

# 2021 ANNUAL REPORT

## CECIL COUNTY, MARYLAND



*Photo - Little Elk Creek in Fair Hill*

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 will cover the development activity that has occurred in Cecil County during calendar year 2021. This activity includes major and minor subdivisions, rezonings, special exceptions, variances, appeals, historic designations, agricultural preservation, zoning violations, building permits, and site plans. The information is provided in a summary fashion at the beginning of the document and greater detail in the appendices.

The Land Use Article of the Annotated Code of Maryland requests 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 plan 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 improve 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 2021 these changes were consistent with the above-mentioned items. The implementation of the goals and objectives of the Comprehensive Plan has proved successful, as has the process to refine the supporting documents and programs.

The Department of Land Use and Development Services contains the Division of Planning & Zoning, Division of Permits & Inspections, and the Division of Development Plans Review to provide efficiency in the plans review and permitting process by having all staff that administer this function in one place. The Department's actions concerning rezonings, special exceptions, variances, subdivisions, zoning violations, building permits, agricultural preservation, forest conservation, Chesapeake Bay Critical Area, historic district nominations and other associated duties presented in this report. Supplemental reports, such as the Permits & Inspections monthly reports, are available on the County's website and are hereby incorporated into this report by reference.

Major Subdivisions - During 2021, the Cecil County Planning Commission reviewed 7 major subdivision applications. Said plans include:

- |                                     |                        |
|-------------------------------------|------------------------|
| • Bedrock, Phase 4 -                | Concept Plat           |
| • Smith Creek, Lot 6 -              | Concept Plat           |
| • Northwoods                        | Concept Plat           |
| • Smith Creek II, Lots 7-12         | Concept Plat           |
| • Barksdale Crossing                | Preliminary Plat       |
| • Colenda, Sarah & Allen (Lands of) | Preliminary-Final Plat |
| • Smith Creek, Lot 6                | Preliminary-Final Plat |

All of the major subdivision applications reviewed by the Planning Commission received approval.

The Director of Land Use and Development Services did not approve any major subdivision Final Plats creating new lots in 2021. Revisions to a previously approved Final Plat (Elk Nest) was also approved administratively on two occasions.

The combination of that received Preliminary-Final Plat approval or Final Plat approval created a total of two (2) new lots, with one (1) of these lots located within the County's growth area.

Preliminary Plats and Concept Plats requesting extensions after October 19, 2015 may do so administratively via the Director of Land Use and Development Services. No Concept Plats requested an extension under this provision, and the following Preliminary Plat was granted an extension under this provision:

- Liberty Grove Reserve

Administratively, the Department of Land Use and Development Services approved nine (9) major resubdivision plats. Resubdivision plats are amendments to previously approved major subdivisions including minor amendments, lot reconfigurations, or lot consolidations.

Minor Subdivisions – The Department of Land Use and Development Services approved twenty-three (23) minor subdivisions in 2021. Eight (8) of the approved subdivisions created 11 new lots. The most active election district, in terms of approvals, was Election District 3, which had 7 subdivision approvals. In terms of lots, the second and third election districts were the most active with 3 lots each.

Site Plans – A total of twenty (20) site plans were approved by the Department of Land Use and Development Services for commercial, industrial, or institutional development in 2021. These plans totaled 1,747,076 square feet of new building space.

Historic District – The Historic District Commission and the Planning Commission did not make any recommendation on nomination for historic designation in 2021.

Rezoning – The Planning Commission made recommendations on eight rezoning requests. Three (3) Rezoning request were eventually approved by the County Council.

Agricultural Preservation – In 2021, 769.58 acres of land were placed into some form of Agricultural Preservation. 32.315 acres of fee simple common open space was preserved, 450.36 acres of easements were purchased, and 286.905 acres of land were purchased by the Maryland Department of Natural Resources. There were no new preservation districts in 2021. By the end of 2021 the County has 53,255 permanently protected acres, 5,606 acres of unique forest retention areas, and an additional 4,186 district acres. Thus 57,442 total acres (25.75%) of the County's total 223,000-acre land area are within some form of preservation.

Special Exceptions – The Planning Commission and Board of Appeals heard Forty-one (41) requests for special exceptions in 2021. The Board of Appeals approved thirty-three (33) of these applications.

Variances & Appeals – The Board of Appeals heard 29 requests for variances in 2021. The Board approved 26 of these requests. One (1) appeal of administrative decisions was heard in 2021. The Board affirmed the decision.

Building Permits - The Division of Planning & Zoning reviewed 289 new dwelling building permits in 2021. An additional 168 building permits were reviewed by the municipalities' zoning authority. Forty-three (43) new dwellings were within the Chesapeake Bay Critical Area. The estimated value of all new dwelling construction was 92.04 million. There was 1,147,845 square feet of residential space constructed in 2021. 80% (366 of 457) of the building permits were in growth areas.

Zoning Violations - The Division of Planning & Zoning investigated 193 zoning complains in 2021. These investigations revealed 128 violations.

## THE CECIL COUNTY PLANNING COMMISSION

### **2021 Members:**

Mr. B. Patrick Doordan\* - Chairman

Mr. Patrick Ulrich\*

Mr. Donald C. Harmer, Jr.\*

Mr. Christopher Bannon\*

Mr. A. Chad Johnston

Mr. Peter Kirsh

Mr. Bill Miners

Mr. Wyatt Wallace - Chairman

Mrs. Joyce Bowlsbey\* - Alternate

Mr. James Perry\* - Alternate

Hon. Bill Coutz, Ex-officio

Ms. Deborah Sniadowski – 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

### **2021 Members:**

Mr. Mark Saunders - Chairman

Mr. Brad Carrillo

Mr. Charles Eckhart\*

Mr. Mike Linkous

Mr. Willard Whiteman

Mr. Mike Saunders - Alternate

Ms. Deborah Sniadowski – 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

### **2021 Members:**

Mr. Bob Miller\* - Chairman

Mr. Norman Anderson

Mr. William Ewing

Ms. Shelley Hastings

Mr. Charles Robinson

Mr. Paul Drummond\*

\* = partial year

**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.

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.

**THE CECIL COUNTY HISTORIC DISTRICT COMMISSION**

**2021 Members:**

Ms. Patricia Folk - Chairperson

Ms. Heidi Coleman

Mr. Macon Coleman

Mr. Mike Dixon

Ms. Audrey Edwards\*

Mr. Ron Edwards\*

Ms. Nancy Simperts

Mr. Karl Fockler\*

\* = 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**

**2021 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 – 2021 STAFF**

Stephen J. O'Connor – Director

**Division of Planning & Zoning**

Aaron Harding, Chief\*  
Bryan Lightner, Zoning Administrator\*  
Matthew Littlejohn, Planner III  
Jason Schwab - Resource Plans Reviewer\*  
Devyn King, Planner II\*  
William Goldman, Planner I\*  
Curtis McCardell, Compliance Inspector  
Jennifer Bakeoven, Administrative Assistant

**Geographic Information Systems**

David R. Black, AICP, GIS Coordinator

**Development Plans Review Division**

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

\* = partial year

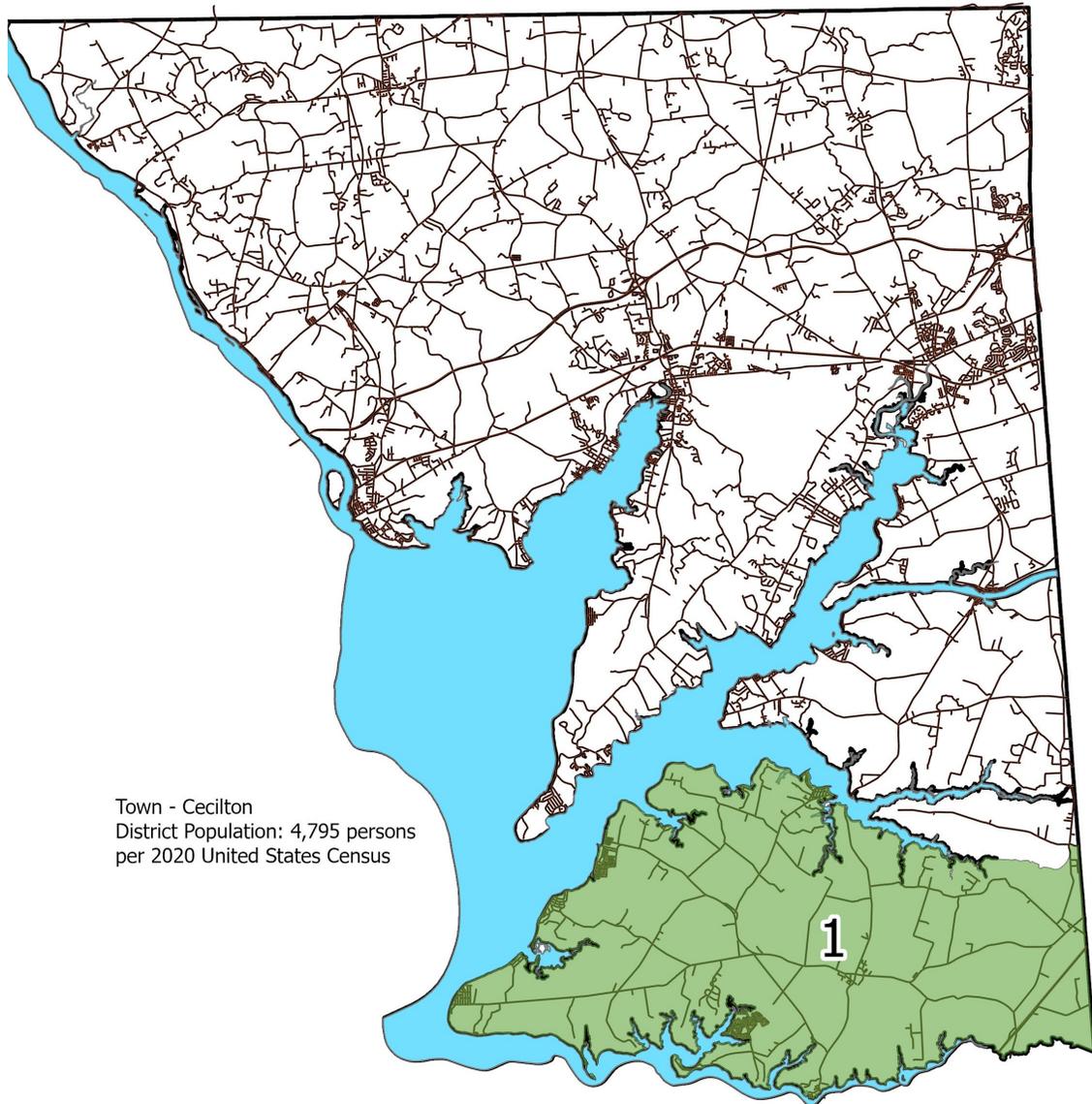
**Division of Permits & Inspections**

William V. Funk, Jr., Chief  
Jeff Thorpe, Plans Reviewer  
J.R. Heldmyer, PMG Inspector II\*  
Roy Wood, PMG Inspector II\*  
Mark Dean, Building Inspector II  
Rick Wyre, Building Inspector\*  
George Leffew, Building Inspector II\*  
J. Wayne Johnson, PMG Inspector I  
Christopher Witalec, Building Inspector I\*  
Linda Owens, Permits Supervisor  
Jessica Brock, Administrative Assistant  
Deborah Emery, Permits Clerk  
Stephanie Privett-Butcher, Permits Clerk  
Britanie Miller, Permits Clerk\*

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



One (1) minor subdivision created no (0) new lots.

Two (2) concept plats were approved.

