

2022 ANNUAL REPORT

CECIL COUNTY, MARYLAND



Photo – Locust Point – Elk River

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 2022. 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 to 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 2022 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 are 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 2022, the Cecil County Planning Commission reviewed 4 major subdivision applications. Said plans include:

- | | |
|--|------------------------|
| • Chesapeake Club Condominiums, Units 34-36 | Preliminary Plat |
| • Rock View, Lot 9 | Preliminary-Final Plat |
| • Smith Creek II, Lots 7-12 | Preliminary-Final Plat |
| • Elk Nest, Lots 24A, and 25 + Common Open Space | Preliminary-Final Plat |

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

The Director of Land Use and Development Services approved two (2) major subdivision Final Plats creating 31 new lots in 2022.

1. Bedrock, Phase 3A, Lots 76 and 90-106
2. Bedrock, Phase 3B, Lots 77-89

The combination of plats that received Preliminary-Final Plat approval and Final Plat approval created a total of 40 new lots, with 34 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 Plats were granted an extension under this provision:

- Barry Montgomery Inc, Section 2, Lots 69-126
- Bayhead Shore Estates
- Chesapeake Club, Lots 344-876

Administratively, the Department of Land Use and Development Services approved four (4) 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 19 minor subdivisions. Five (5) of the approved subdivisions created 8 lots. The most active election district, in terms of approvals, was Election District 5, which had four (4) subdivision approvals. In terms of lots, the third, fifth and eighth election districts were the most active with 2 lots each.

Site Plans – A total of eleven (11) site plans were approved by the Department of Land Use and Development Services for commercial, industrial, or institutional development in 2022. These plans totaled 875,614 square feet of new building space.

Historic District – The Historic District Commission and the Planning Commission did not make any recommendations on nominations for historic designation in 2022.

Rezoning – In 2022 three (3) rezoning applications were submitted; one (1) withdrew prior to consideration by the Planning Commission; one (1) the Planning Commission chose not to render a recommendation, and one (1) recommendation for approval. One (1) Rezoning request was eventually approved by the County Council.

Agricultural Preservation – In 2022, 294.369 acres of land were placed into agricultural preservation. 18.722 acres of fee simple common open space was preserved, 185.399 acres of easements were purchased. Two preservation districts were created in 2022, protecting 90.25 acres. Cecil County, by the end of 2022, has 53,431 permanently protected acres, 5,606 acres of unique forest retention areas, and an additional 4,277 district acres. Thus 57,708 total acres (25.88%) of the County's total 223,000-acre land area is preserved.

Special Exceptions – The Planning Commission and Board of Appeals heard Forty-one (41) requests for special exceptions in 2022. The Board of Appeals approved thirty-three (33) of these applications.

Variances & Appeals – The Board of Appeals considered 34 requests for variances and no (0) appeals in 2022. The Board approved 26 of these requests.

Building Permits – Two hundred and eighty-two (282) new dwelling building permit applications were reviewed in 2022; of which one hundred and twenty-eight (128) 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 56.27 million. There was 903, 719 square feet of residential space constructed in 2022. Seventy-nine percent (79%; 222 of 282) of building permits were in growth areas.

Zoning Violations - The Division of Planning & Zoning investigated 253 zoning complaints in 2022. These investigations revealed 165 violations.

THE CECIL COUNTY PLANNING COMMISSION

2022 Members:

Mr. Patrick Ulrich*

Mr. Christopher Bannon

Mr. A. Chad Johnston

Mr. Peter Kirsh

Mr. Bill Miners*

Mr. Wyatt Wallace - Chair

Mr. James Perry - Alternate

Hon. Bill Coutz, Ex-officio*

Hon. Rebecca Hamilton, 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

2022 Members:

Mr. Mark Saunders – Chair

Mr. Brad Carrillo

Mr. Norman Anderson*

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 Monday of each month at 6:00 p.m. in the County Administration Building.

THE CECIL COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD

2022 Members:

Mr. Norman Anderson

Mr. William Ewing

Ms. Shelley Hastings – Chair

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

2022 Members:

Ms. Patricia Folk – Chair

Mr. Mike Dixon

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

2022 Members:

Dr. John Lee

Mr. Ewing McDowell

Mr. John Quinn

Ms. Nancy Simperts

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 – 2022 STAFF

Stephen J. O'Connor, AICP – Director

Division of Planning & Zoning

Aaron Harding, CFM, Chief
Matthew Littlejohn, Planner III
William Goldman, Planner II
Massimiliano (Max) Foppiano, Planner I*
Thomas Welch – Resource Plans Reviewer*
Shayne Linzy – Resource Plans Reviewer*
Curtis McCardell, Compliance Inspector
Jennifer Bakeoven, Administrative Assistant

Development Plans Review Division

Kordell Wilen, P.E., Division Chief
Emily Forrest, EIT – Municipal Engineer*
Will McMahon, Plans Reviewer II
Richard Dahl, CBLP, Plans Reviewer II*
Eric Polk, Plans Reviewer I*
Heather Seward, Office Services Assistant

* = partial year

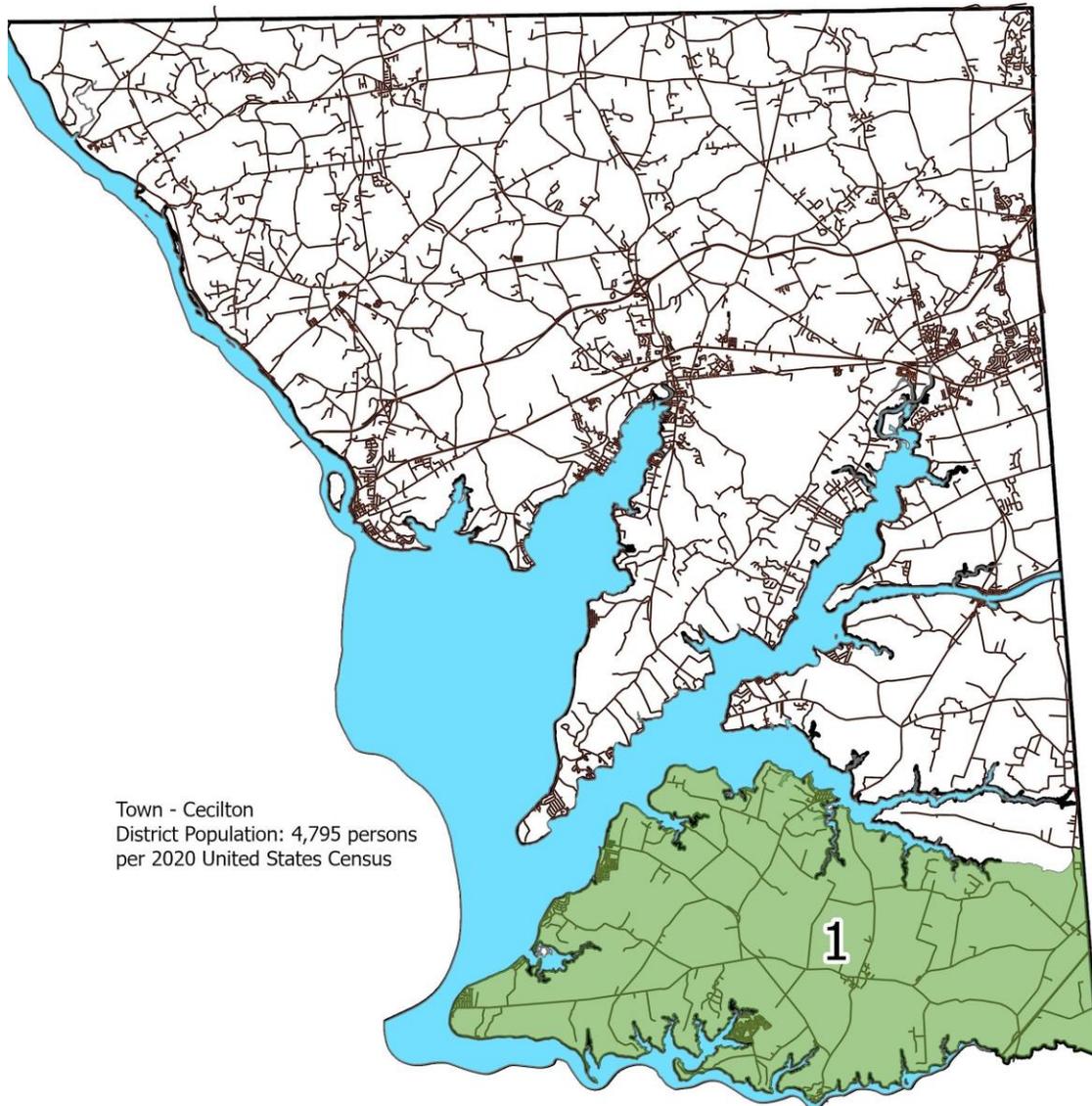
Division of Permits & Inspections

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

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 (2) minor subdivisions created one (1) new lot.

