,500 square feet of new building space. Eleven site plans were major site plans, and one was a minor site plan.

Approved	Name	Location	ED	Zoning
1/14/2019	Kings Way Ninety Five Inc.	2761 Joseph Biggs Memorial Hwy, North East, MD 21901	9	BG
1/17/2019	Boulden, Christian A.	879 W Pulaski Hwy, Elkton, MD 21921	3	BG
3/11/2019	Principio Business Park, Site A (Regional Distribution Center)	585 Principio Pkwy W, North East, MD 21901	5	M2
4/22/2019	CECO Utilities - Cherry Hill WWTP connection	91 Johnstown Rd, Elkton, MD 21921	3	ST
5/14/2019	Pleasant View Baptist Church	150 Downin Ln, Port Deposit, MD 21904	7	ST
6/25/2019	Hum I, LLC and Hum II, LLC	394 Baron Rd, North East, MD 21901	5	M1
6/25/2019	Chesapeake City Elementary School	2755 Augustine Herman Hwy, Chesapeake City, MD 21915	2	SAR
7/23/2019	WL Gore - Lovett Site - Terminal C entrance improvements	101 Lovett Dr, Elkton, MD 21921	3	M1
10/16/2019	JTC Development, Phase 2 and 3	127 Worsell Manor Rd, Warwick, MD 21912	1	SAR
10/23/2019	Blomquist Investments, LLC	2399 Theodore Rd, North East, MD 21901	5	BG
11/21/2019	Penn / MD Materials - Rock Springs Quarry	1400 block Rock Springs Rd, Rising Sun, MD 21911	8	NAR
12/10/2019	Mason Solar One, LLC	3300 Telegraph Rd, Elkton, MD 21921	4	NAR

Residential Building Permit Activity - 2019

Election District	Type of Permit	Number	Total SF	Construction Cost
1	Dwelling - Detached	7	30,310	\$1,948,200.00
	Duplex	0		
	Townhome	0		
	Apartment	0		
	Mobile Home	0		
	Subtotal	7	30,310	
2	Dwelling - Detached	6	31,024	\$1,622,000.00
	Duplex	0		
	Townhome	0		
	Apartment	0		
	Mobile Home	0		
	Subtotal	6	31,024	\$1,622,000.00
3	Dwelling - Detached	18	60,874	\$2,728,193.32
	Duplex	0		
	Townhome	0		
	Apartment	0		
	Mobile Home	0		
	Subtotal	18	60,874	\$2,728,193.32
4	Dwelling - Detached	2	11,598	\$590,000.00
	Duplex	0		
	Townhome	41	63,940	\$3,690,000.00
	Apartment	0		
	Mobile Home	0		
	Subtotal	43	75,538	\$4,280,000.00
5	Dwelling - Detached	96	350,849	\$19,220,620.00
	Duplex	2	3,574	\$320,000.00
	Townhome	57	123,862	\$8,198,330.00
	Apartment	0		
	Mobile Home	3	4,048	\$192,000.00
	Subtotal	158	482,333	\$27,930,950.00
6	Dwelling - Detached	3	13,447	\$701,264.00
	Duplex	0		
	Townhome	0		
	Apartment	0		
	Mobile Home	0		
	Subtotal	3	13,447	\$701,264.00
7	Dwelling - Detached	5	17,440	\$1,331,957.00
	Duplex	0		
	Townhome	0		
	Apartment	1	3,072	\$150,000.00
	Mobile Home	2	2,401	\$121,700.00
	Subtotal	8	22,913	\$1,603,657.00
8	Dwelling - Detached	1	4,220	\$334,910.00
	Duplex	0		
	Townhome	0		
	Apartment	0		
	Mobile Home	5	13,065	\$530,066.00
	Subtotal	6	17,285	\$864,976.00
9	Dwelling - Detached	7	37,176	\$2,203,100.00
	Duplex	0		
	Townhome	0		
	Apartment	0		
	Mobile Home	0		
	Subtotal	7	37,176	\$2,203,100.00

RESIDENTIAL BUILDING PERMITS ISSUED IN 2019
BY LAND USE DISTRICT

Land Use District	Number of Permits	Total Square Footage	Declared Construction Costs
Resource Preservation	7	32,853	\$1,944,000
Rural Conservation	39	163,902	\$9,410,414
Mineral Extraction	0	0	-
Employment	0	0	-
Employment Mixed Use	0	0	-
Residential Mixed Use	0	0	-
Low Density Growth Area	15	56,489	\$3,430,964
Medium Density Growth Area	21	52,743	\$3,612,387
Medium High Density Growth Area	35	56,620	\$3,150,000
High Density Growth Area	12	38,629	\$1,776,325
TOWN	128	375,757	\$20,473,340
TOTAL	257	776,993	43,797,430
Growth Area Totals	211	580,238	32,443,016

of permits in designated growth area = 211 (82% of total)

BUILDING PERMITS ISSUED – 2019
CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2019	NEW DWELLINGS IN CRITICAL AREA 2019
January	12	3
February	11	0
March	24	3
April	25	0
May	23	3
June	22	3
July	14	2
August	27	1
September	24	1
October	34	1
November	17	3
December	12	0
TOTALS:	245	20