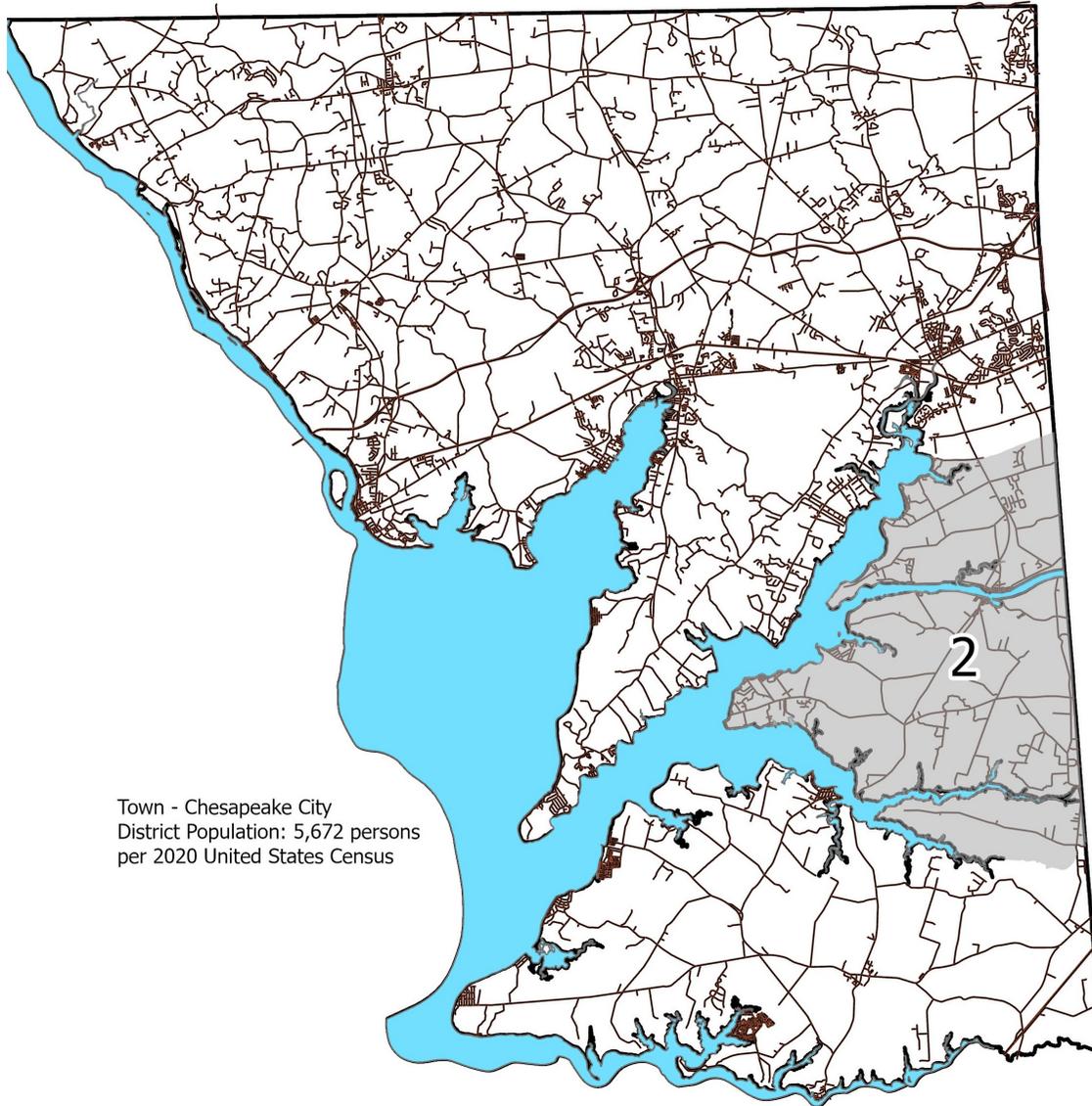
No (0) preliminary plats were approved.

No (0) final plats were approved.

One (1) site plan was approved.

17 building permits were issued for residential construction with an estimated value of \$5,871,619.00.

## Election District #2 - Chesapeake City



Four (4) minor subdivisions created three (3) new lots.

No (0) concept plats were approved.

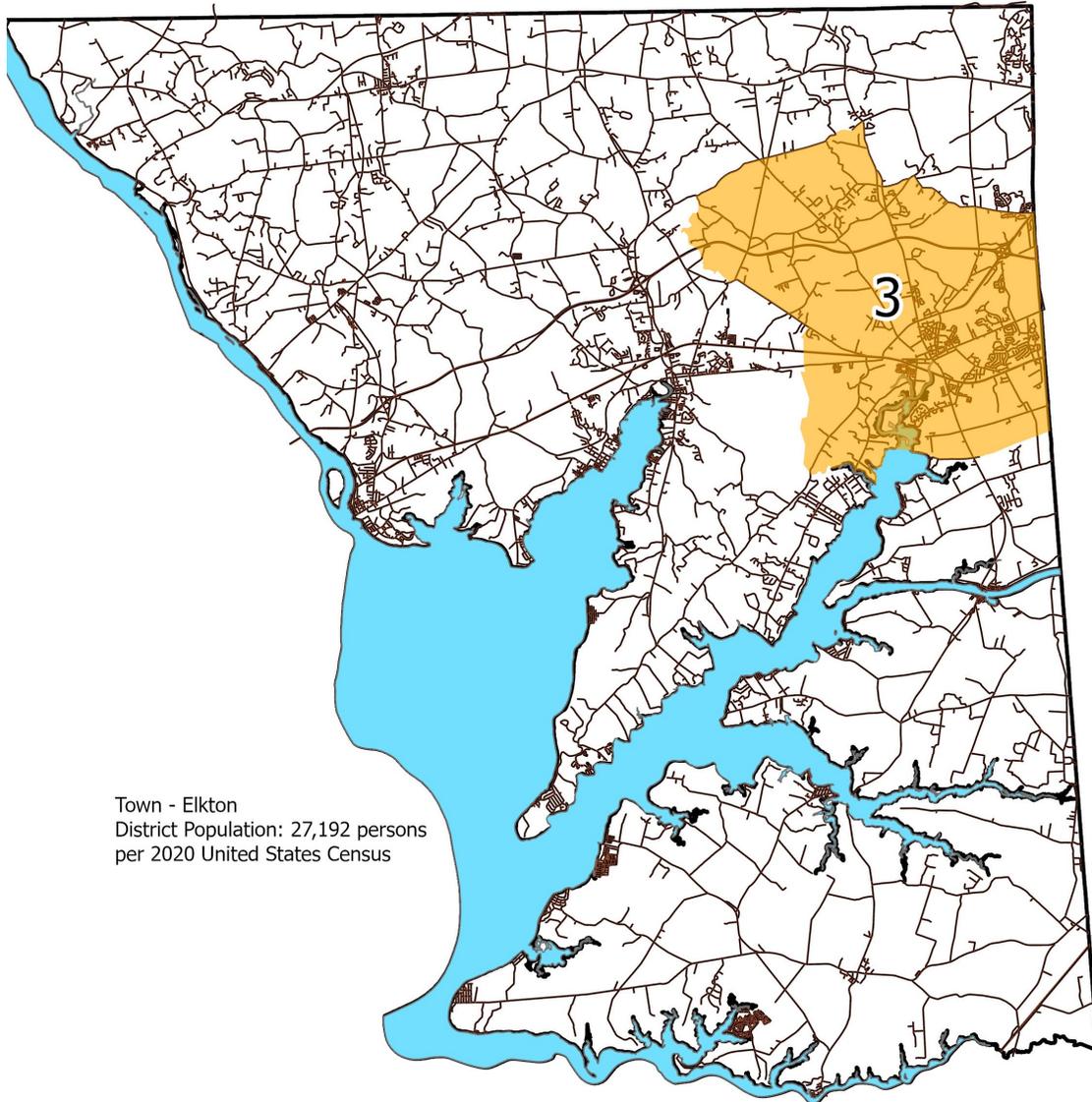
No (0) preliminary plats were approved.

No (0) final plats were approved.

No (0) site plans were approved.

15 building permits were issued for residential construction with an estimated value of \$3,921,500.00

### Election District #3 - Elkton



Town - Elkton  
District Population: 27,192 persons  
per 2020 United States Census

Seven (7) minor subdivisions created three (3) new lots.

No (0) concept plats were approved.

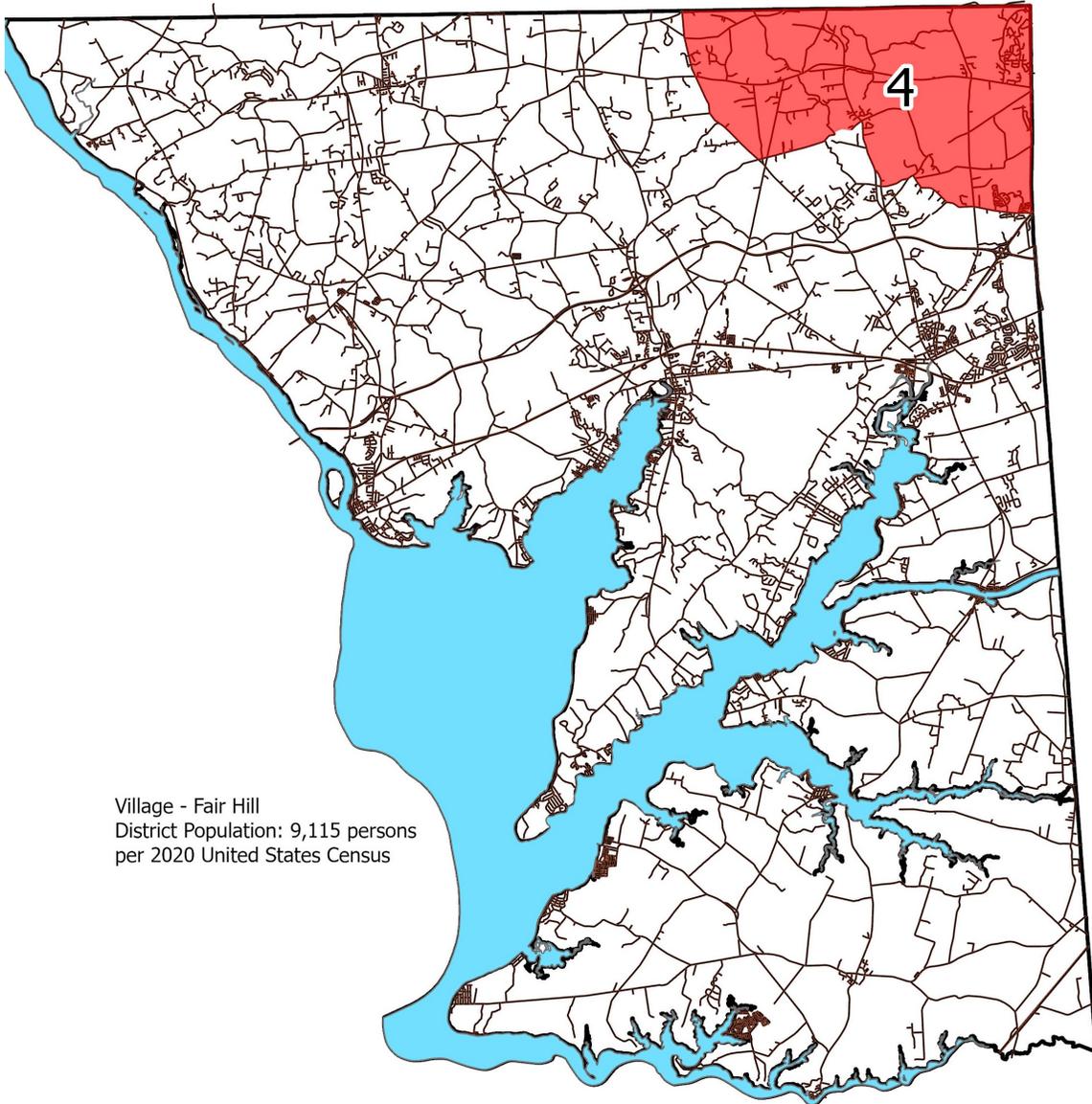
No (0) preliminary plats were approved.

No (0) final plats were approved.

Seven (7) site plans were approved.

50 building permits were issued for residential construction with an estimated value of \$3,914,979.00.

## Election District #4 - Fair Hill



One (1) minor subdivision created no (0) new lots.

No (0) concept plats were approved.