No (0) concept plats were approved.

One (1) Preliminary-Final Plat was approved.

No (0) final plats were approved.

No (0) site plan was approved.

11 building permits were issued for residential construction with an estimated value of \$3,794,826.00.

Election District #2 - Chesapeake City



Zero (0) minor subdivisions created zero (0) new lots.

No (0) concept plats were approved.

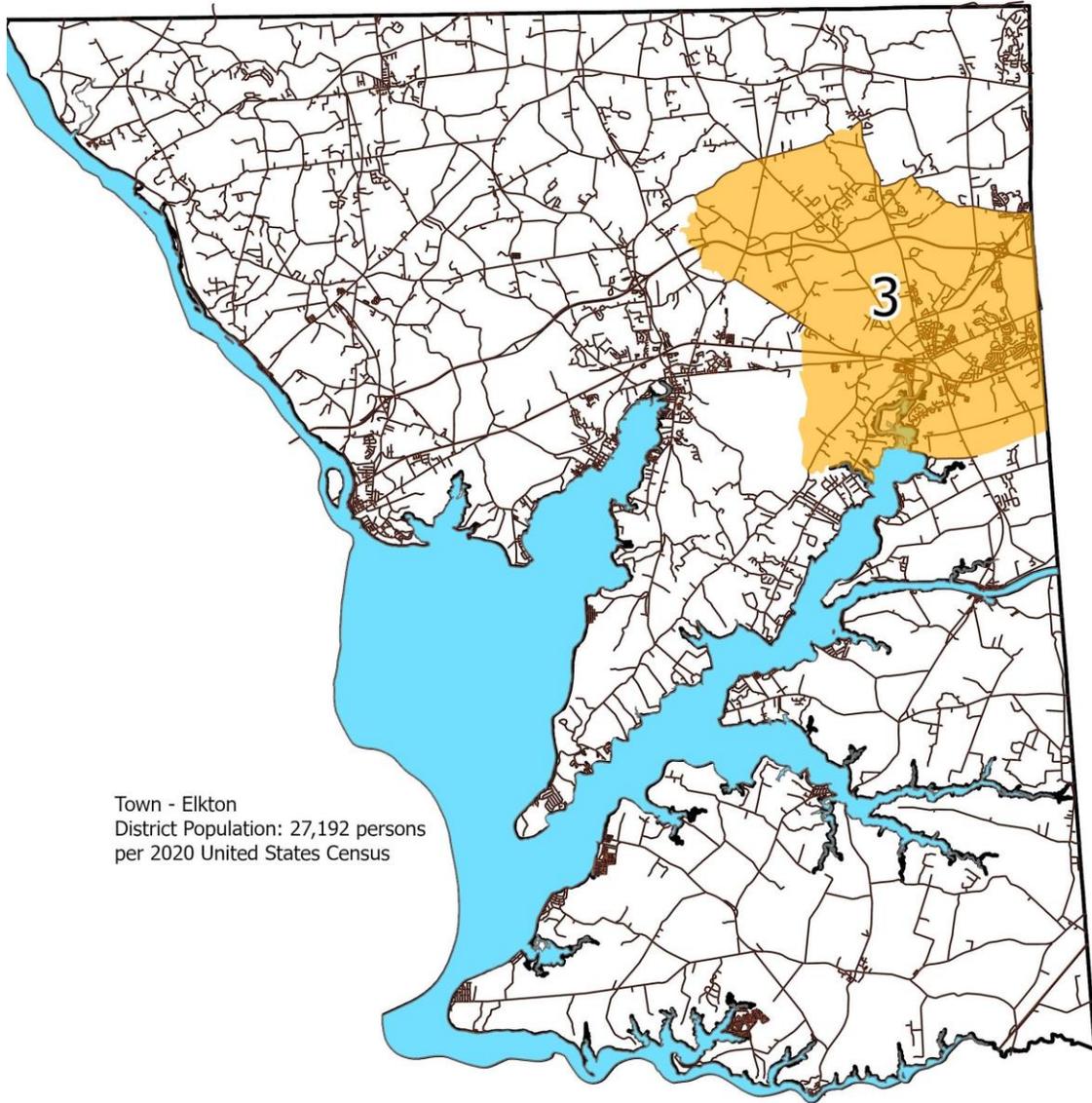
No (0) preliminary plats were approved.

No (0) final plats were approved.

One (1) site plans was approved.

13 building permits were issued for residential construction with an estimated value of \$3,296,080.00

Election District #3 - Elkton



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

Four (4) minor subdivisions created two (2) new lots.

No (0) concept plats were approved.

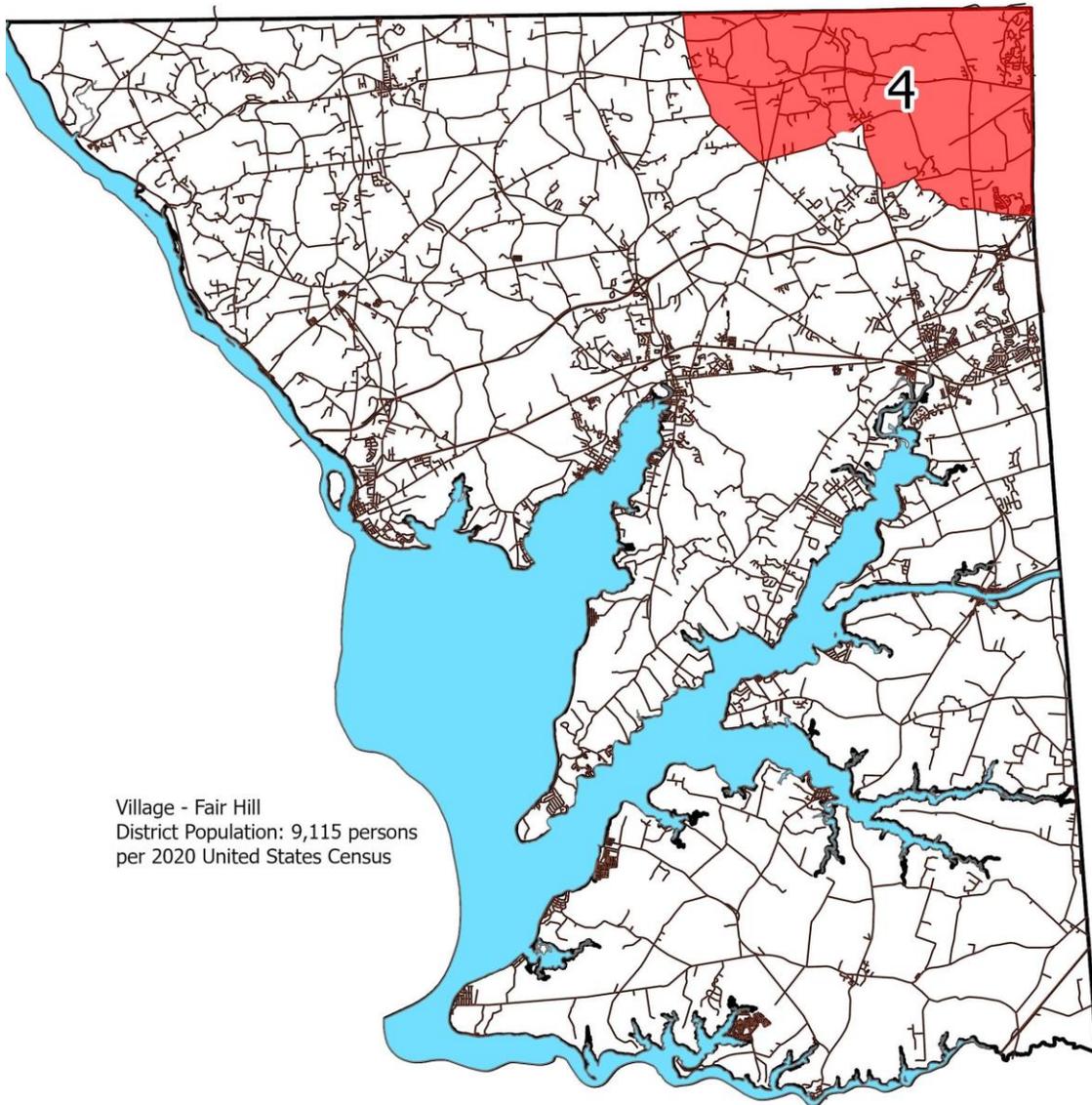
No (0) preliminary plats were approved.