2019 REZONINGS

ELECTION DISTRICT	OWNER NAME	ZONED	REQ ZONING	DECISION
7	Carolyn Merriman	RR	RR & MEB	Approved
7	Glenda Webb	RR	RR & MEB	Approved
7	Wood Family Partnership LLC	RM	BG	Approved
3	Michael & Rachel Good	RM	EMU	Approved

ZONING COMPLAINTS AND VIOLATIONS
2019

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	2	2
Manufactured Homes (Special Exception)	1	1
Storage Trailer	5	3
Untagged or Inoperative Vehicles	67	58
Salvage Yards / Ruble Landfill	80	64
Illegal Business Operation	23	14
Setbacks	6	2
RV / Travel Trailers	20	16
Signs	2	0
Dwelling Conversion	2	0
Kennels	0	0
Animal Husbandry	10	7
Other – Fencing and Condemned Housing	8	2
Campground	17	15
COURT CASES	9	9
TOTALS:	252	193

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2019

SPECIAL EXCEPTIONS				
	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
HOME OCCUPATIONS	12	0	5	17
MANUFACTURED HOMES				
Agricultural Help	1	0	0	
Hardship	1	0	1	5
Security	2	0	0	
OTHER				
Festivals or Events	4	0	2	
Power Generating Facilities	3	0	0	
Farmers Markets	2	0	0	
Mineral Extraction	2	0	0	21
Cell Tower	1	1	0	
Sawmill	1	0	0	
Salvage Yard	1	0	0	
Nursing Facility	1	0	0	
Class 3 Office	1	0	0	
Guest House < 50 acres	1	0	0	
Modification	1	0	0	
TOTAL SPECIAL EXCEPTIONS	34	1	8	43
VARIANCES				
	GRANTED	DENIED	WITHDRAWN	TOTALS
	21	0	0	21
APPEALS				
ADMINISTRATIVE DECISIONS	AFFIRMED	REVERSED	WITHDRAWN	
	2	0	0	2

Land Preservation in Cecil County - 2019

In 2019, the agricultural land preservation program in Cecil County robustly pursued preservation opportunities and enhanced the program's fundamental facets. 434.26 acres of land were placed into some form of agricultural protection. This protection breaks down into 30.14 acres in fee simple open space, 205.8 acres of easements, and 198.317 acres of preservation districts.

In 2019, over 1.7 million dollars were invested in land preservation efforts throughout Cecil County. The Maryland Department of Agriculture invested over \$1.09 million through the MALPF program. In addition, DNR's Rural Legacy Program invested \$700,000 to permanently protect a 205.8 acre Cecil County farm in the Fair Hill Rural Legacy Area. Tax credits were issued to owners of properties that are encumbered by a MALPF easement or by a County Preservation District.

In 2019, four property owners were made offers from the Maryland Agricultural Land Preservation Foundation (MALPF), of which two were accepted and are working towards settlement in 2020. This includes a 116.12 acre farm in Chesapeake City and a 103.48 acre farm in Rising Sun. Additionally, nearly two hundred acres of farmland enrolled into the preservation district program.

In addition to the aforementioned settlement of land preservation easements the County, the Division of Planning and Zoning received and processed 28 applications for the MALPF program and two applications for the district program.

Those two properties entered into the district program, which is similar to the former state program which was a requirement for MALPF preservation. By the end of 2019, there were 39 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 purchased using federal funding and ten percent of all other MALPF easements be inspected every year. 32 inspections were completed in April 2019 by Land Use and Development Services and Soil Conservation staff.

The land preservation program's work in 2019 was built on the foundation of successful land preservation efforts from previous years. The Division of Planning & Zoning hopes that success continues in the next year and beyond. In 2000, the County adopted a goal of preserving 55,000 acres by 2025. As of December 31, 2019, the County has 51,784 permanently protected acres, and an additional 4,042 district acres. The last 3,216 permanently preserved acres needed to achieve the 55,000 acre goal is attainable over the next six years, but Cecil County must be aggressive to achieve it.

ANNUAL REPORT ON SMART GROWTH RELATED CHANGES

Prepared by the Cecil County Division of Planning & Zoning for the period
January 2019 through December 2019

1. **Development Patterns** – Changes in development patterns that have occurred in the past year:
 - (a) New subdivisions created: Three final plats were approved creating 82 lots. Twenty-Nine minor subdivisions were approved creating 17 lots. All resubdivision activity involved adjustment of lot lines. No lots were eliminated in 2019.
 - (b) New building permits issued: 257 building permits were issued for residential construction. 82% of these building permits (211) were located in the County’s designated growth area.
 - (c) Zoning map amendments: Four rezonings were approved in 2019.
 - (d) Zoning text amendments: There were not any zoning text amendments in 2019
 - (e) New Comprehensive Plan or plan elements adopted: No new comprehensive plan elements were adopted in 2019.
 - (f) New roads or substantial changes in roads or other transportation facilities: No new roads or substantial changes to transportation facilities were completed in 2019.
 - (g) New schools or additions to schools: The Gilpin Manor Elementary School replacement project was completed in 2019.
 - (h) Other changes in development patterns: None
2. **Map:** The County adopted no new zoning maps. Four rezonings were approved in 2019.
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:** The ongoing application of the County Zoning Ordinance and Subdivision Regulations has permitted the County to implement the goals and objects of the Cecil County Comprehensive Plan.
5. **Ordinances and Regulations:**
 - a. Cecil County Master Water & Sewer Plan – Approved July 22, 2019
 - b. Cecil County Green Infrastructure Plan – Approved August 20, 2019