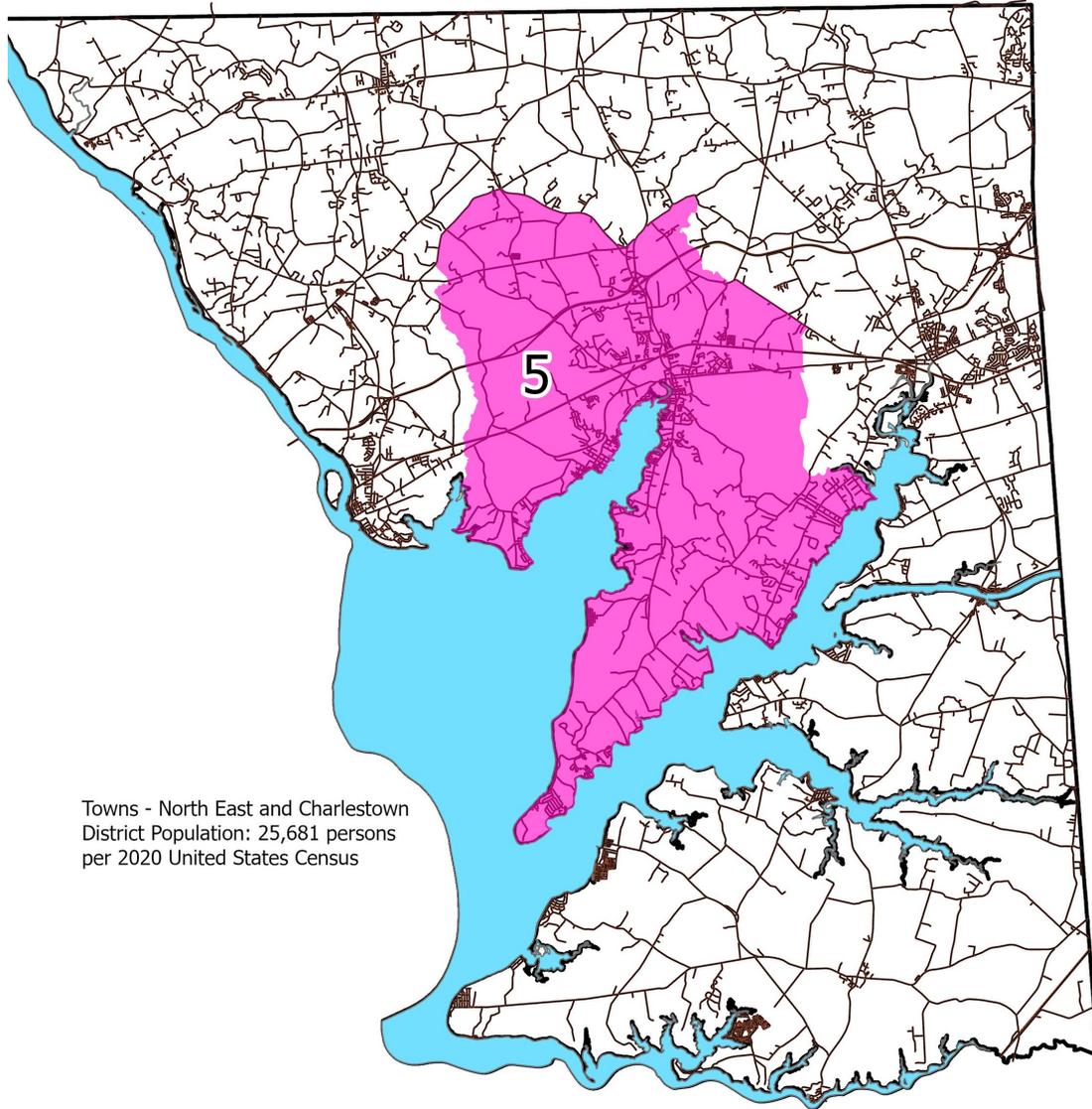
One (1) preliminary plat was approved.

No (0) final plats were approved.

Two (2) site plans were approved.

13 building permits were issued for residential construction with an estimated value of \$3,676,075.00.

## Election District #5 - North East



Three (3) minor subdivisions created one (1) new lot.

Two (2) concept plats were approved.

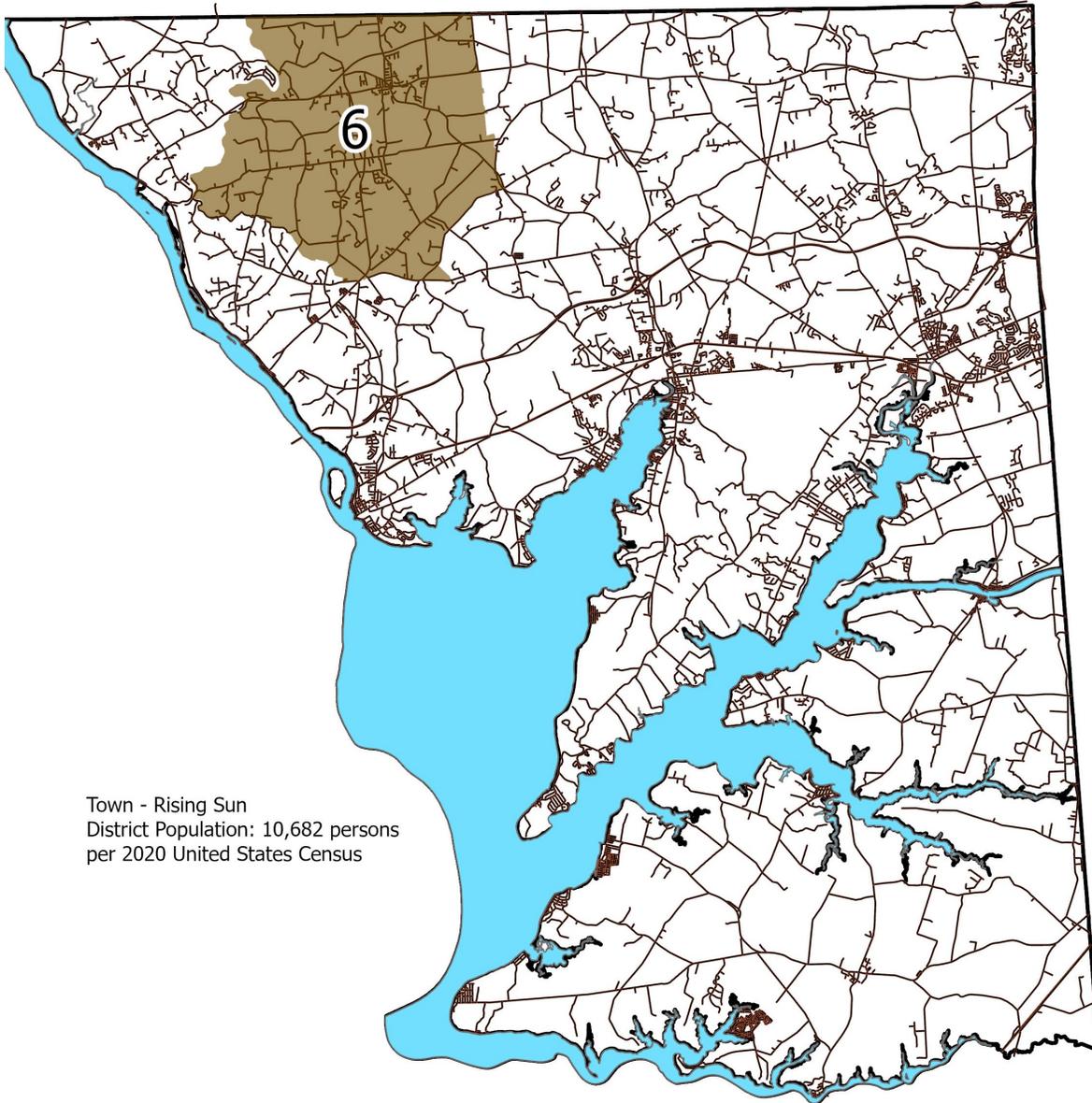
No (0) preliminary plats were approved.

No (0) final plats were approved.

Seven (7) site plans were approved.

326 building permits were issued for residential construction with an estimated value of \$63,815,135.40.

## Election District #6 - Rising Sun



Three (3) minor subdivisions created two (2) new lots.

No (0) concept plats were approved.

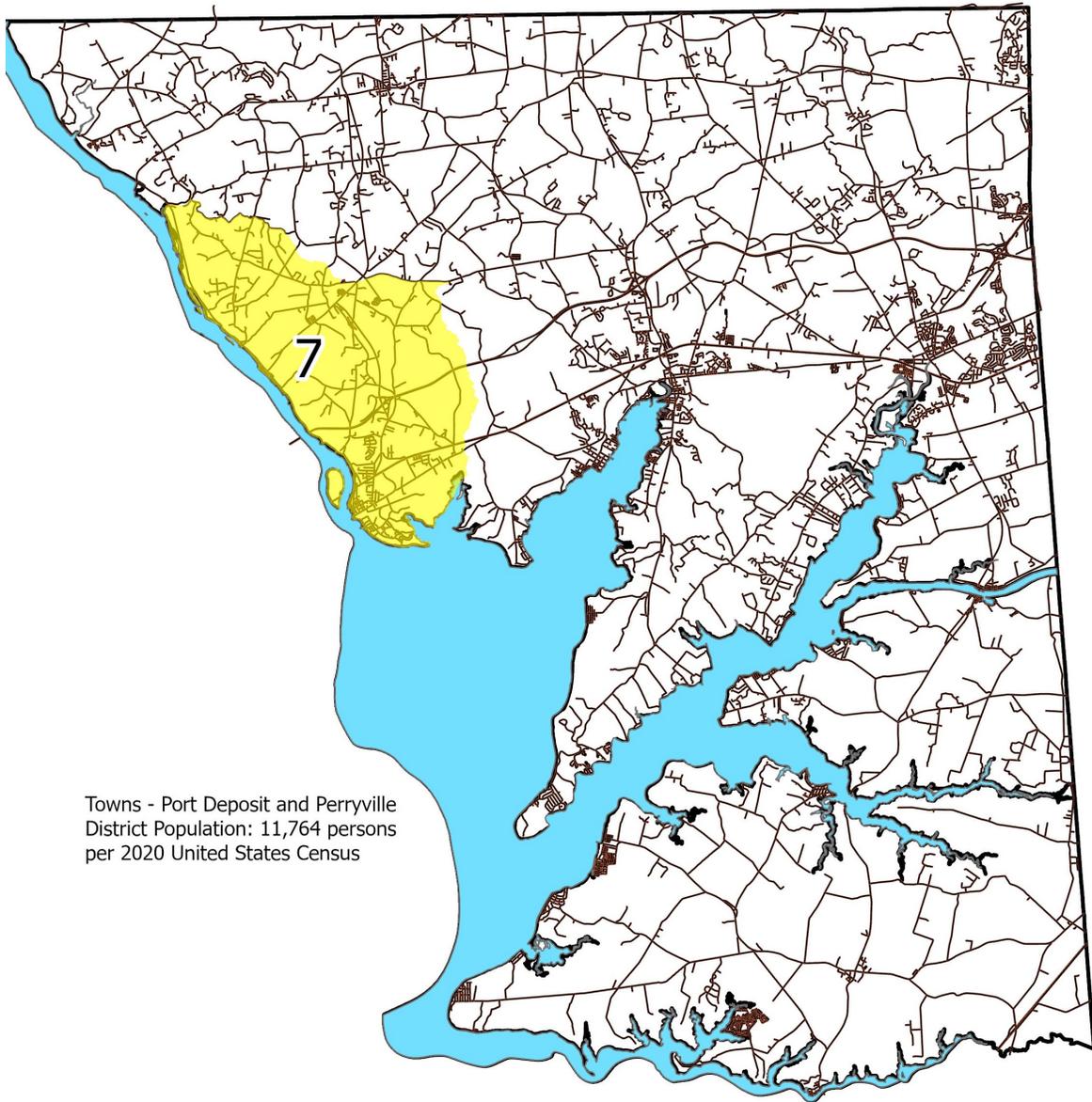
No (0) preliminary plats were approved.

No (0) final plats were approved.

One (1) site plan was approved.

13 building permits were issued for residential construction with an estimated value of \$2,929,965.00.

## Election District #7 - Port Deposit



One (1) minor subdivision created no (0) new lots.

No (0) concept plats were approved.