No (0) final plats were approved.

Two (2) site plans were approved.

44 building permits were issued for residential construction with an estimated value of \$9,183,761.50.

Election District #4 - Fair Hill



Three (3) minor subdivisions created no (0) new lots.

No (0) concept plats were approved.

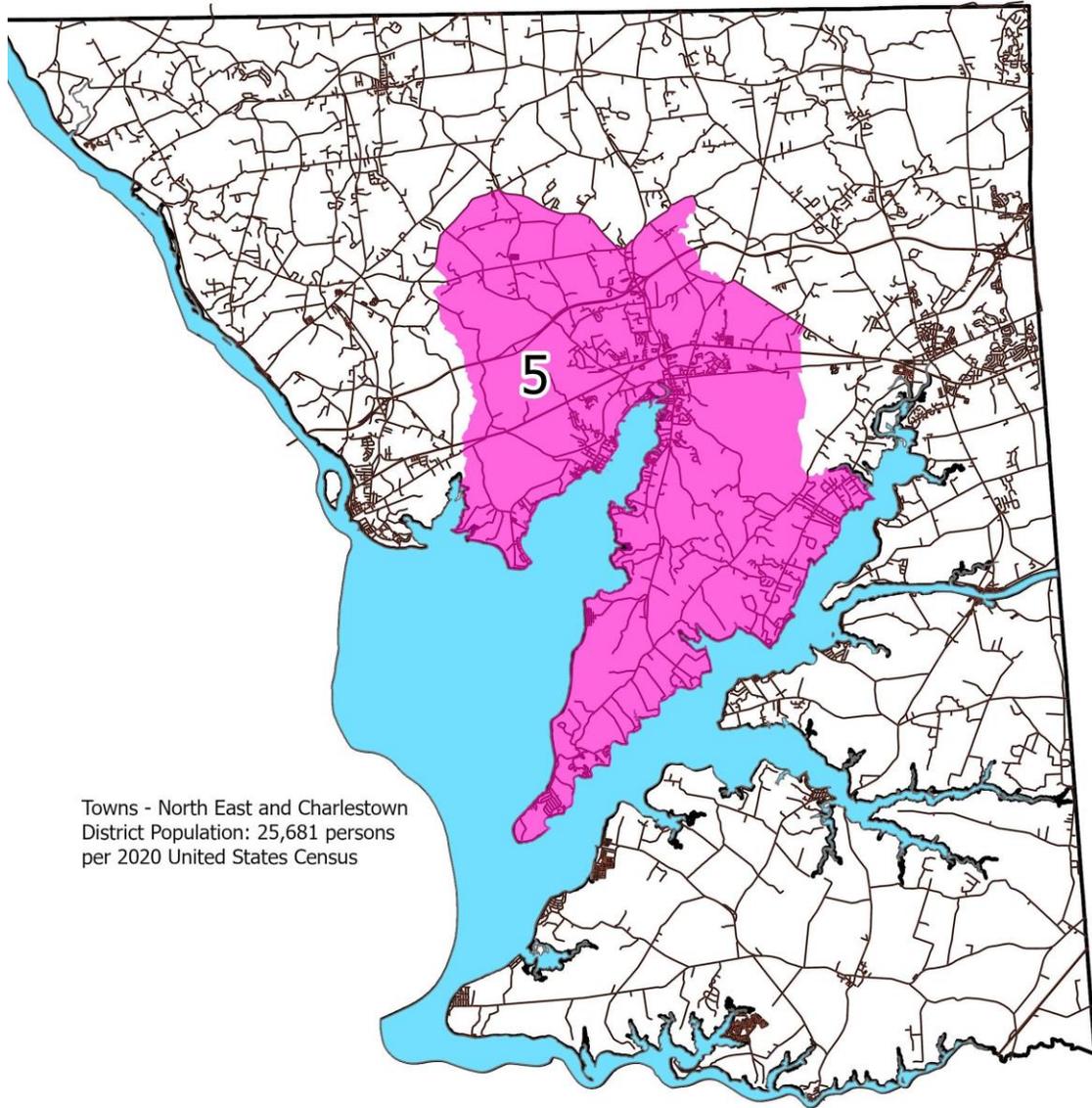
One (1) preliminary-final plat was approved.

No (0) final plats were approved.

Two (2) site plans were approved.

5 building permits were issued for residential construction with an estimated value of \$1,369,556.00.

Election District #5 - North East



Four (4) minor subdivisions created two (2) lots.

No (0) concept plats were approved.

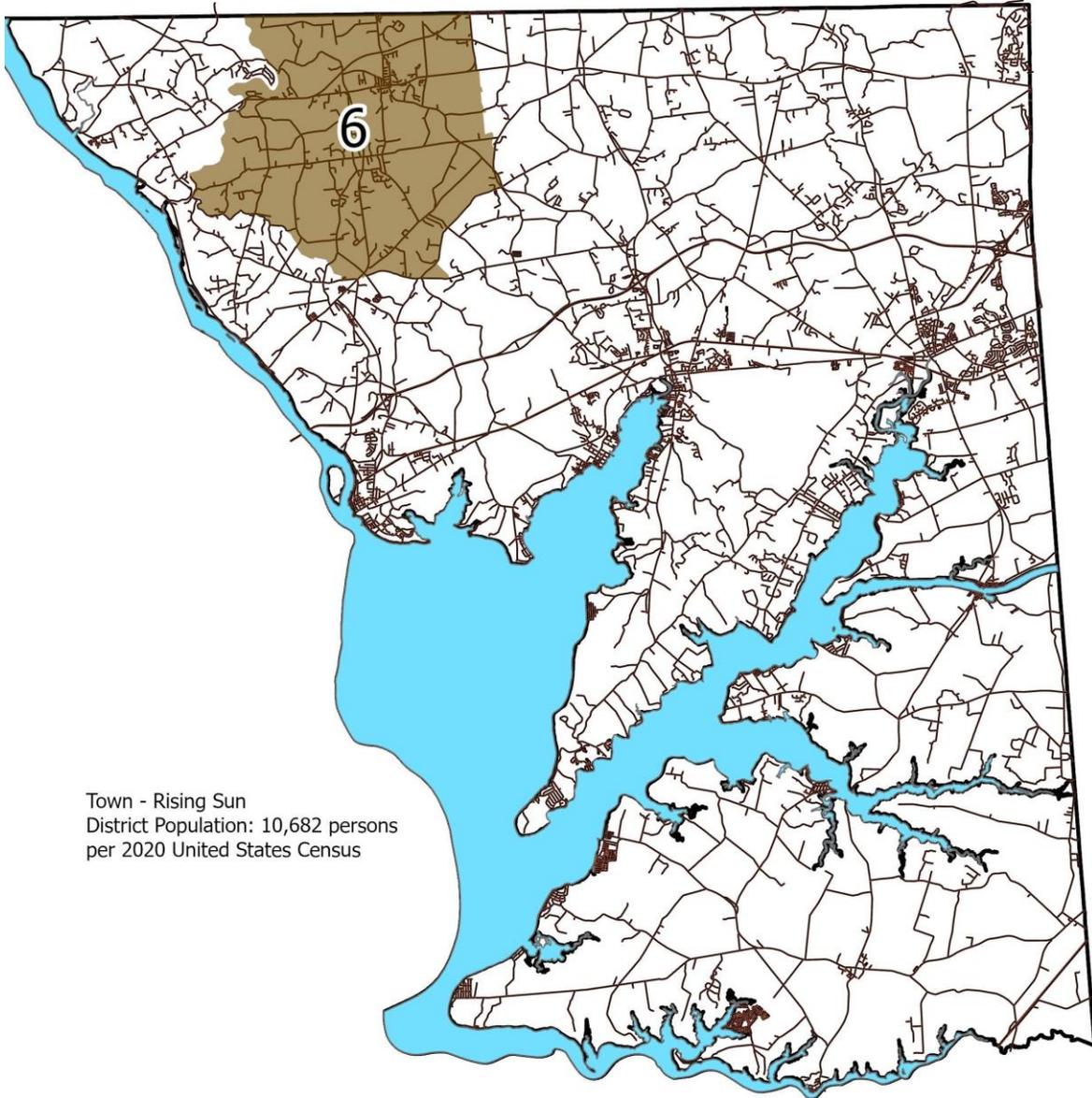
One (1) preliminary-final plats were approved.