ANNUAL REPORT ON SMART GROWTH GOALS, MEASURES, AND INDICATORS
AND IMPLEMENTATION OF PLANNING VISIONS

Prepared by the Division of Planning & Zoning for the period
January 2019 through December 2019

Measures and Indicators

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

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

80.8% of the new lots (80 of 99) 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 (du) per 1.29 acres (80 du on 103.231 acres).

The net density outside the PFA is 1 dwelling unit per 4.40 acres (19 du on 83.726 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 2019, 235.94 acres of land were permanently preserved. 30.14 acres of fee simple common open space was preserved, and 205.8 acres of property were protected via easements purchased by the Rural Legacy Program. Additionally, 198.317 acres of property were established as an agricultural district. As of December 31, 2019, the County has 51,784 permanently protected acres, and an additional 4,042 district acres. Thus, 55,826 total acres (25.034% 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.

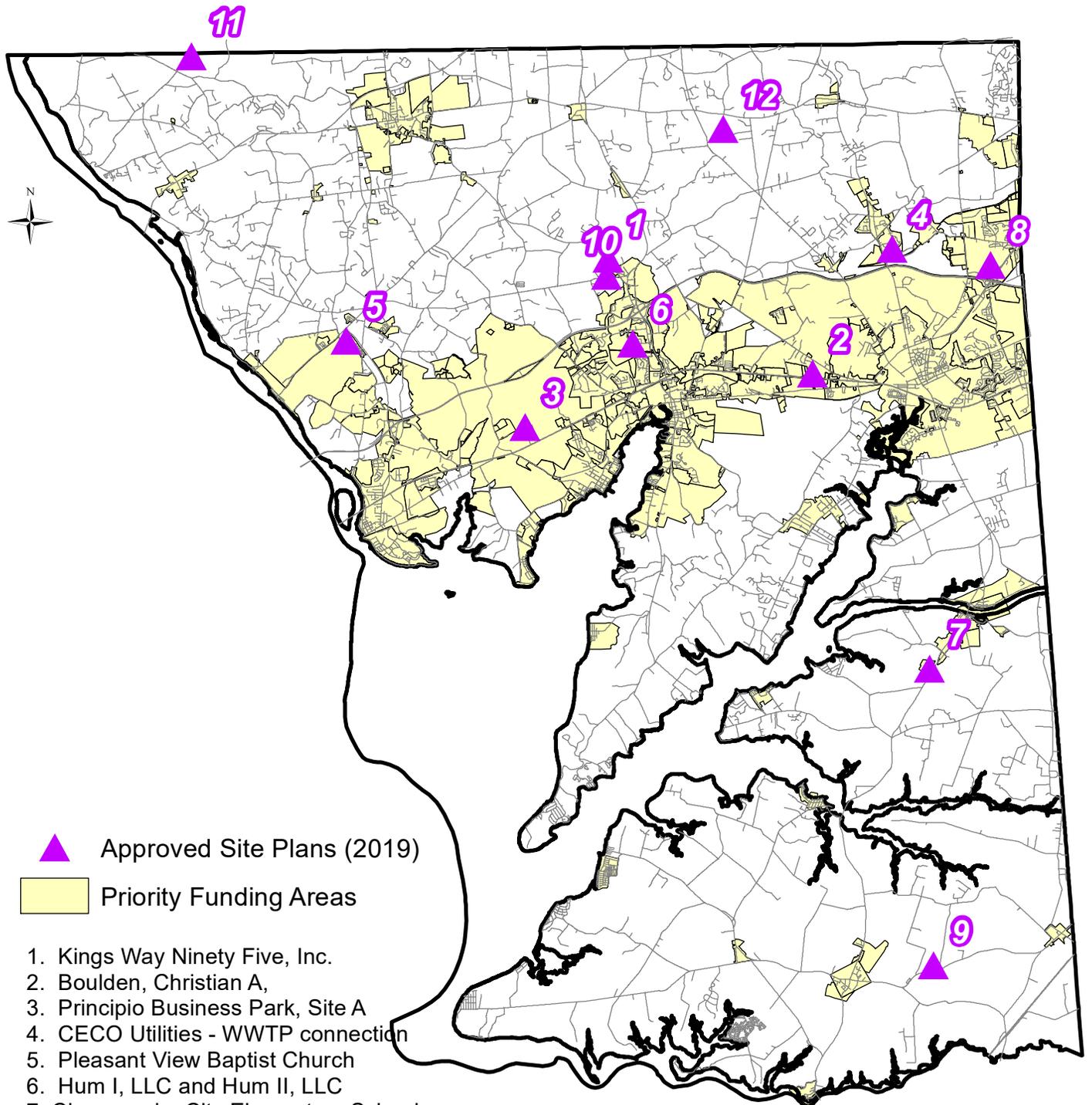
Resources necessary for infrastructure inside the PFA and land preservation outside the PFA:

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."