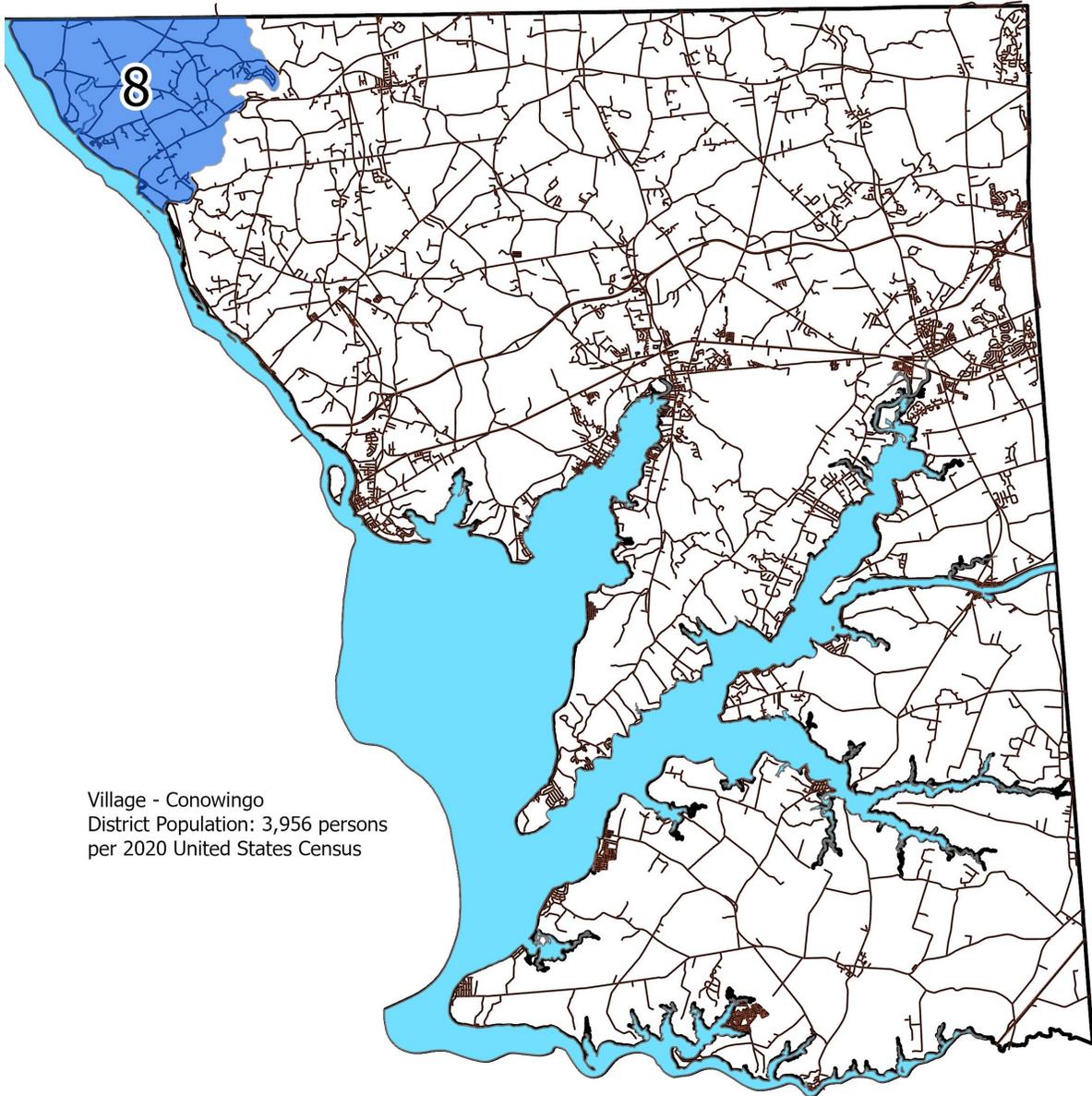
No (0) preliminary plats were approved.

One (1) final plat was approved.

No (0) site plans were approved.

13 building permits were issued for residential construction with an estimated value of \$2,535,768.00.

## Election District #8 - Conowingo



No (0) minor subdivisions created no (0) new lots.

No (0) concept plats were approved.

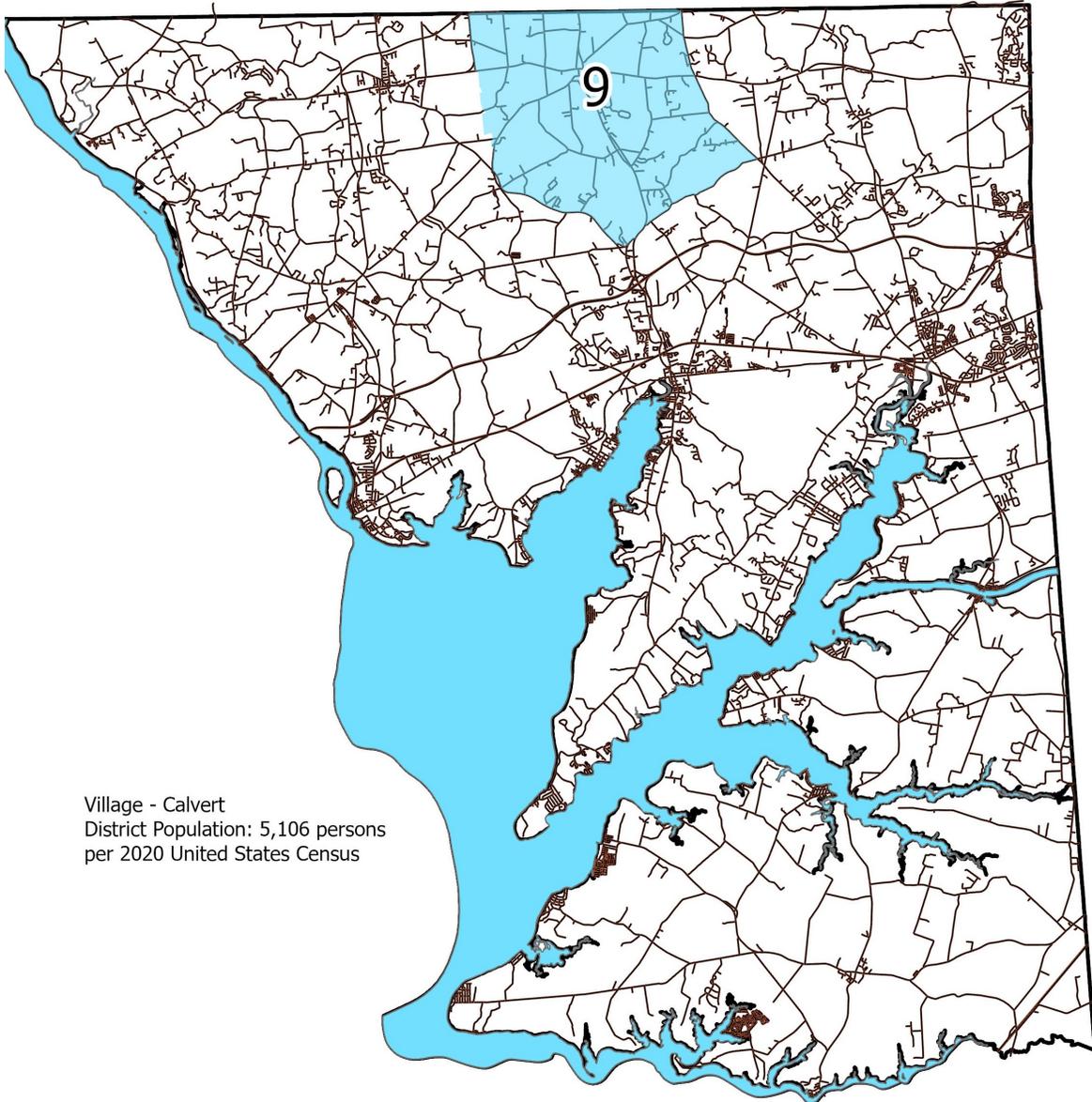
No (0) preliminary plats were approved.

No (0) final plats were approved.

No (0) site plans were approved.

8 building permits were issued for residential construction with an estimated value of \$1,588,813.45.

## Election District #9 - Calvert



Three (3) minor subdivisions created two (2) new lots.

No (0) concept plats were approved.

No (0) preliminary plats were approved.

No (0) final plats were approved.

Two (2) site plans were approved.

2 building permits were issued for residential construction with an estimated value of \$528,235.00.

**Subdivision Activity - Stage in Development Process**

In 2021, the Cecil County Planning Commission approved the following major subdivision applications.

*Concept Plat*

<b><u>Subdivision Name</u></b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
Bedrock, Phase 4, Lots 107-192	5	RM	31	MGA
Smith Creek, Lot 6	1	SAR	1	RPD
Smith Creek, II, f/k/a Lands of J.R. Harrison, LLC, Lots 7- 12	1	SAR	6	RPD
Northwoods	5	UR	66	MHGA

*Preliminary Plat*

<b><u>Subdivision Name</u></b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
Barksdale Crossing, Lots 1-73	4	ST	73	EMP

*Preliminary – Final Plat*

<b><u>Subdivision Name</u></b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
Lands of Sarah and Allen Colenda	7	ST	1	MGA
Smith Creek, Lot 6	1	SAR	1	RPD

*Final Plat*

In 2021, the Director of Land Use and Development Services did not approve any Final Plats.

*Amended Final Plats*

In 2021, the Director of Land Use and Development Services did approve the following amended Final Plats that did not create any new lots.

<b><u>Subdivision Name</u></b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
Elk Nest, Lot 6	5	LDR & MB	0	LGA
Elk Nest, Lots 1-24	5	LDR & MB	0	LGA

### *Extensions*

In 2021, the Director of Land Use and Development Services granted the following Preliminary Plat Extension.

<b>Subdivision Name</b>	<b>Plat Type</b>	<b>Request Date</b>	<b>Action</b>	<b>Action Date</b>	<b>New Plat Expiration Date</b>
Liberty Grove Reserve	Preliminary Plat	1/19/2021	Granted	3/1/2021	3/31/2023

There were no requests for Concept Plat extensions in 2021.

### *Resubdivisions*

In 2021, the Cecil County Department of Land Use and Development Services approved the following revisions of recorded major subdivisions.

<b><u>Owner Name</u></b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
Burchess, Kathryn & Mark	7	NAR	RCD	0
Colenda, Sarah & Allen	7	ST	MGA	0
Gemcraft Homes Inc	4	LDR	LGA	0
Holdren, Doris & Ray	5	RR	RCD	0
Miller, Valerie	7	NAR	RCD	0
Nichols, Bret and Lora	2	RR	RCD	0
Principio Iron Company	7	RR	MED	0
Smith Creek (F.K.A. J.R. Harrison LLC)	1	SAR	RPD	0

*Minor Subdivisions*

In 2021, the Department of Land Use and Development Services approved the following minor subdivision applications.