Two (2) final plats were approved.

Four (4) site plans were approved.

172 building permits were issued for residential construction with an estimated value of \$35,255,650.50.

Election District #6 - Rising Sun



No (0) minor subdivisions were approved. No (0) new lots.

No (0) concept plats were approved.

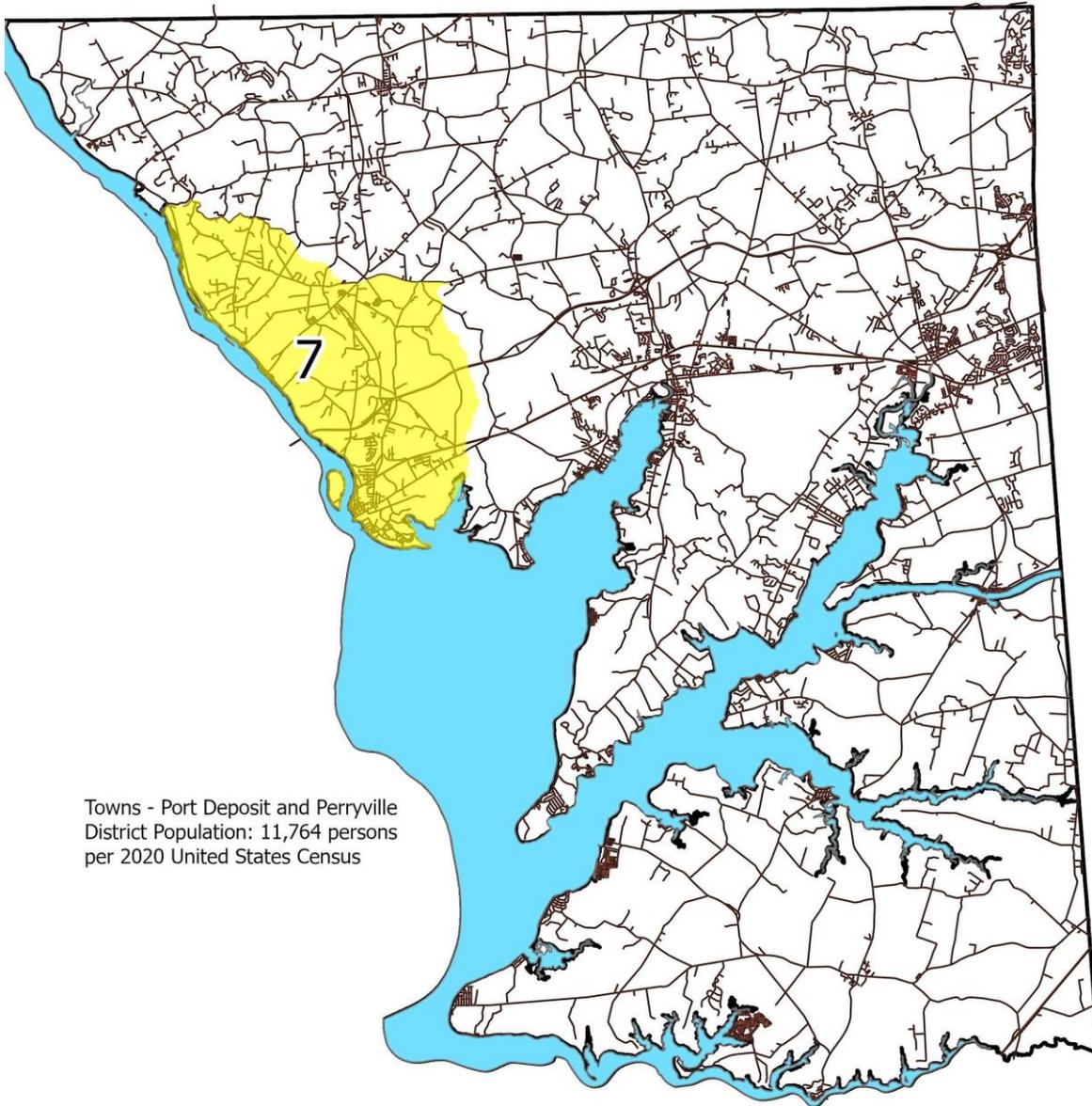
No (0) preliminary plats were approved.

No (0) final plats were approved.

One (1) site plan was approved.

8 building permits were issued for residential construction with an estimated value of \$1,541,188.5

Election District #7 - Port Deposit



Two (2) minor subdivisions created no (0) new lots.

No (0) concept plats were approved.