2019 Approved Site Plans in relation to Priority Funding Areas



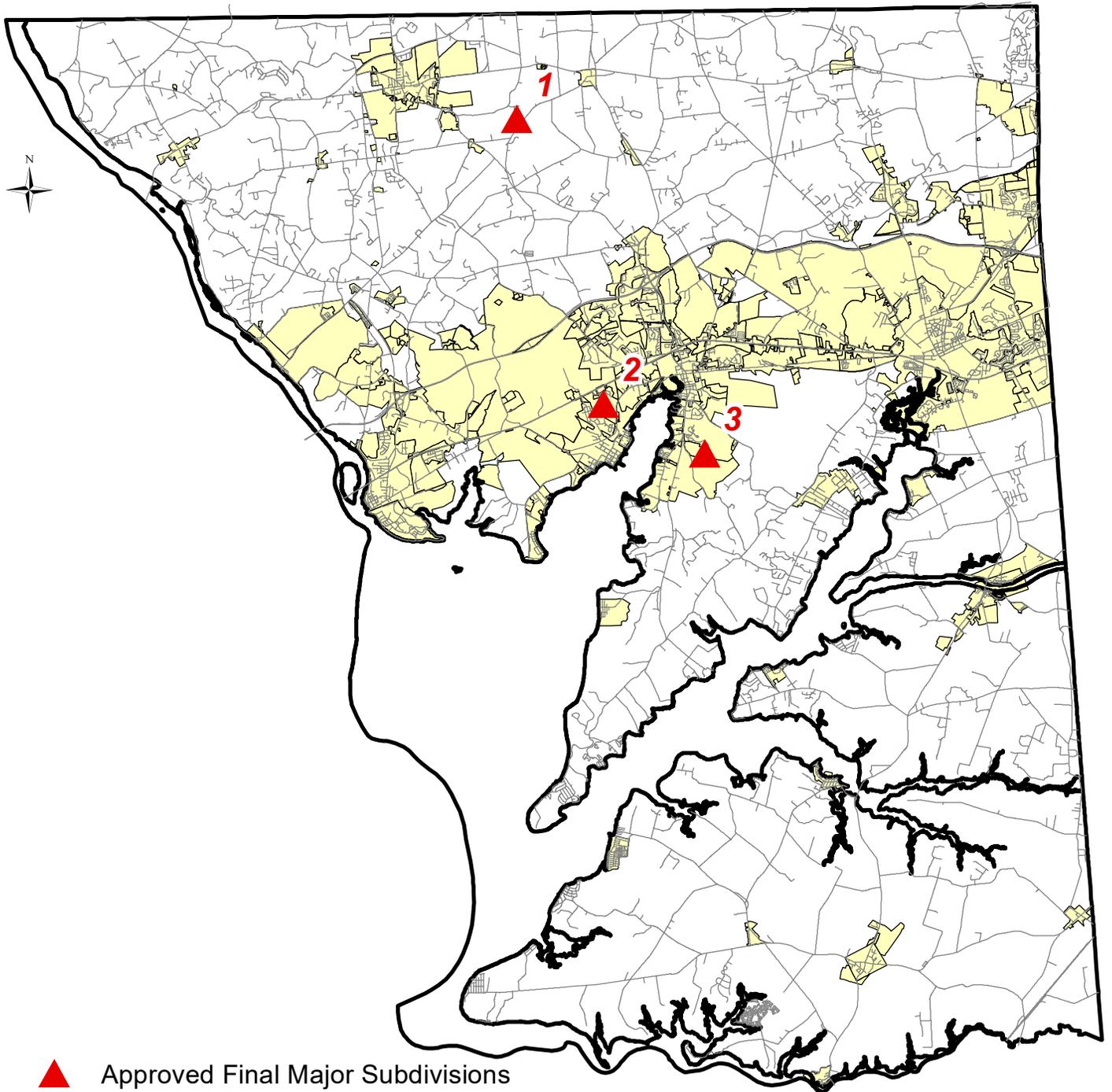
▲ Approved Site Plans (2019)

■ Priority Funding Areas

1. Kings Way Ninety Five, Inc.
2. Boulden, Christian A,
3. Principio Business Park, Site A
4. CECO Utilities - WWTP connection
5. Pleasant View Baptist Church
6. Hum I, LLC and Hum II, LLC
7. Chesapeake City Elementary School
8. WL Gore - Lovett entrance improvements
9. JTC Development, Phases 2 & 3
10. Blomquist Investments, LLC
11. Penn/MD Materials - Rock Springs Quarry
12. Mason Solar One, LLC