<b>Owner Name</b>	<b>ED</b>	<b>Zoning</b>	<b>Number of Lots</b>	<b>Land Use</b>
England, William and Lisa	9	NAR	RCD	0
Booth, William	3	NAR	RCD	1
JR Harrison LLC	1	SAR	RPD	0
Bentley, Nancy and Randall	4	LDR	LGA	0
Court House Point Farm Inc	2	SAR	RPD	1
Holton & Hunnell	6	NAR	RCD	2
Montgomery 940 Red Toad	5	M2	EMP	1
2561 Liberty Grove Rd	6	RR	RCD	0
RNL Properties LLC & Virginia Harper	3	ST	MGA	0
Principio Iron Company (ag xfer)	7	RR	MED	0
Deverrell Commercial Realty	3	M2	EMP	0
Hans and Brianna Granger, Lars and Danielle Granger	3	NAR	RCD	0
Donald and Judith Hicks	3	RM, UR	MHGA, HGA	0
Steven Fisher	2	NAR	RCD	1
Peninsula Industrial Park, Inc.	5	M1	EMP/MGA	0
Liborio III, LP	3	UR	MHGA	0
Dyes Farm LLC & Swiss Dale Farms, Inc.	6	NAR	RCD	
Daniel Lewis & Scott Blomquist	3	NAR	RCD	2
Watson, John V. and Kimberly H. (Formerly Orbit Real Estate LLC)	2	SAR	RPD	1
Tree line Harvesting LLC	9	NAR	RCD	2
Scannell Properties #443 LLC (800 Red Toad)	5	M2	EMP	0
Shelton, Gregory M. & Timothy A.	2	NAR	RCD	0
Freese, Mark and Connie	9	NAR	RCD	0

**Subdivision Activity – Election District**

Final Approvals	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	1	1	50%
	2	0	0	0%
	3	0	0	0%
	4	0	0	0%
	5	0	0	0%
	6	0	0	0%
	7	1	1	50%
	8	0	0	0%
	9	0	0	0%
<b>Total</b>	<b>2</b>	<b>2</b>	<b>100%</b>	

Final Approvals (Administrative & Resubdivision Review)	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	1	0	0%
	2	1	0	0%
	3	0	0	0%
	4	1	0	0%
	5	3	0	0%
	6	0	0	0%
	7	4	0	0%
	8	0	0	0%
	9	0	0	0%
<b>Total</b>	<b>10</b>	<b>0</b>	<b>-</b>	

Minor Subdivisions	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	1	0	0
	2	4	3	27.27%
	3	7	3	27.27%
	4	1	0	0
	5	3	1	9.09%
	6	3	2	18.18%
	7	1	0	0
	8	0	0	0
	9	3	2	18.18%
<b>Total</b>	<b>23</b>	<b>11</b>	<b>100%</b>	

**Subdivision Activity – 2010 Land Use District**

<b>Final Approvals</b>	<b>Election District</b>	<b>Number of Plats</b>	<b>Number of Lots</b>	<b>Percentage of Lots</b>
	RCD	0	0	0%
	RPD	1	1	50%
	LGA	0	0	0%
	MGA	1	1	50%
	MHGA	0	0	0%
	HGA	0	0	0%
	RMU	1	1	50%
	EMU	0	0	0%
	EMP	0	0	0%
	MED	0	0	0%
<b>Total</b>	<b>2</b>	<b>2</b>	<b>100%</b>	

<b>Final Approvals (Administrative &amp; Resubdivision Review)</b>	<b>Election District</b>	<b>Number of Plats</b>	<b>Number of Lots</b>	<b>Percentage of Lots</b>
	RCD	1	0	0%
	RPD	1	0	0%
	LGA	3	0	0%
	MGA	1	0	0%
	MHGA	3	0	0%
	HGA	0	0	0%
	RMU	0	0	0%
	EMU	0	0	0%
	EMP	0	0	0%
	MED	1	0	0%
<b>Total</b>	<b>10</b>	<b>0</b>	<b>-</b>	

<b>Minor Subdivisions</b>	<b>Election District</b>	<b>Number of Plats</b>	<b>Number of Lots</b>	<b>Percentage of Lots</b>
	RCD	11	8	72.72%
	RPD	3	2	18.18%
	LGA	2	0	0%
	MGA	1	0	0%
	MHGA	1	0	0%
	HGA	1	2	18.18%
	RMU	0	0	0%
	EMU	0	0	0%
	EMP	4	1	9.09%
	MED	1	0	0%
<b>Total</b>	<b>23</b>	<b>11</b>	<b>100%</b>	

## Site Plans

The Division of Planning and Zoning approved twenty (20) site plans for commercial, institutional, or industrial development in 2021. These plans totaled 1,747,076 square feet of new building space.

Date Approved	Name	Location	ED	Zoning	Building Space (sq. ft.)
1/19/2021	North East Dollar General	1647 W. Pulaski Hwy., North East, MD 21901	5	BG	9,100
2/2/2021	Dollar General- Cherry Hill	2524 Singerly Rd. Elkton, MD 21901	4	BG	9,100
2/12/2021	Northrup Gruman C-71 Expansion	55 Thiokol Rd. Elkton, MD 21921	3	M2	15,920
3/5/2021	Central Yard Improvements- Phase 1	785 E Old Philadelphia Rd, Elkton, MD 21921	5	OS	1,500
3/9/2021	YBP - Silica Pilot Plant	1079 Belvedere Rd. Port Deposit, MD 21904	5	MEA	4,550
4/2/2021	Mid Atlantic Distribution Center, Inc	515 Fletchwood Rd. Elkton MD 21921	3	M1	756,600
4/20/2021	Northrop Grumman - AT7 Substation	55 Thiokol Rd. Elkton, MD 21921	3	M2	192
4/29/2021	Principio Quarry	Belvidere Rd, Port Deposit, MD 21904	5	MEA	0
6/10/2021	Elkton Nottingham Solar, LLC	119 Nottingham Rd, Elkton, MD, 21921	3	NAR	48,700
6/15/2021	Blueball Investment Group, LLC	Blueball Rd & Telegraph Rd. Elkton, MD 21921	9	BG	40,000
6/15/2021	Mid Atlantic Distribution Center, Inc (Revised)	515 Fletchwood Rd. Elkton MD 21921	3	M1	756,600 <sup>1</sup>
7/15/2021	North East Business Center	800 Red Toad Rd. North East, MD 21901	5	M2	502,200
7/22/2021	Northrop Grumman - Guard Shack	55 Thiokol Rd. Elkton, MD 21921	3	M2	200
8/18/2021	JTC Development, LLC – Phase 3	127 Worsell Manor Rd. Warwick, MD 21912	1	SAR	225,095
9/3/2021	Principio Bussiness Park Site B-1	590 Principio Parkway W. North East, MD 21901	5	M2	104,997
9/10/2021	Chicks at Fair Hill (Retail Facility)	5930 Telegraph Rd. Elkton, MD 21921	4	BG	9,750
10/8/2021	Northrop Grumman, Building G-42	55 Thiokol Rd. Elkton, MD 21921	3	M2	64,032
11/16/2021	Triangle Liquors	1616 Conowingo Road, Rising Sun, MD 21911	6	BG	2,360
11/29/2021	Meeting House Solar	2745 Telegraph Road North East MD 21901	9	NAR	0
12/15/2021	Horton Properties	24 Montgomery Drive, North East	5	BI	1,500

<sup>1</sup> Revision to plan - square footage not included in new building space totals.

### Residential Building Permit Activity - 2021

Election District	Type of Permit	Number	Total Sq. Ft.	Construction Cost
1	Dwelling- Detached	14	54,443.00	\$5,549,830.00
	Townhome	0	0	0
	Mobile Home	3	3,824.00	\$321,789.00
	Subtotal	17	58,267.00	\$5,871,619.00
2	Dwelling- Detached	14	67,682.00	\$3,899,500.00
	Townhome	0	0	0
	Mobile Home	1	1,216.00	\$22,000.00
	Subtotal	15	68,898.00	\$3,921,500.00
3	Dwelling- Detached	16	65,745.00	\$3,876,979.00
	Townhome	28	52,551	\$2,760,054
	Duplex	4	13,998	\$588,000
	Mobile Home	2	2,168.00	\$38,000.00
	Subtotal	50	67,913.00	\$3,914,979.00
4	Dwelling- Detached	12	59,170.00	\$3,616,075.00
	Townhome	1	832.00	\$60,000.00
	Mobile Home	0	0	0
	Subtotal	13	60,002.00	\$3,676,075.00
5	Dwelling- Detached	266	964,442.00	\$56,588,619.00
	Townhome	41	74,370.00	\$4,920,000.00
	Mobile Home	19	24,634.00	\$2,306,516.40
	Subtotal	326	1,063,446.00	\$63,815,135.40
6	Dwelling- Detached	13	48,488.00	\$2,929,965.00
	Townhome	0	0	0
	Mobile Home	0	0	0
	Subtotal	13	48,488.00	\$2,929,965.00
7	Dwelling- Detached	7	36,073.00	\$2,263,507.00
	Townhome	6	7,249.00	\$272,261.00
	Mobile Home	0	0	0
	Subtotal	13	43,322.00	\$2,535,768.00
8	Dwelling- Detached	6	16,423.00	\$1,314,713.45
	Townhome	0	0	0
	Mobile Home	2	2,601.00	\$274,100.00
	Subtotal	8	19,024.00	\$1,588,813.45
9	Dwelling- Detached	2	6,910.00	\$528,235.00
	Townhome	0	0	0
	Mobile Home	0	0	0
	Subtotal	2	6,910.00	\$528,235.00

**Residential Building Permits Issued in 2021**  
**Land Use District**

<i>Land Use District</i>	Number of Permits	Total Square Footage	Declared Construction Costs
Resource Preservation	25	98,017	\$8,384,619.00
Rural Conservation	66	255,610	\$17,226,776.85
Mineral Extraction	0	0	0
Employment	0	0	0
Employment Mixed Use	1	1,180	\$150,000.00
Residential Mixed Use	1	4,103	\$217,000.00
Low Density Growth Area	46	177,600	\$11,309,329.00
Medium Density Growth Area	60	214036	\$9,969,967.00
Medium High Density Growth Area	4	5,657	\$126,500.00
High Density Growth Area	86	213517	\$15,946,273.00
TOWN	168	531,752	\$28,714,679.00
TOTAL	455	1,501,472.00	\$92,045,143.85
Growth Area Totals	364	1,147,845.00	\$66,433,748.00

## **BUILDING PERMITS ISSUED – 2021**

### **CRITICAL AREA**

<b>MONTH</b>	<b>PERMITS ISSUED IN CRITICAL AREA 2021</b>	<b>NEW DWELLINGS IN CRITICAL AREA 2021</b>
January	23	1
February	25	2
March	46	2
April	38	2
May	34	4
June	38	6
July	30	6
August	27	3
September	25	4
October	26	5
November	24	6
December	4	2
<b>TOTALS:</b>	<b>340</b>	<b>43</b>

## 2021 REZONINGS

<b>Election District</b>	<b>Owner Name</b>	<b>Zoned</b>	<b>REQ ZONING</b>	<b>DECISION</b>
6	Alexander Garcia	VR	M2	Withdrawn
5	EJP, LLC	BG & ST	EMU	Denied
5	York Building Products	ST	M2	Approved
5	York Building Products	ST	M2	Approved
7	York Building Products Co., Inc.,	LDR	LDR and MEB	Approved
4	109-111 Providence Road LLC	RR	M1	Denied
4	109-111 Providence Road LLC	NAR	M1	Denied
4	109-111 Providence Road LLC	NAR	M1	Denied

# ZONING COMPLAINTS AND VIOLATIONS

2021

<b>ISSUE</b>	<b>COMPLAINTS</b>	<b>VIOLATIONS</b>
Manufactured Homes	<b>0</b>	<b>0</b>
Manufactured Homes (Special Exception)	<b>0</b>	<b>0</b>
Storage Trailer	<b>6</b>	<b>5</b>
Untagged or Inoperative Vehicles	<b>57</b>	<b>49</b>
Salvage Yards / Ruble Landfill	<b>70</b>	<b>47</b>
Illegal Business Operation	<b>18</b>	<b>9</b>
Setbacks	<b>1</b>	<b>0</b>
RV / Travel Trailers	<b>13</b>	<b>6</b>
Signs	<b>3</b>	<b>1</b>
Dwelling Conversion	<b>1</b>	<b>0</b>
Kennels	<b>0</b>	<b>0</b>
Animal Husbandry	<b>14</b>	<b>7</b>
Other – Fencing and Condemned Housing	<b>7</b>	<b>2</b>
COURT CASES	<b>3</b>	<b>2</b>
<b>TOTALS:</b>	<b>193</b>	<b>128</b>

# SPECIAL EXCEPTIONS, VARIANCES, APPEALS

## 2021

<b>SPECIAL EXCEPTIONS</b>				
	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
HOME OCCUPATIONS	11	0	2	13
MANUFACTURED HOMES				
Agricultural Help	2	0	0	5
Hardship	2	0	1	
Security	0	0	0	
OTHER				
Festivals or Events	3	0	0	23
Power Generating Facilities	2	2	1	
Farmers Markets	1	0	0	
Mineral Extraction	1	0	0	
Nursing Care Facility	1	0	1	
Slaughterhouse	1	0	0	
Light Industrial Use	1	0	0	
Class C Office	1	0	0	
Commercial Kennel	6	0	1	
Private Club	1	0	0	
<b>TOTAL SPECIAL EXCEPTIONS</b>	<b>33</b>	<b>2</b>	<b>6</b>	<b>41</b>
<b>VARIANCES</b>				
	GRANTED	DENIED	WITHDRAWN	TOTALS
	26 <sup>i</sup>	2	1	29
<b>APPEALS</b>				
ADMINISTRATIVE DECISIONS	AFFIRMED	OVERTURNED	WITHDRAWN	
	1	0	0	1

<sup>i</sup> Includes File 4033 Variance originally heard 10/2020, remanded back to Board of Appeals. Variance was granted.