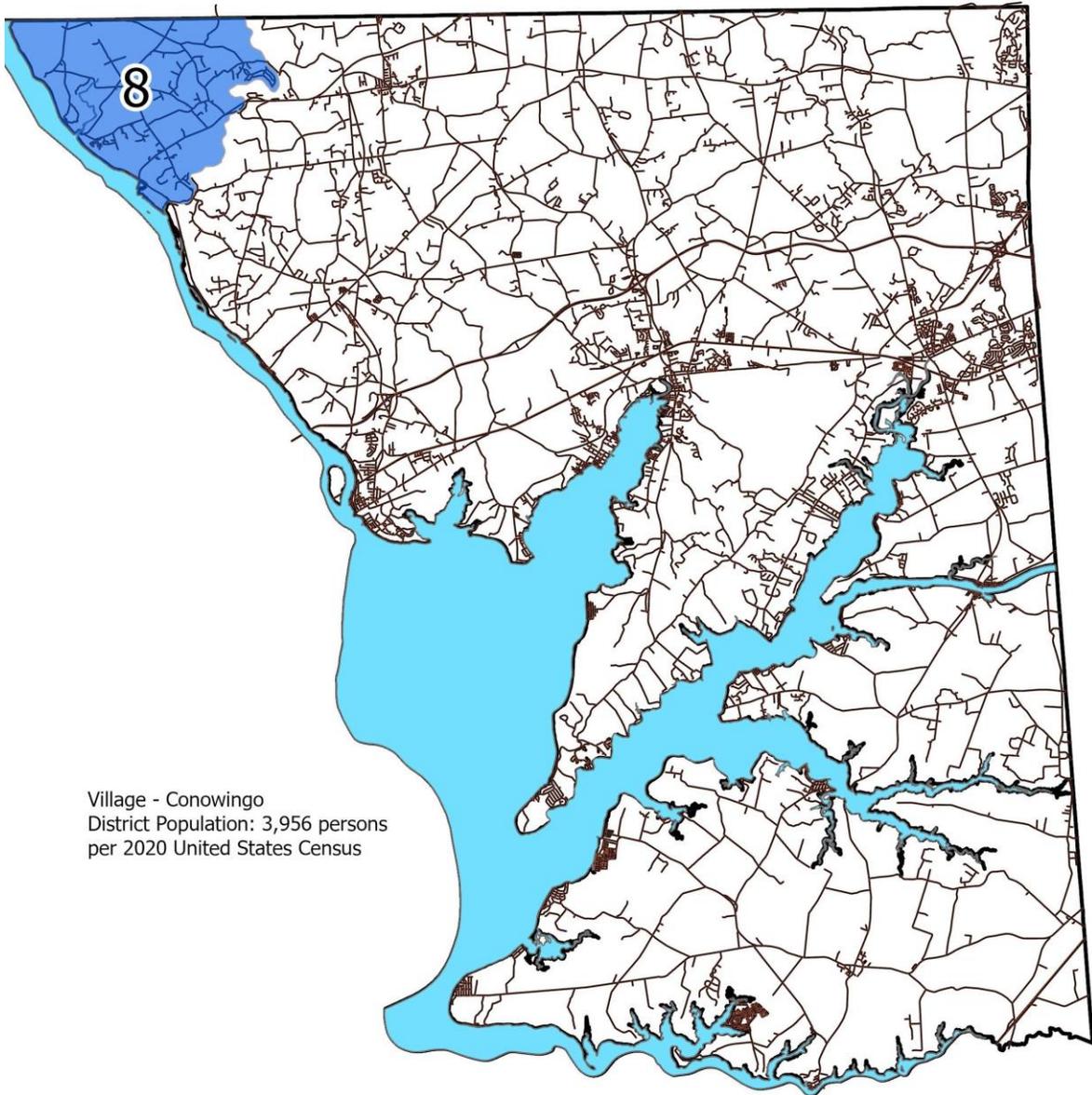
No (0) preliminary plats were approved.

No (0) final plat was approved.

One (1) site plan were approved.

18 building permits were issued for residential construction with an estimated value of \$407,500.00.

Election District #8 - Conowingo



Two (2) minor subdivisions created with two (2) new lots.

No (0) concept plats were approved.

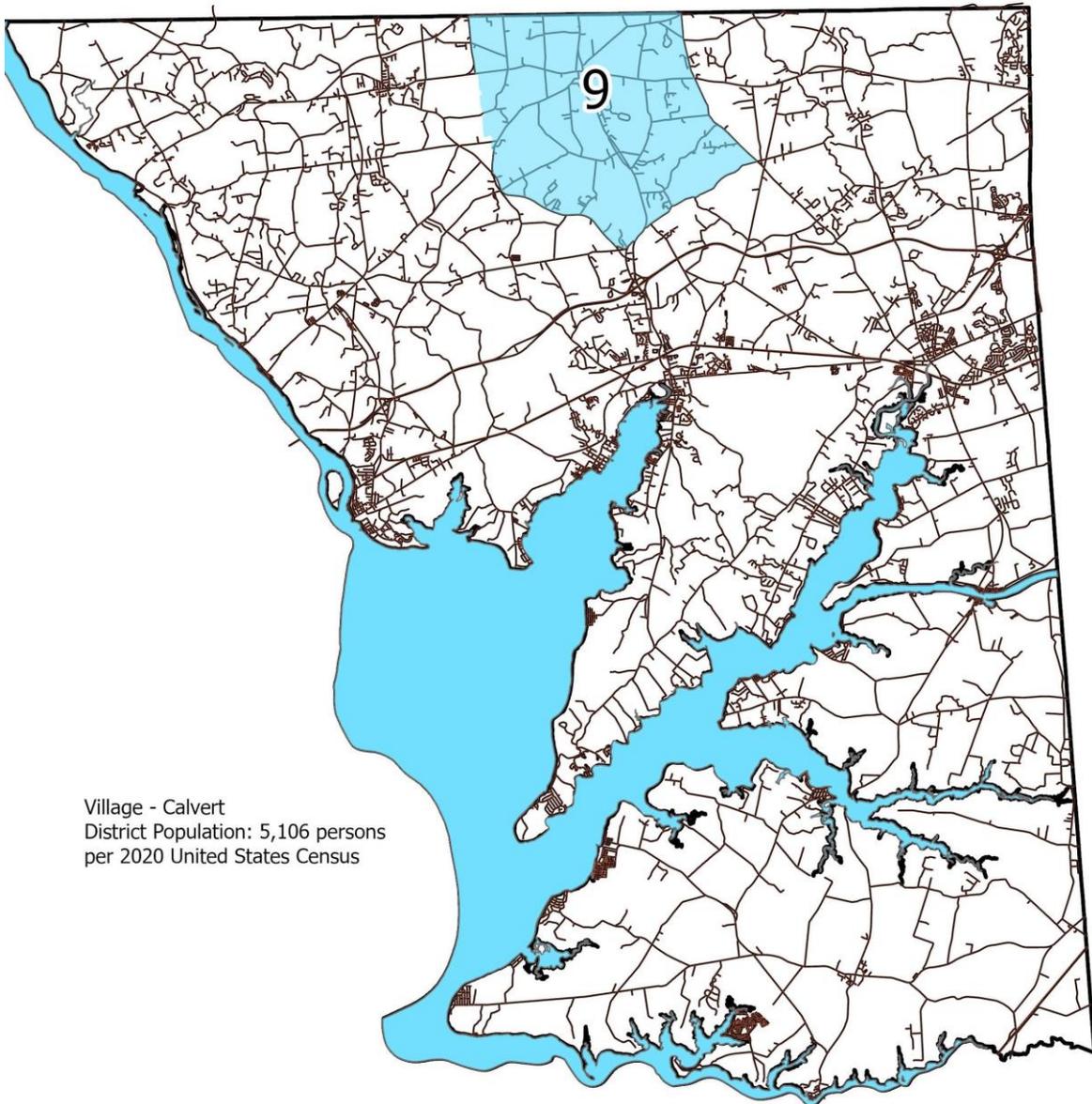
No (0) preliminary plats were approved.

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 \$858,000.00.

Election District #9 - Calvert



One (1) minor subdivisions created one (1) new lot.

No (0) concept plats were approved.

No (0) preliminary plats were approved.

No (0) final plats were approved.

No (0) site plans were approved.

3 building permits were issued for residential construction with an estimated value of \$1,365,000.00.

Subdivision Activity - Stage in Development Process

Concept Plat

In 2022, the Cecil County Planning Commission did not approve any concept major subdivision applications.

Preliminary Plat

<u>Subdivision Name</u>	ED	Zoning	Number of Lots	Land Use
Chesapeake Club Condominium, Section one, Phase 14, Units 34-36	5	RM	3	HDGA

Preliminary – Final Plat

<u>Subdivision Name</u>	ED	Zoning	Number of Lots	Land Use
Rock View Section 3, Lot 9	4	NAR	1	RCD
Smith Creek II, Lots 7-12	1	NAR/RCA	6	RPD
Elk Nest, Lots 24A, 25 and common open space	5	LDR	2	LDGA

Final Plat

In 2022, the Director of Land Use and Development Services approved the following Final Plats.

<u>Subdivision Name</u>	ED	Zoning	Number of Lots	Land Use
Bedrock, Phase 3A, Lots 76 and 90-106	5	RM	18	MDGA
Bedrock, Phase 3B, Lots 77-89	5	RM	13	MDGA

Amended Final Plats

In 2022, the Director of Land Use and Development Services did not approve any amended Final Plats.

Extensions

In 2022, the Director of Land Use and Development Services granted the following Preliminary Plat Extensions.

Subdivision Name	Plat Type	Request Date	Action	Action Date	New Plat Expiration Date
Barry Montgomery, Inc. Section 2, Lots 69-126	Preliminary	3/15/2022	Granted	3/15/2022	3/31/2024
Bayhead Shore Estates	Preliminary	2/28/2022	Granted	2/28/2022	2/29/2024
Chesapeake Club Lots 344-876	Preliminary	3/3/2022	Granted	3/4/2022	3/31/2024

There were no requests for Concept Plat extensions in 2022.