Cecil County
Dept. of Land Use & Dev. Services
January 9, 2020

2019 Approved Final Major Subdivisions in relation to Priority Funding Areas



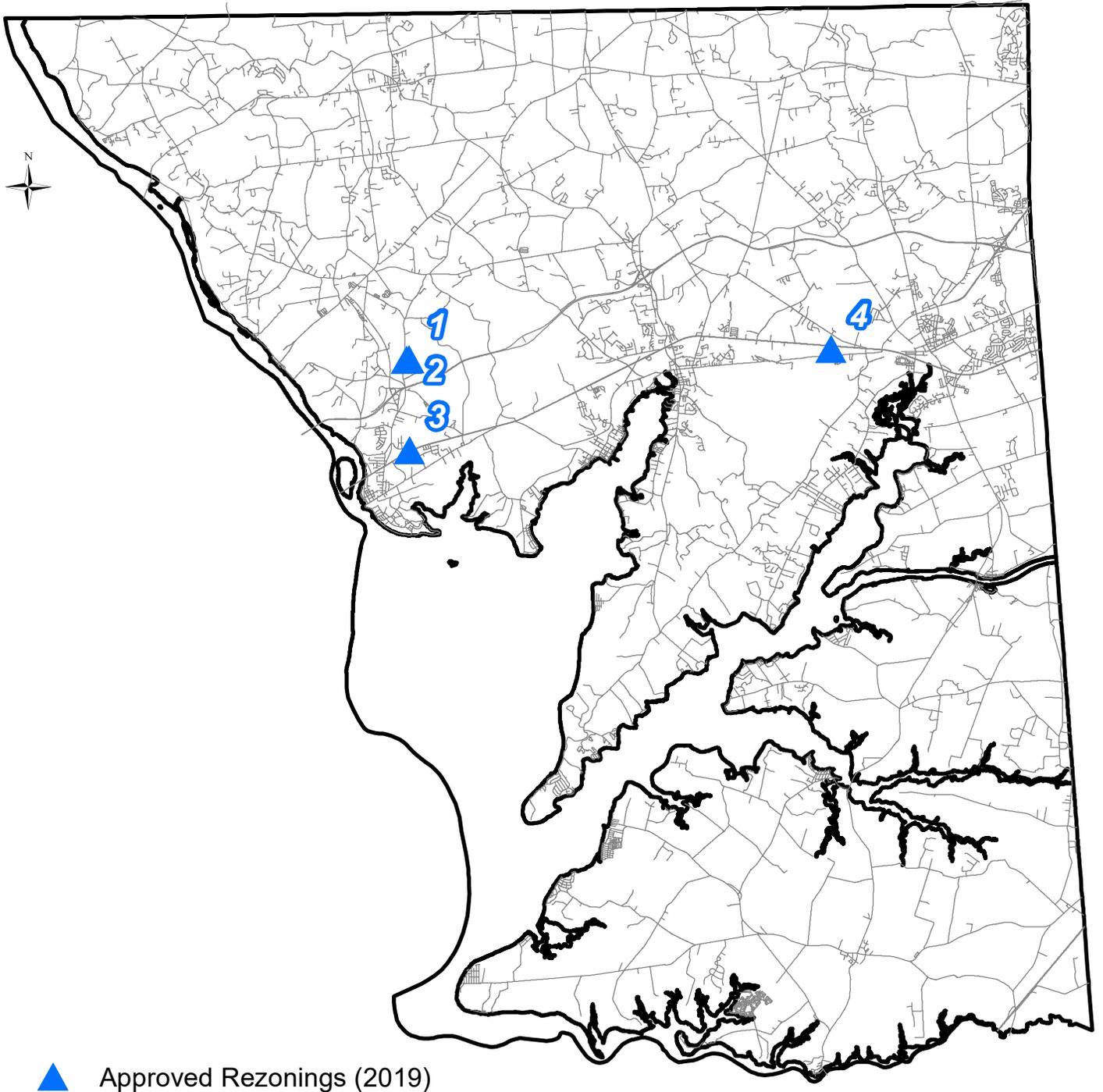
▲ Approved Final Major Subdivisions

■ Priority Funding Areas

1. Dorado Meadows, Phase 3 (6 new lots)
2. Charlestown Crossing, Lots 118-181 (64 new lots)
3. Chesapeake Club, Lots 238-249 (12 new lots)