# 2021 Protected Lands Districts

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	AGREEMENT DATE
THERE WERE NOT ANY NEW PRESERVATION DISTRICTS IN CALENDAR YEAR 2021								
SUBTOTAL - DISTRICTS					0.000	\$0.00		

## Easements

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	EASEMENT DATE	EASEMENT GRANTEE
VOSTERS, MARY LEE HOWARD	42	18	3	0802010747	235.519	\$756,061.00	CMN 4889/43	4/19/2021	MALPF
MCCLEARY DAIRIES PARTNERSHIP	13	4	6	0804012704	26.225	\$361,620.00	CMN 4838/366	3/23/2021	RURAL LEGACY
	13	9	171	0804012690	64.050				
	13	10	283	0804012720	12.404				
REHERT, ISSAC B.	22F	13	8	0807010338	58.500	\$0.00	CMN 4862/237	1/28/2021	CLT
MEULENBERG ENTERPRISES, LLC	18	8	10	0806012035	53.662	\$0.00	4971/291	9/2/2021	MARBIDCO
SUBTOTAL - EASEMENTS					450.360	\$ 1,117,681.00			

## Common Open Space

DEVELOPMENT	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	PLAT REFERENCE	PLAT DATE
CHESAPEAKE OVERLOOK	29E	11	70	0807139514	5.360	\$0.00	PC 1122/40	4/29/2021
PINES AT CHERRY HILL HOMEOWNERS ASSOCIATION	20	12	906	0803121100	1.215	\$0.00	PC 1122/48	5/28/2021
PINES AT CHERRY HILL HOMEOWNERS ASSOCIATION	20	12	906	0803121135	4.619	\$0.00	PC 1122/48	5/28/2021
RIDGLEY FOREST, SECTION V	25I	4	235	COS	14.087	\$0.00	PC 1122/52	6/2/2021
NORTH EAST DEVELOPERS, LLC	31	22	1326	OS	0.216	\$0.00	PC 1122/70	8/12/2021
FIRST MARYLAND HOLDING CO IV LLC	31	22	1265	0805139685	5.629	\$0.00	PC 1122/75	8/19/2021
RIDGLEY FOREST, SECTION III	31C	5	235	0805139735	6.549	\$0.00	PC 1122/83	9/10/2021
SUBTOTAL - COMMON OPEN SPACE					32.315	0.000		

## Fee Simple Acquisitions

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	PURCHASE DATE
STATE OF MARYLAND	41	3	171	0805052300	13.420	\$144,000.00	CMN 4913/287	6/16/2021
STATE OF MARYLAND	60	22	5	0801016881	241.170	\$2,280,000.00	CMN 4955/412	8/16/2121
SUBTOTAL - FEE SIMPLE ACQUISITIONS					286.905	\$ 2,424,000.00		

CALENDAR YEAR PROTECTED LAND TOTALS 769.580 \$ 4,848,000.00

# 2021 Historic Preservation

## County Historic Districts

<u>PROPERTY NAME</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>	<u>ACCTID</u>	<u>ADDRESS</u>	<u>TOWN</u>	<u>INVENTORY NUMBER</u>	<u>DESIGNATION DATE</u>
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THERE WERE NOT ANY NEW COUNTY HISTORIC DISTRICTS IN CALENDAR YEAR 2021

## Maryland Inventory of Historic Properties

<u>PROPERTY NAME</u>	<u>TAX MAP</u>	<u>GRID</u>	<u>PARCEL</u>	<u>ACCTID</u>	<u>ADDRESS</u>	<u>TOWN</u>	<u>INVENTORY NUMBER</u>	<u>DESIGNATION DATE</u>
LEVI COPPIN SCHOOL (CECILTON ANNEX BUILDING)	62C	20	106	0801027743	1233 S BOHEMIA AVE	CECILTON	CE-1581	2/23/2021
EWING FARM	12	20	15	0809006265	80 ENGLAND CREAMERY RD	NORTH EAST	CE-1582	8/10/2021
BRANTWOOD DAIRY FARM	38	10	313	0802012782	1195 AUGUSTINE HERMAN HWY	ELKTON	CE-1583	12/23/2021
THREE BOHEMIA SISTERS FARM	38	24	266	0802012758	1059 BIDDLE ST	CHESAPEAKE CITY	CE-1584	12/23/2021

## ANNUAL REPORT ON SMART GROWTH RELATED CHANGES

Prepared by the Division of Planning & Zoning for the period January 2021 through December 2021.

1. **Development Patterns** – Changes in development pattern that have occurred in the past year:
  - a. New Subdivisions created: Two (2) Final Plats were approved creating 2 lots. Twenty-(23) minor subdivisions were approved creating eleven (11) lots. All Resubdivision activity were lot line adjustments or administrative amendments.
  - b. Building Permits issued: Four hundred fifty-seven (457) building permits were issued for residential construction. 80% of these building permits (366) were in the County's growth areas.
  - c. Zoning Map amendments: Three (3) rezonings were approved in 2021.
  - d. Zoning Text amendments: There was one (1) zoning text amendment in 2021.
  - e. New Comprehensive Plan or plan elements adopted: No new Comprehensive Plan elements were adopted in 2021. There was one (1) amendment to the Land Use Chapter of Comprehensive Plan.
  - f. New roads or substantial changes to roads or other transportation facilities: No new roads or substantial changes to transportation facilities were completed in 2021.
  - g. New schools or addition to schools: Construction of Chesapeake City Elementary School was completed in 2021.
  - h. Other changes in development patterns: None
2. **Map**: Cecil County adopted no new Zoning Maps. Three (3) rezonings were approved in 2021.
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 Improvement**: 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. 2010 Comprehensive Plan – Amendments to Table 3.5 and Map 3.3 – reclassifying 60.102 acres from Low Density Growth Area (LDGA) to Mineral Extraction District (MED)
  - b. Cecil County Zoning Ordinance: Power Generating Facilities, Community Solar; Sections 12, 54.4, 156, 162, 163

## **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 2021 through December 2021.

### **Measures and Indicators**

#### Amount and share of growth that is located inside and outside the Priority Funding Area (PFA):

80% of the residential building permits were in the PFA

15% of the new lots (2 of 13) were 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 27.13 acres.

The net density outside the PFA is 1 dwelling unit per 50.14 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 2021, seven hundred sixty-nine (769) acres of land were permanently preserved. Three hundred nineteen (319) acres were preserved through fee simple acquisitions by the State of Maryland and in common open space, and One hundred fifty (150) acres of property were protected via easements purchased by the Rural Legacy Program and Maryland Agricultural Land Preservation Foundation. As of December 31, 2021, the County has Fifty-nine thousand three hundred twenty-two (59,322) permanently protected acres, and sixty-three thousand six hundred twelve (63,612) total acres (28.53% 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 2010 Comprehensive Plan contemplates achievement of the goals within the twenty-year planning horizon.

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

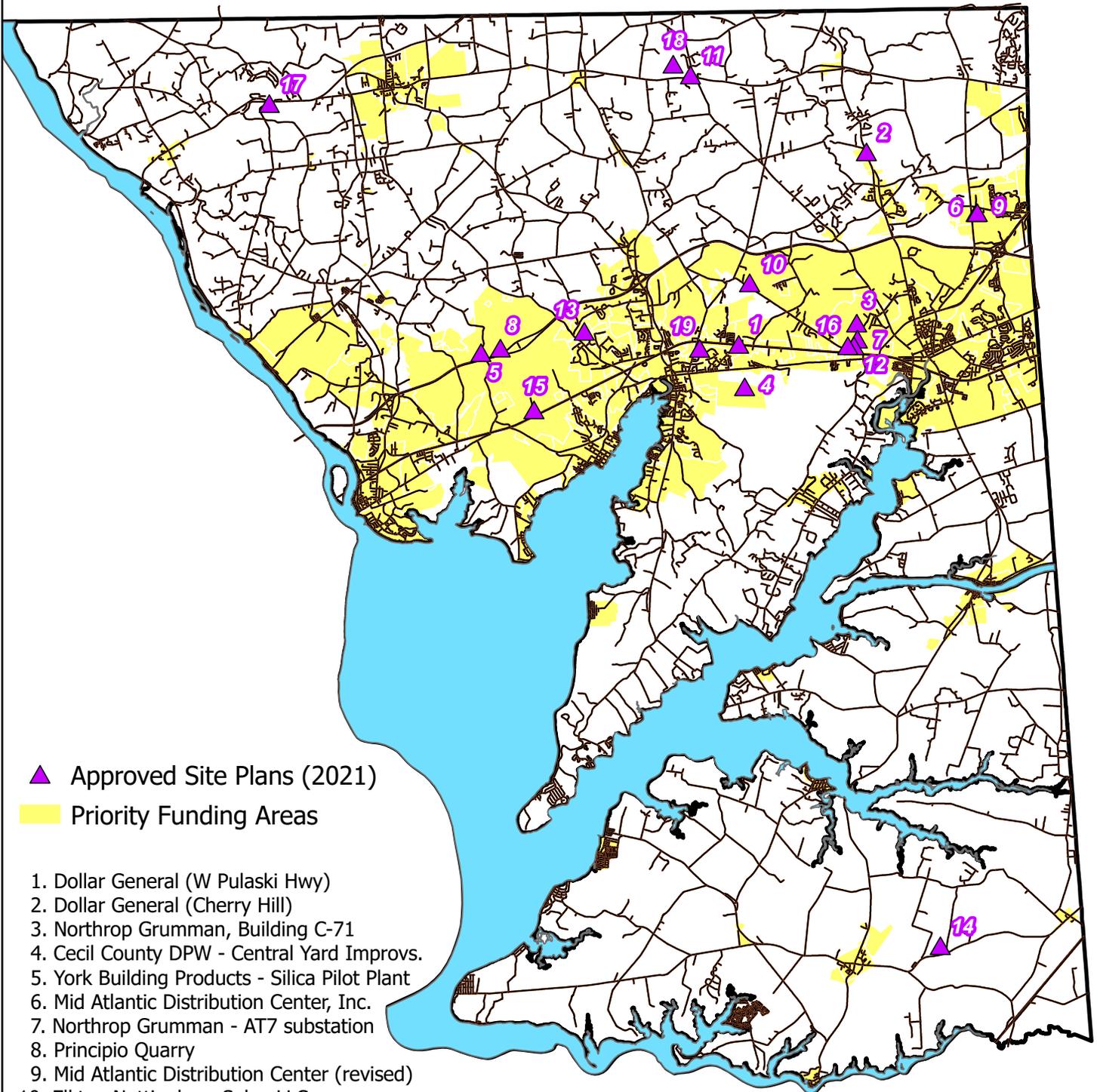
While it should be noted that the County’s growth area and certified PFAs are not coterminous and certain growth areas are outside of PFAs, the most crucial resource necessary to establish the required infrastructure in the growth area is the funding to enable the water and wastewater systems needed 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.”