Resubdivision

In 2022, the Cecil County Department of Land Use and Development Services approved the following revisions of recorded major subdivisions.

OWNER NAME	E D	ZONING	LANDUSE	LOTS
Davis, Erik and Mark and Alisya	5	LDR	LDGA	0
Davis, Glenn & Miriam	5	LDR	LDGA	0
Thomas, George & Vivian	5	LDR	LDGA	0
Reilly, Tammy	1	SAR	RPVD	0

Minor Subdivisions

In 2022, the Department of Land Use and Development Services approved the following minor subdivision applications.

OWNER NAME	E D	ZONING	LAND USE	LOTS
Barrick, Bruce D.	3	NAR	RCD	0
Aston Pointe Utility Lot Williams Property	4	LDR	LDGA	0
Aston Pointe Utility Lot Phase 1	4	LDR	LDGA	0
Aston Pointe Utility Lot Phase 2	4	LDR	LDGA	0
Bowlin, John and Onis	5	LDR	LDGA	1
Maricle, Ronald R. and Mucha, Amanda M.	8	NAR	RCD	2
Jennings, Justin Scott & Diana L.	7	RR	MED	0
Hochstetler, Nathan & Dena	7	NAR	RCD	0
Warwick Mushroom Farms, LLC	1	SAR	RPVD	0
Vadala, Pietro & Nora	9	RR	RCD	1
Triumph Industrial	3	M2	RCD	0
Principio Business Park Lot 21 (Building Site C)	5	M2	Emp	1
Vinmar	5	ST	MDGA	0
Montgomery oaks	5	ST	MDGA	0
Benedict	1	SAR	RPVD	1
Ralph & Mary Gizzi	8	BG	RCD	0
Refinald & Susan Powers	3	LDR	EMP	0
Geator & Ruby Reeves	3	NAR	RCD	2
GRP Herron Farm LLC	3	M2	MDGA	0

Subdivision Activity – Election District

	Election District	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals	1	1	6	14.6%
	2	0	0	0%
	3	0	0	0%
	4	1	1	2.44%
	5	3	33	80.5%
	6	0	0	0%
	7	1	1	2.44%
	8	0	0	0%
	9	0	0	0%
	Total	6	40	100%

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

	Election District	Number of Plats	Number of Lots	Percentage of Lots
Minor Subdivisions	1	2	1	12.50%
	2	0	0	0
	3	5	2	25%
	4	3	0	0%
	5	4	2	25%
	6	0	0	0
	7	2	0	0
	8	2	2	25%
	9	1	1	12.50%
	Total	19	8	100%

Subdivision Activity – 2010 Land Use District

	Land Use	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals	RCD	1	1	2.5%
	RPD	1	6	15%
	LGA	1	2	5%
	MDGA	2	31	77.5%
	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	5	40	100%

	Land Use	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals (Administrative & Resubdivision Review)	RCD	0	0	0%
	RPD	1	0	0%
	LGA	3	0	0%
	MDGA	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	4	0	-

	Land Use	Number of Plats	Number of Lots	Percentage of Lots
Minor Subdivisions	RCD	7	5	62.50%
	RPD	2	1	12.5%
	LDGA	4	1	12.5%
	MDGA	3	0	0%
	MHGA	0	0	0%
	HGA	0	0	0%
	RMU	0	0	0%
	EMU	0	0	0%
	EMP	2	1	12.5%
	MED	1	0	0%
	Total	19	8	100%

Site Plans

The Division of Planning and Zoning approved eleven (11) site plans for commercial, institutional, or industrial development in 2022. These plans totaled 975,614 square feet of new building space.

Date Approved	Name	Location	ED	Zoning	Building Space (sq. ft.)
4/21/2022	SHM Bohemia Vista, LLC	138 Bohemia Vista Marina Chesapeake City, MD 21915	2	MB	4,324
6/28/2022	Old Apostolic Lutheran Church of Cherry Hill	390 Cherry Hill Road Elkton, MD 21921	4	NAR	27,670
7/13/2022	Chick's at Fair Hill	5930 Telegraph Road Elkton, MD 21921	4	BG	9,750
8/1/2022	Eastern Shore Self Storage LLC (Paradise Storage)	224 Blythedale Road Perryville, MD 21903	7	BG	29,610
8/25/2022	Mechanics Substation	302 Stevenson Road North East, MD 21901	5	LDR	-
8/31/2022	Rising Sun Dollar General	2851 Jacob Tome Memorial Highway Rising Sun, MD 21911	6	BG	10,640
10/11/2022	Northrop Grumman Fire Pump	55 Thiokol Road Elkton, MD 21921	3	M2	-
11/16/2022	W.L. Gore Cherry Hill Concrete Pad Addition	2401 Singerly Road Elkton, MD 21921	3	M1	-
11/17/2022	Principio 'Site C-1'	2871 Principio Parkway East Perryville, MD 21903	5	M2	593,520
11/17/2022	Principio 'Site C-2'	Principio Parkway East Perryville, MD 21903	5	M2	200,100
12/5/2022	Wawa North East Tesla Charging Stations	2031 Pulaski Highway North East, MD 21901	5	BI	-

Residential Building Permit Activity - 2022

Election District	Type of Permit	Number	Total Sq. Ft.	Construction Cost
1	Dwelling- Detached	11	46,575	\$ 3,794,826.00
	Townhome	0	0	0
	Mobile Home	0	0	0
	Subtotal	11	46,575.00	\$3,794,826.00
2	Dwelling- Detached	8	36,463	\$3,109,050
	Townhome	0	0	0
	Mobile Home	5	6104	\$187030.00
	Subtotal	13	42567.00	\$3,296,080.00
3	Dwelling- Detached	32	126,540	\$7,779,214.50
	Townhome	10	18,707	1,289,547.00
	Duplex	0	0	0
	Mobile Home	2	2,673	\$115,000.00
	Subtotal	44	147,920	\$9,183,761.50
4	Dwelling- Detached	5	19,969	\$1,369,556.00
	Townhome	0	0	\$0
	Mobile Home	0	0	0
	Subtotal	5	19,969	\$1,369,556.00
5	Dwelling- Detached	144	542,777	\$34,450,650.00
	Townhome	0	0	0
	Mobile Home	28	30,947	\$805,000.00
	Subtotal	172	573,724.00	\$35,255,650.50
6	Dwelling- Detached	6	13,353	\$1,443,188.50
	Townhome	0	0	0
	Mobile Home	2	2,034.00	\$98,000.00
	Subtotal	8	15,387	\$1,541,188.5
7	Dwelling- Detached	1	1208	\$140,000.00
	Townhome	0	0	\$0
	Mobile Home	17	19347	\$267,500.00
	Subtotal	18	20,555	\$407,500.00
8	Dwelling- Detached	3	12,532	\$610,000.00
	Townhome	0	0	0
	Mobile Home	5	7559	\$248,000.00
	Subtotal	8	20,091.00	\$858,000.00
9	Dwelling- Detached	3	16,931	\$1,365,000.00
	Townhome	0	0	0
	Mobile Home	0	0	0
	Subtotal	3	16,931.00	\$1,365,000.00

Residential Building Permits Issued in 2022
Land Use District

<i>Land Use District</i>	Number of Permits	Total Square Footage	Declared Construction Costs
Resource Preservation	13	59,577	\$4,972,875.00
Rural Conservation	47	140,203	\$8,649,507.50
Mineral Extraction	0	0	0
Employment	0	0	0
Employment Mixed Use	2	2747	\$130,000.00
Residential Mixed Use	0	0	0
Low Density Growth Area	34	130,505	\$8,938,361.00
Medium Density Growth Area	28	87,239	\$5,381,974.00
Medium High Density Growth Area	20	19,424	\$206,000.00
High Density Growth Area	10	37,672	\$3,207,071.5
TOWN	128	426,356	\$24,785,772.00
Total	282	903,719.00	\$56,271,562.50
Growth Area Totals	222	703,587	\$42,649,178.50