Cecil County
Dept. of Land Use & Dev. Services
January 9, 2020

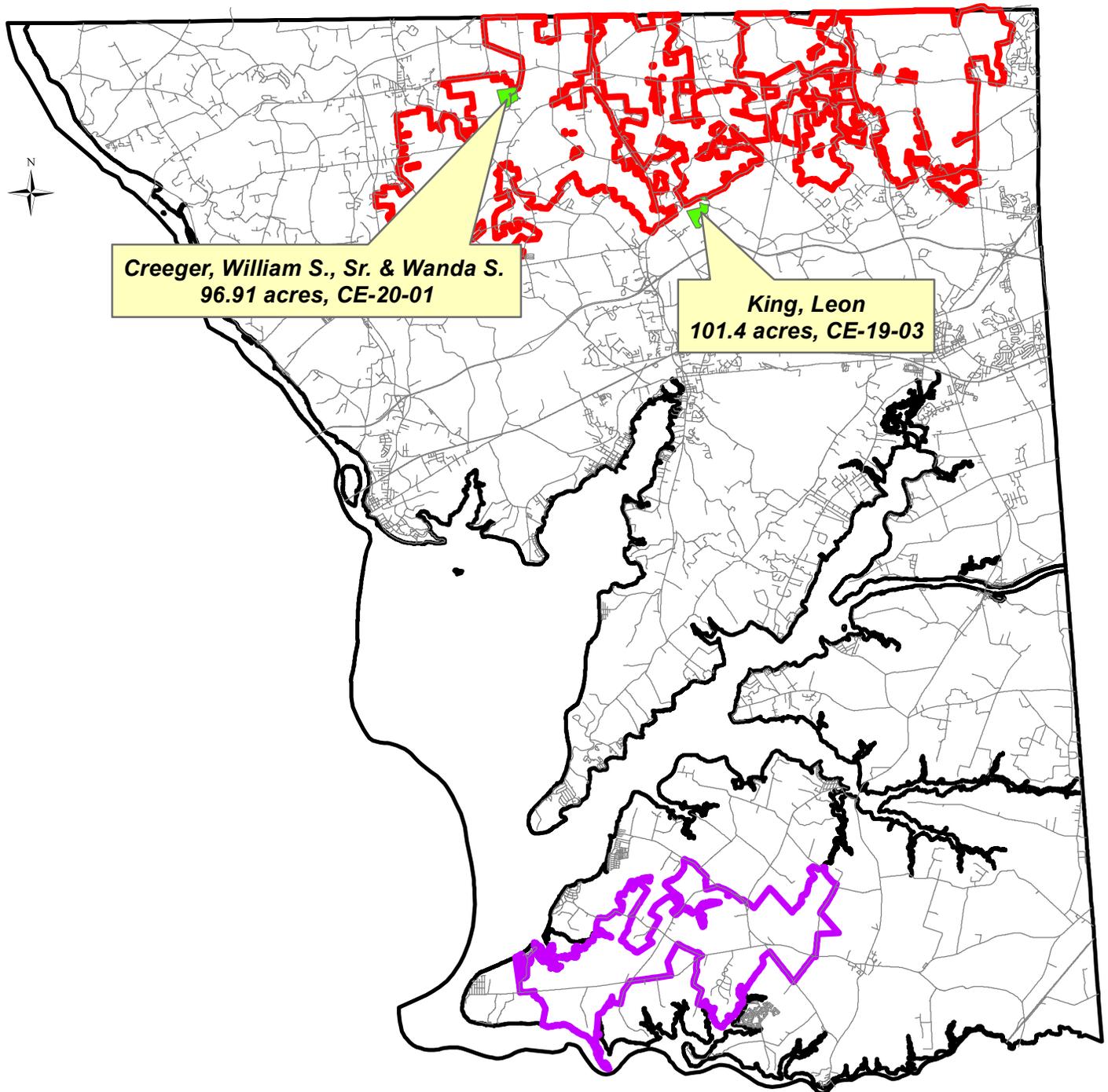
2019 Approved Rezoningings



- 1. 2019-01 (Merriman, Carolyn)
- 2. 2019-02 (Webb, Glenda)
- 3. 2019-03 (Wood Family Partnership, LLC)
- 4. 2019-04 (Good, Michael & Rachel)

Cecil County
Dept. of Land Use & Dev. Services
February 5, 2020

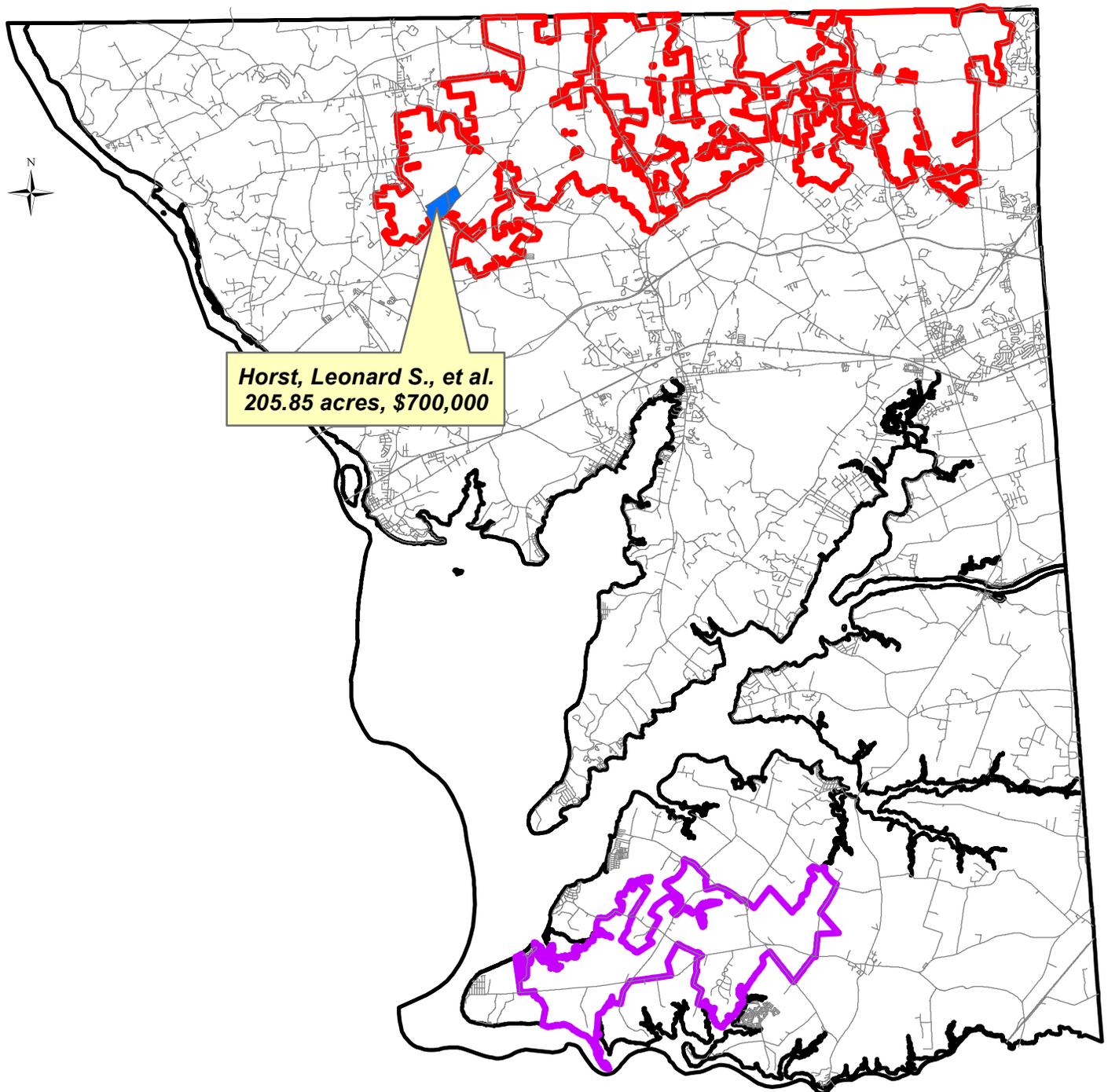
Protected Lands Districts Established in 2019