## 2021 Approved Site Plans in relation to Priority Funding Areas



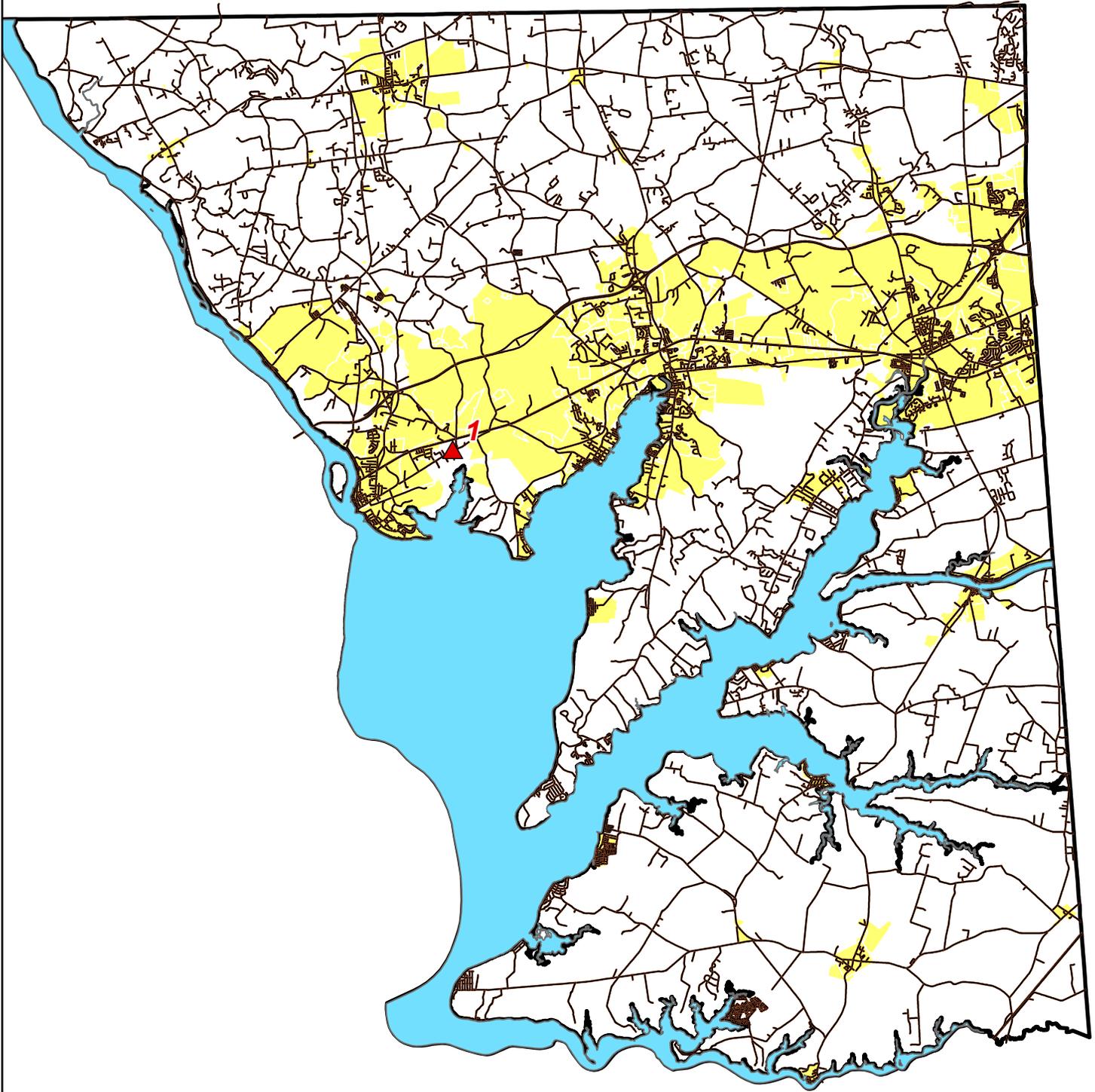
-  Approved Site Plans (2021)
-  Priority Funding Areas

1. Dollar General (W Pulaski Hwy)
2. Dollar General (Cherry Hill)
3. Northrop Grumman, Building C-71
4. Cecil County DPW - Central Yard Improvs.
5. York Building Products - Silica Pilot Plant
6. Mid Atlantic Distribution Center, Inc.
7. Northrop Grumman - AT7 substation
8. Principio Quarry
9. Mid Atlantic Distribution Center (revised)
10. Elkton Nottingham Solar, LLC
11. Blueball Investment Group, LLC
12. Northrop Grumman, A17 Guard Shack
13. North East Business Center
14. JTC Development, LLC - Phase 3
15. Principio Bus. Park - Regional Distribution Facility
16. Northrop Grumman, Building G-42
17. Triangle Liquors
18. Meeting House Solar LLC
19. Horton Properties, LLC

Cecil County  
Dept. of Land Use  
and Dev. Services  
January 18, 2022



# 2021 Approved Final Major Subdivisions in relation to Priority Funding Areas



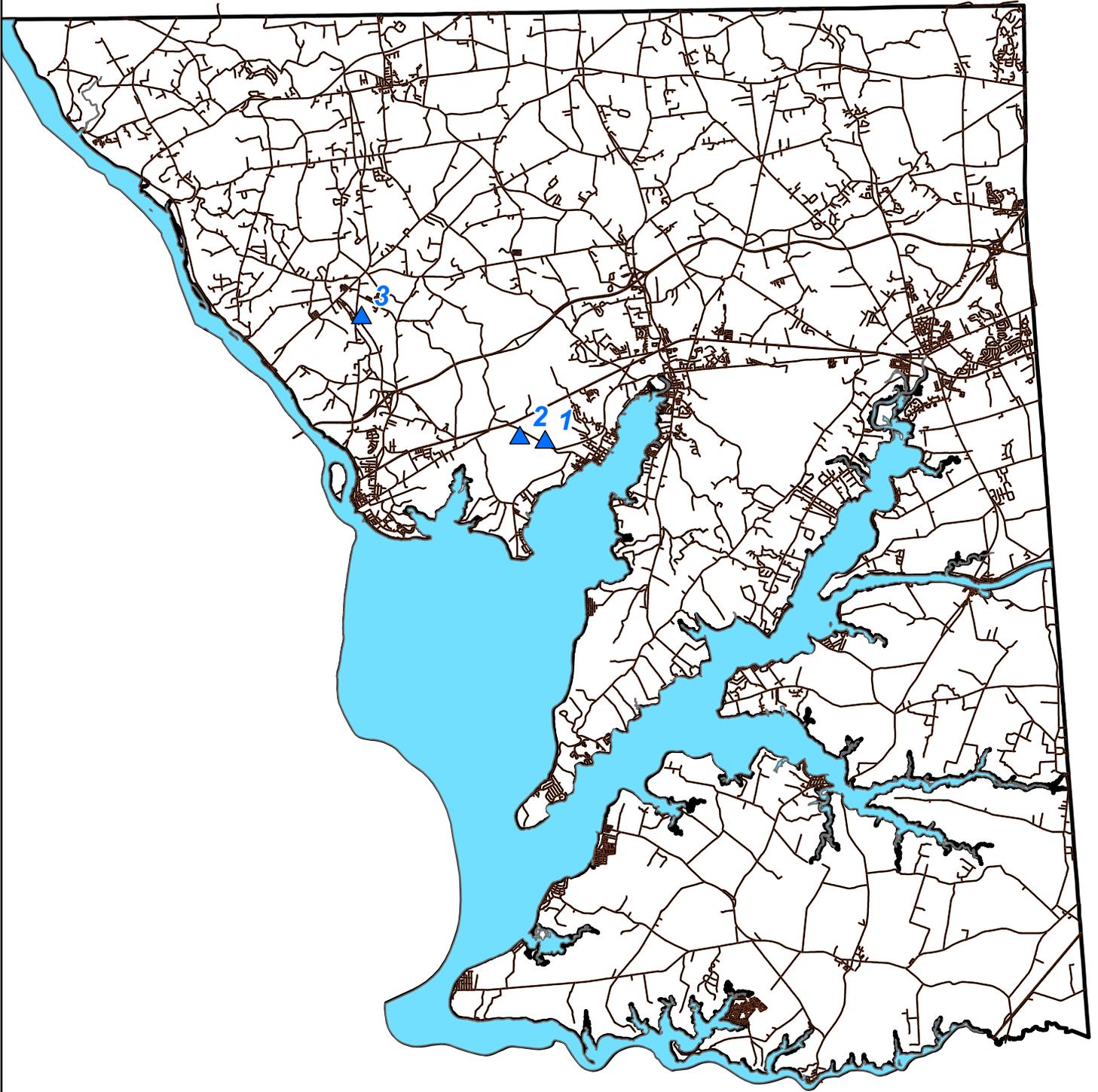
-  Priority Funding Areas
-  Approved Final Major Subdivisions

1. Colenda, Sarah and Allen (Lot 3)

Cecil County  
Dept. of Land Use  
and Dev. Services  
January 18, 2022



# 2021 Approved Rezoning



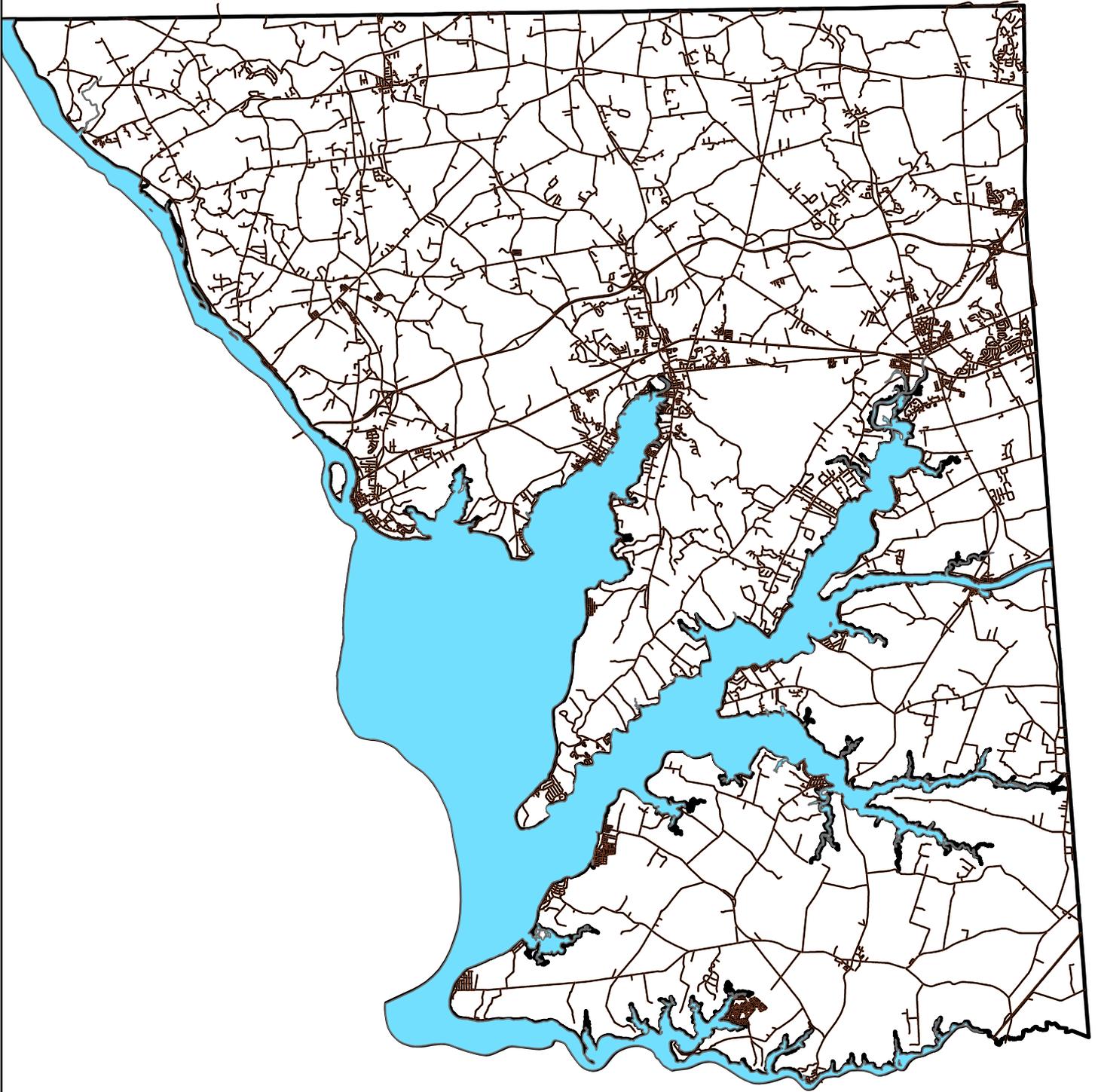
▲ Approved Rezoning (2021)

1. 2021-03 (Mason Dixon Sand and Gravel Co.)
2. 2021-04 (York Building Products Co., Inc.)
3. 2021-05 (Hociak, William H.)