BUILDING PERMITS ISSUED – 2022

CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2022	NEW DWELLINGS IN CRITICAL AREA 2022
January	3	1
February	16	1
March	25	1
April	18	2
May	14	0
June	11	2
July	20	2
August	21	2
September	29	1
October	10	1
November	7	2
December	3	0
TOTALS:	177	15

2022 REZONINGS

Election District	Owner Name	Zoned	REQ ZONING	DECISION
5	PLL Corporation	ST	BG	Withdrawn
7	Yug Patel, LLC	BL	BG	Disapproved
4	Marion Richard Payne	NAR	BL	Approved

ZONING COMPLAINTS AND VIOLATIONS

2022

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	0	0
Manufactured Homes (Special Exception)	1	1
Storage Trailer	6	5
Untagged or Inoperative Vehicles	69	48
Salvage Yards / Ruble Landfill	93	64
Illegal Business Operation	30	18
Setbacks	3	2
RV / Travel Trailers	25	18
Signs	1	1
Dwelling Conversion	4	1
Kennels	1	0
Animal Husbandry	9	6
Other – Fencing and Condemned Housing	10	0
COURT CASES	1	1
TOTALS:	253	165

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2022

SPECIAL EXCEPTIONS				
	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
HOME OCCUPATIONS	15	0	0	15
MANUFACTURED HOMES				
Agricultural Help	0	0	0	
Hardship	0	0	0	
Security	0	0	0	
OTHER				
Festivals or Events	0	0	1	
Power Generating Facilities	1	0	0	
Farmers Markets	1	0	0	
Mineral Extraction	0	0	0	
Nursing Care Facility	0	0	0	
Slaughterhouse	0	0	0	7
Bed & Breakfast	0	0	1	
Class C Office	0	0	0	
Commercial Kennel	1	0	2	

TOTAL SPECIAL EXCEPTIONS	18 ¹	0	4	22
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VARIANCES

	GRANTED	DENIED	WITHDRAWN	TOTALS
	26	4	4	34

APPEALS

ADMINISTRATIVE DECISIONS	AFFIRMED	OVERTURNED	WITHDRAWN	
	0	0	0	0

¹ File 4176 – Sorbello was postponed until the February 2023 BoA meeting, therefore, it is not included in the count for the year.

2022 Protected Lands

Districts

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	AGREEMENT DATE
COALE, JEFFERY SCOTT AND STACEY ANN	9	1	521	0808003610	44.244	-	CMN 5218/429	07/27/2022
PRESTON, MARYBETH E. & WILLIAM E.	36	24	153 & 577	0805032504	46.004	-	CMN 5218/438	07/28/2022
<i>SUBTOTAL - DISTRICTS</i>					90.248	\$0.00		

Easements

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	EASEMENT DATE	EASEMENT GRANTEE
RANDALIA FARMS LC	42	18	3	0802028611	175.599	\$697,291	CMN 5209/335	5/25/2022	MALPF
MASON, ALAN & PAMELA	12	12	34	0804010973	9.800	\$570,000	CMN 5282/163	12/29/2022	CLT
ALBECK FARMS INC.	11	12	15	0806000185	153.871	\$902,727.00	CMN 5242/250	9/27/2022	CLT
			118	0809000151	24.412				
			325	0809009140	14.222				
			336	0809010033	29.510				
			437	0809020136	13.977				
<i>SUBTOTAL - EASEMENTS</i>					185.399	\$2,170,018			

Common Open Space

DEVELOPMENT	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	PLAT REFERENCE	PLAT DATE
BEDROCK, LOTS 76, 90-106	25	13	56	0805139780	2.955	\$0.00	1123/54	7/21/2022
RIDGELY FOREST, SECTION VI	25i	4	235	0805139887	0.196	\$0.00	1123/88	2/18/2022
				0805139888	0.722			
				0805139889	0.374			
				0805139890	0.894			
CINNAMON WOODS MANUFACTURED HOME PARK, PHASE 2	8	24	87	0808003432	3.495	\$0.00	1123/26	02/07/2022
RIDGLEY FOREST, SECTION V-B	25i	4	235	0805139148	10.086	\$0.00	PC 1123/61	9/10/2022
<i>SUBTOTAL - COMMON OPEN SPACE</i>					18.722	\$0.00		

Fee Simple Acquisitions

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	PURCHASE DATE
THERE WERE NOT ANY NEW COUNTY FEE SIMPLE ACQUISITIONS IN CALENDAR YEAR 2022								
<i>SUBTOTAL - FEE SIMPLE ACQUISITIONS</i>					n/a	n/a		

CALENDAR YEAR PROTECTED LAND TOTALS 294.369 \$ 2,170,018.00

2022 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 NUMER</u>	<u>DESIGNATION DATE</u>
THERE WERE NOT ANY NEW COUNTY HISTORIC DISTRICTS IN CALENDAR YEAR 2022								

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 NUMER</u>	<u>DESIGNATION DATE</u>
ADAMS HALL	28C	16	101	0807014643	64 S. MAIN STREET	PORT DEPOSIT	CE-1291-3	03/22/2022

ANNUAL REPORT ON SMART GROWTH-RELATED CHANGES

Prepared by the Division of Planning & Zoning for the period of January 2022 through December 2022.

1. **Development Patterns** – Changes in development pattern that have occurred in the past year:
 - a. New Subdivisions created: Five (5) Final Plats were approved creating 40 lots. Nineteen (19) minor subdivisions were approved creating eight (8) lots. All Resubdivision activity were lot line adjustments or administrative amendments.
 - b. Building Permits issued: Two hundred eighty-two (282) building permits were issued for residential construction of which 79% (222) were in the growth areas.
 - c. Zoning Map amendments: One (1) rezoning was approved.
 - d. Zoning Text amendments: There were two (2) zoning text amendments.
 - e. New Comprehensive Plan or plan elements adopted: No new Comprehensive Plan elements were adopted. No amendments to the Land Use Chapter of the Comprehensive Plan.
 - f. New roads or substantial changes to roads or other transportation facilities: No new roads or substantial changes to transportation facilities.
 - g. New schools or addition to schools: No new school construction.
 - h. Other changes in development patterns: None
2. **Map**: Cecil County adopted no new Zoning Maps. One (1) rezoning was approved in 2022.
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. Cecil County Zoning Ordinance: Backyard Chickens; Sections 58A
 - b. Cecil County Zoning Ordinance: Floodplain Ordinance; Part III

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

Prepared by the Division of Planning & Zoning for the period of January 2022 through December 2022.

Measures and Indicators

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

74% of the residential building permits were in the PFA

71% of the new lots created were residential lots (34 of 48) within 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 0.65 acres.

The net density outside the PFA is 1 dwelling unit per 21.80 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 2022, two hundred seventy-five (275) acres of land were permanently preserved. No (0) acres were preserved through fee simple acquisitions by the State of Maryland and in common open space. One hundred and eighty-five (185) acres of property were protected via easements purchased by the Rural Legacy Program and Maryland Agricultural Land Preservation Foundation. As of December 31, 2022, Cecil County has fifty-three thousand four hundred thirty-one (53,431) permanently protected acres, and fifty-seven thousand seven hundred eight (57,708) total acres (25.88% of the County's total 223,000 acre land area) preserved in 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