-  Districts established in 2019
-  Fair Hill Rural Legacy Area
-  Sassafras River Rural Legacy Area

Cecil County
Dept. of Land Use & Dev. Services
January 9, 2020

2019 Agricultural Preservation - Acreage preserved using local ag. preservation monies

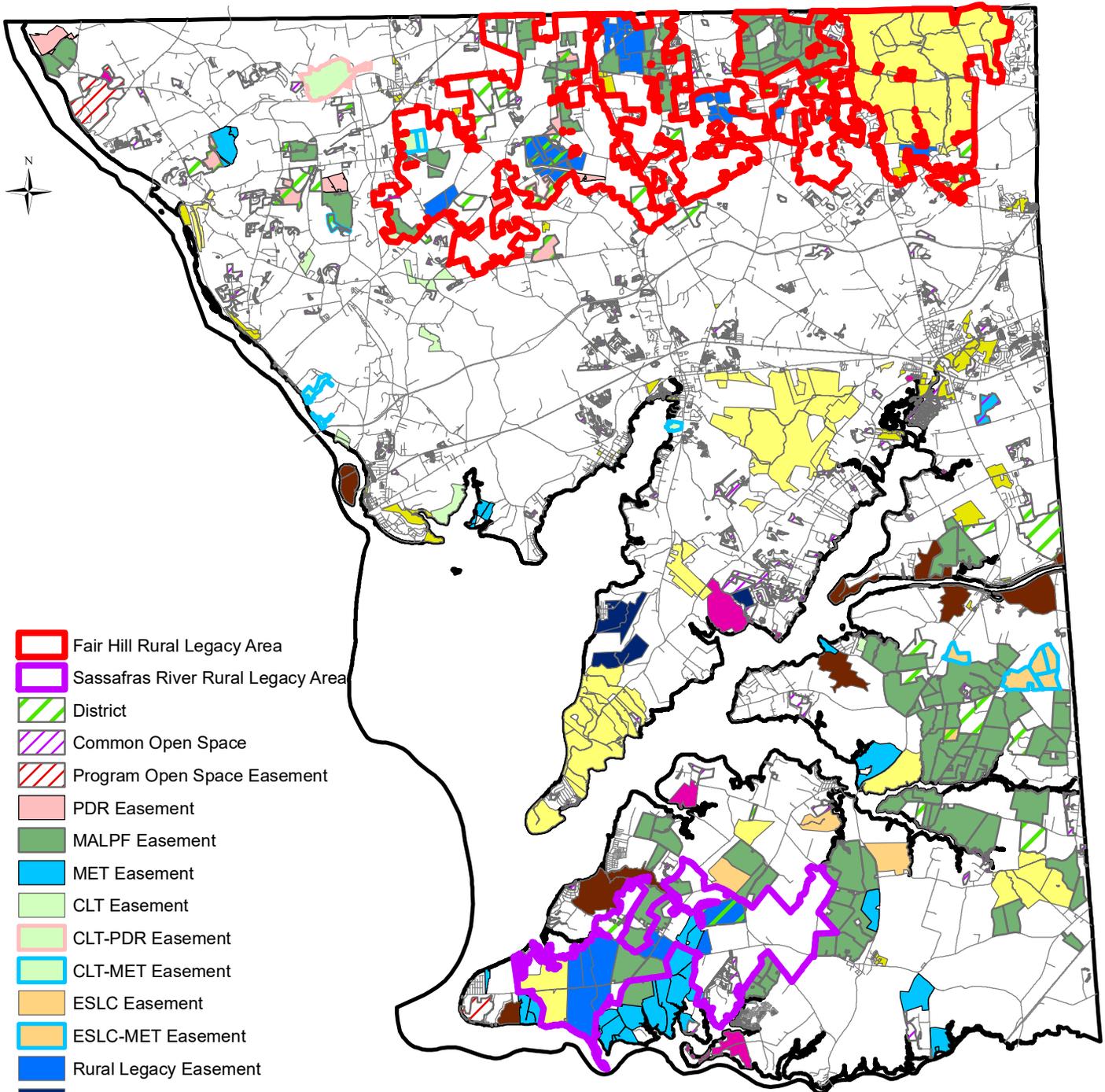


Horst, Leonard S., et al.
205.85 acres, \$700,000

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