Cecil County  
Dept. of Land Use  
and Dev. Services  
January 19, 2022



# Protected Lands Districts Established in 2021

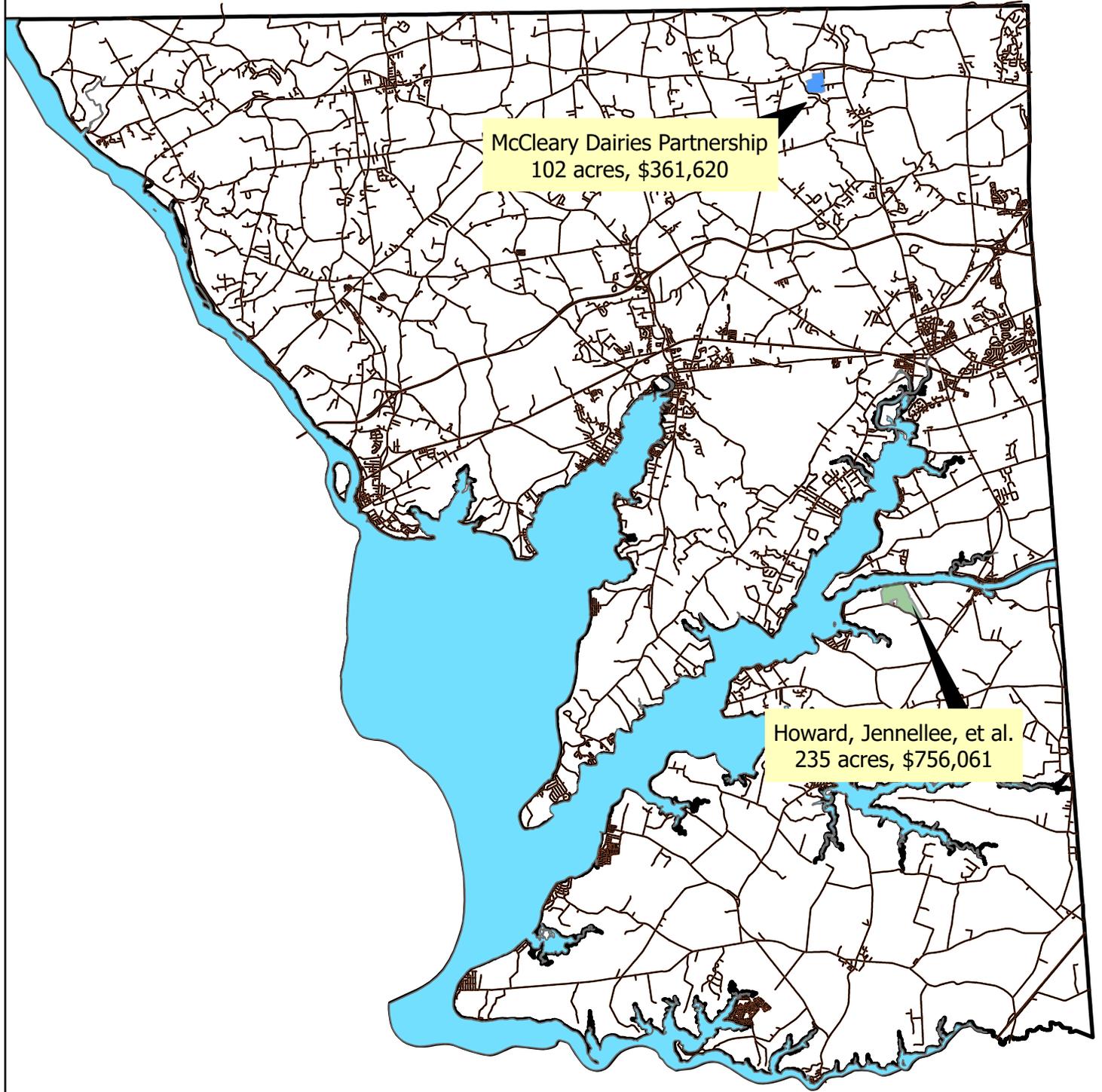


Note: No agricultural preservation districts were established in 2021.

Cecil County  
Dept. of Land Use  
and Dev. Services  
January 19, 2022



# 2021 Agricultural Preservation Acreage preserved using local ag. preservation monies

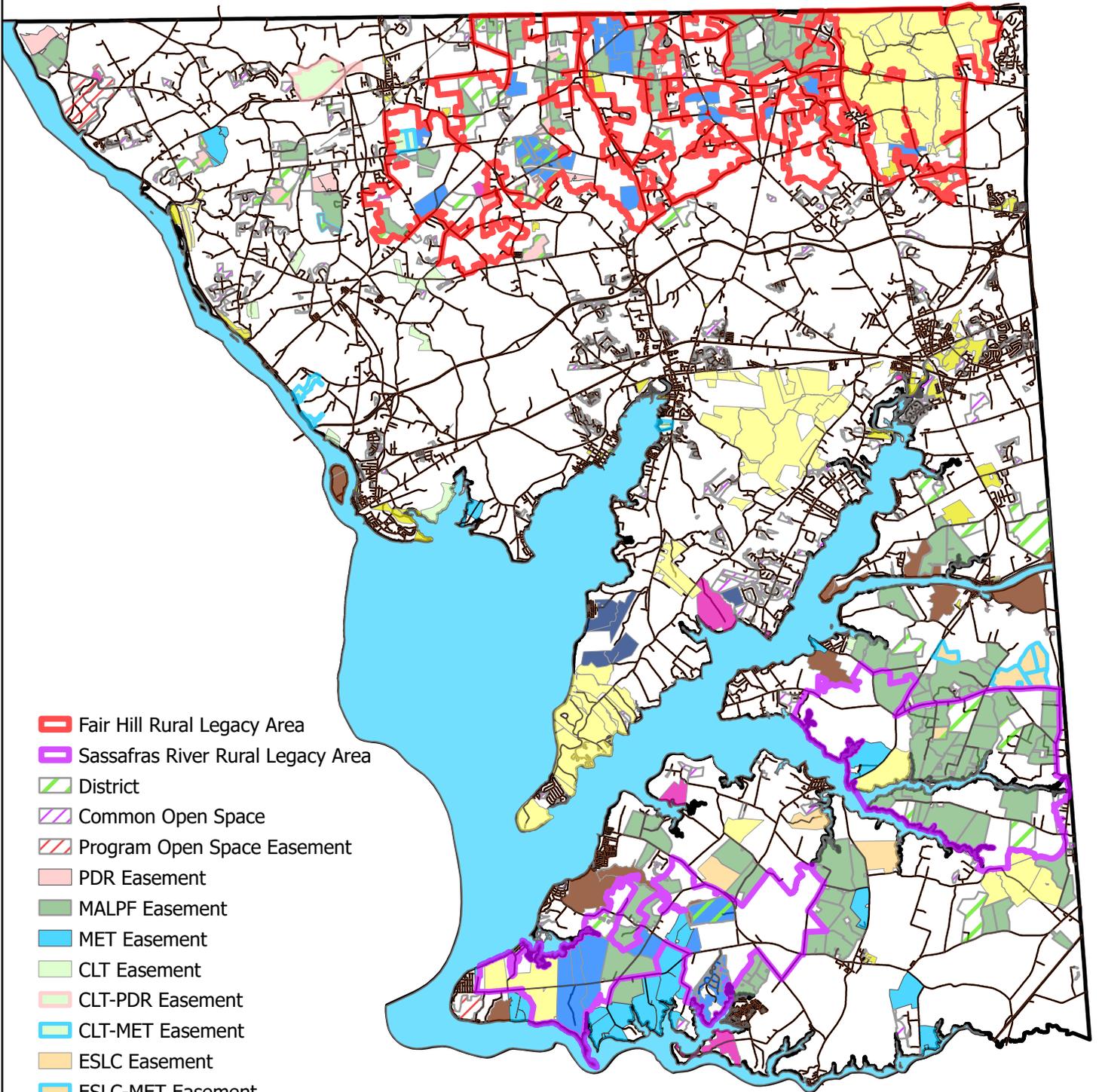


-  MALPF Easement
-  Rural Legacy Easement

Cecil County  
Dept. of Land Use  
and Dev. Services  
January 19, 2022



# Cecil County Protected Lands

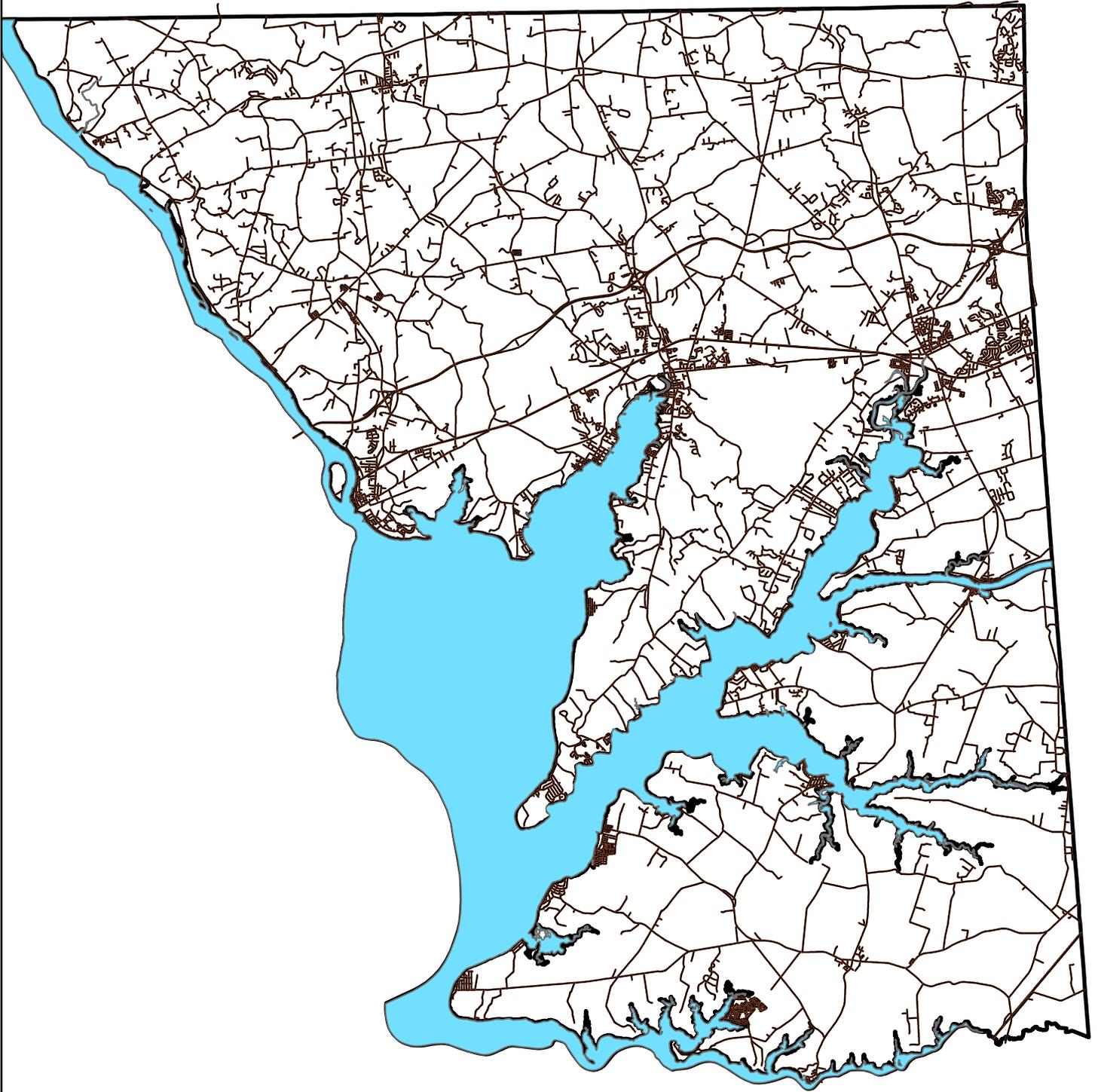


-  Fair Hill Rural Legacy Area
-  Sassafras River Rural Legacy Area
-  District
-  Common Open Space
-  Program Open Space Easement
-  PDR Easement
-  MALPF Easement
-  MET Easement
-  CLT Easement
-  CLT-PDR Easement
-  CLT-MET Easement
-  ESLC Easement
-  ESLC-MET Easement
-  Rural Legacy Easement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

Cecil County  
Dept. of Land Use  
and Dev. Services  
January 19, 2022



## 2021 Established Historic Districts



Note: No historic districts were established in 2021.

Cecil County  
Dept. of Land Use  
and Dev. Services  
January 19, 2022