Cecil County
Dept. of Land Use & Dev. Services
January 9, 2020

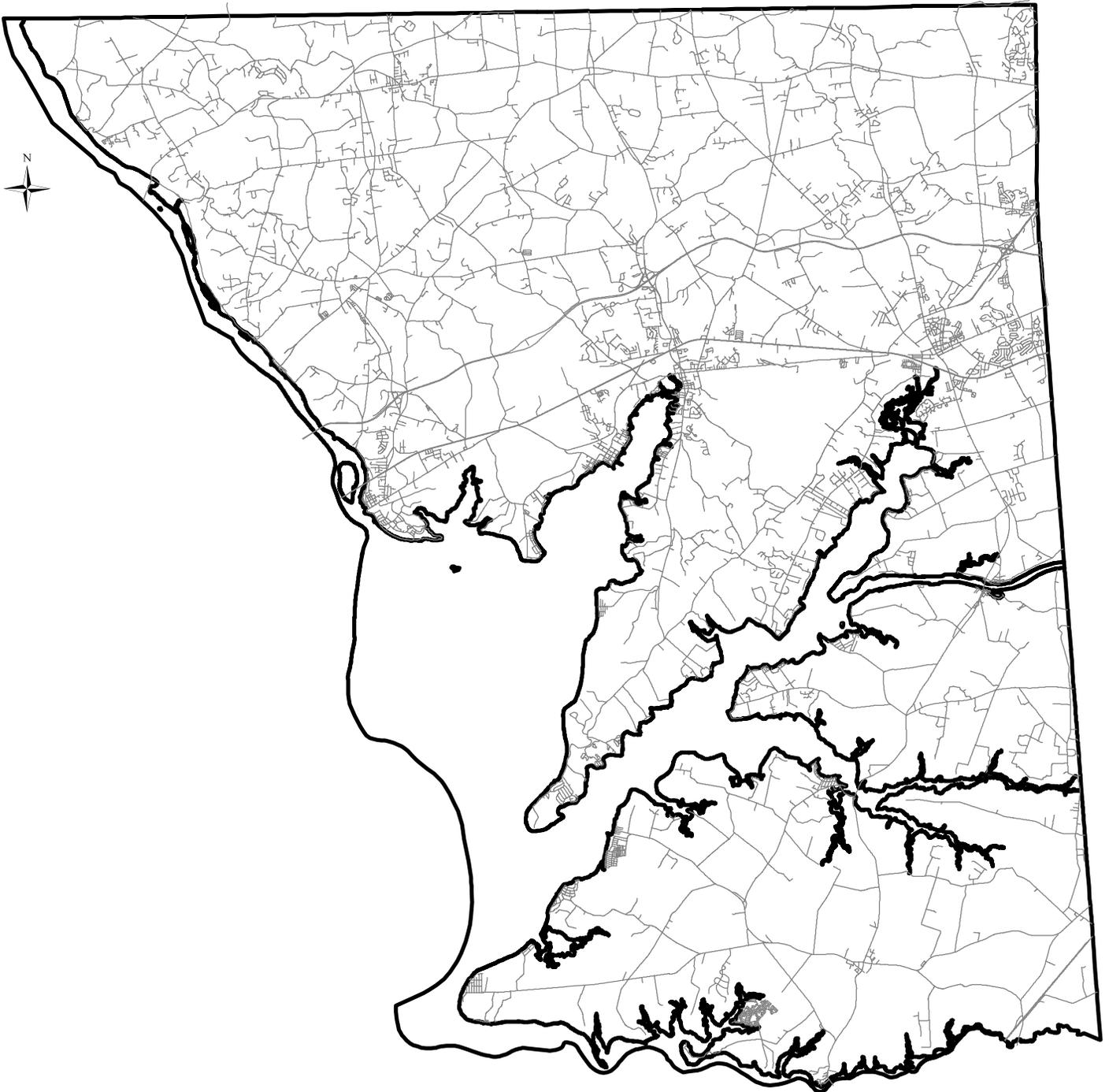
Cecil County Protected Lands



-  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 9, 2020

2019 Established Historic Districts



No historic districts were established in 2019.

Cecil County
Dept. of Land Use & Dev. Services
January 9, 2020