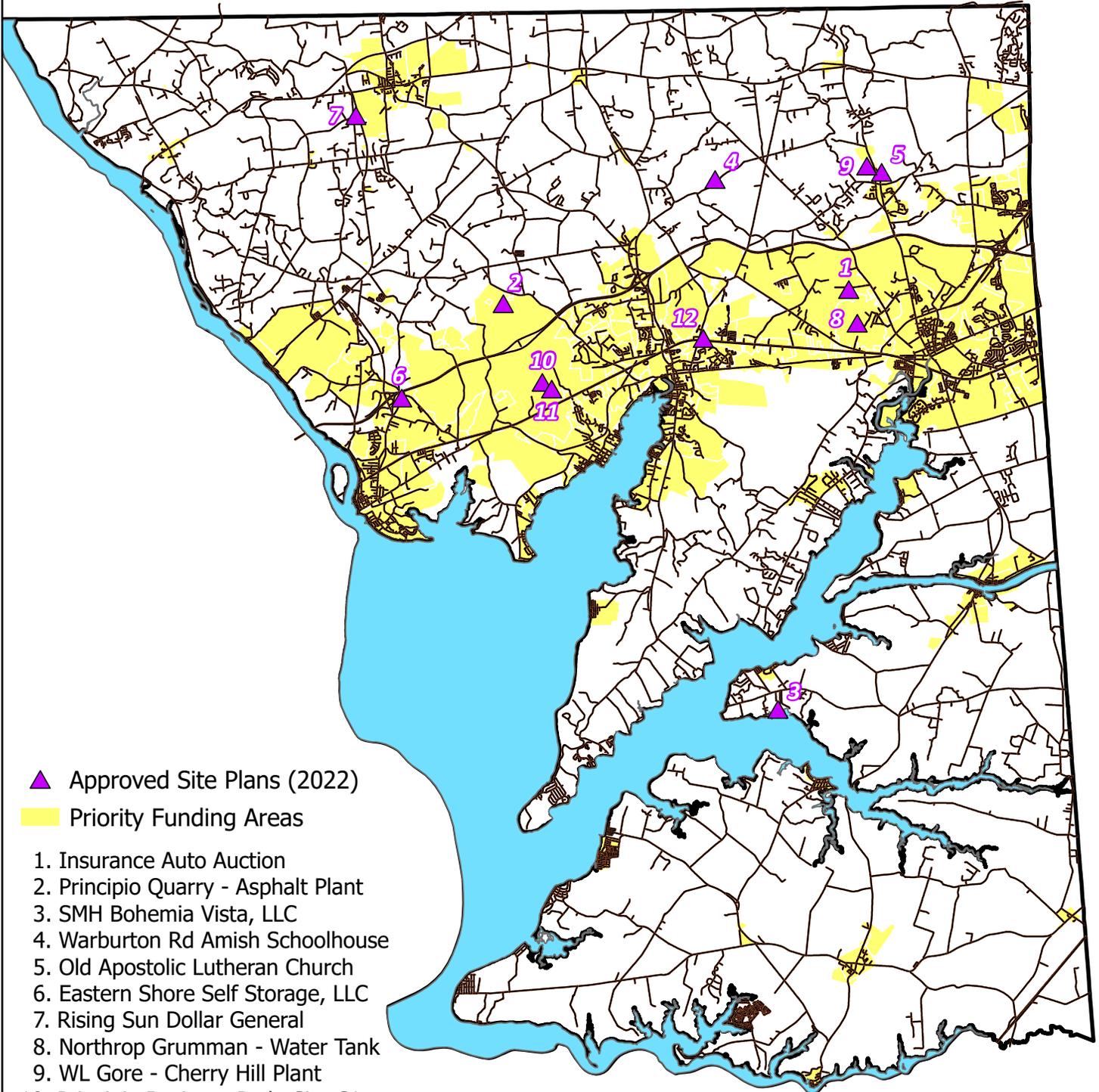
While it should be noted that the County's growth area and certified PFAs are not coterminous and certain growth areas are outside of PFAs, the most crucial resource necessary to establish the required infrastructure in the growth area is the funding to enable the water and wastewater systems needed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



2022 Approved Site Plans in relation to Priority Funding Areas



▲ Approved Site Plans (2022)

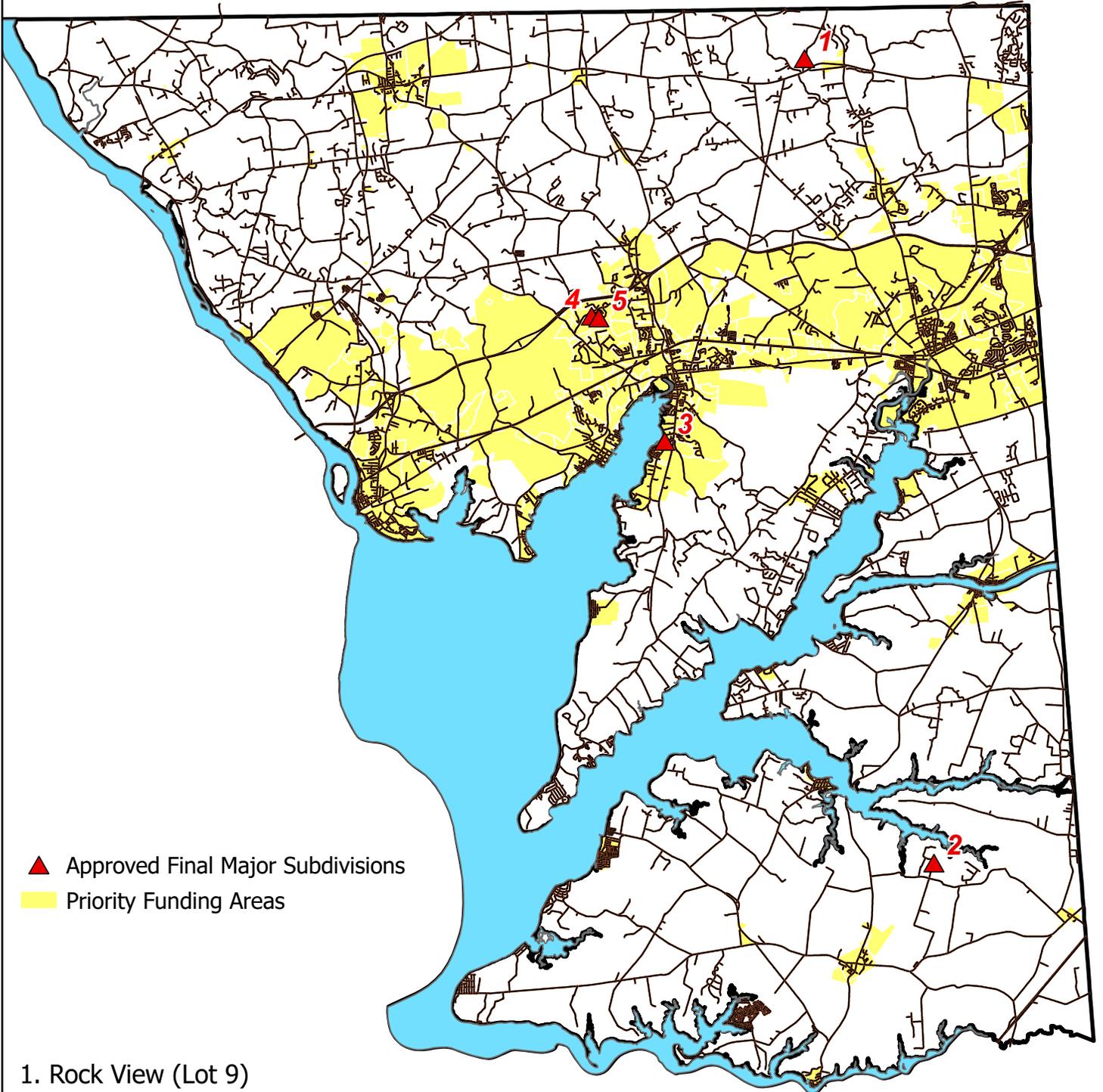
Priority Funding Areas

1. Insurance Auto Auction
2. Principio Quarry - Asphalt Plant
3. SMH Bohemia Vista, LLC
4. Warburton Rd Amish Schoolhouse
5. Old Apostolic Lutheran Church
6. Eastern Shore Self Storage, LLC
7. Rising Sun Dollar General
8. Northrop Grumman - Water Tank
9. WL Gore - Cherry Hill Plant
10. Principio Business Park, Site C1
11. Principio Business Park, Site C2
12. Wawa - Tesla charging stations

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and Dev. Services
April 13, 2023



2022 Approved Final Major Subdivisions in relation to Priority Funding Areas



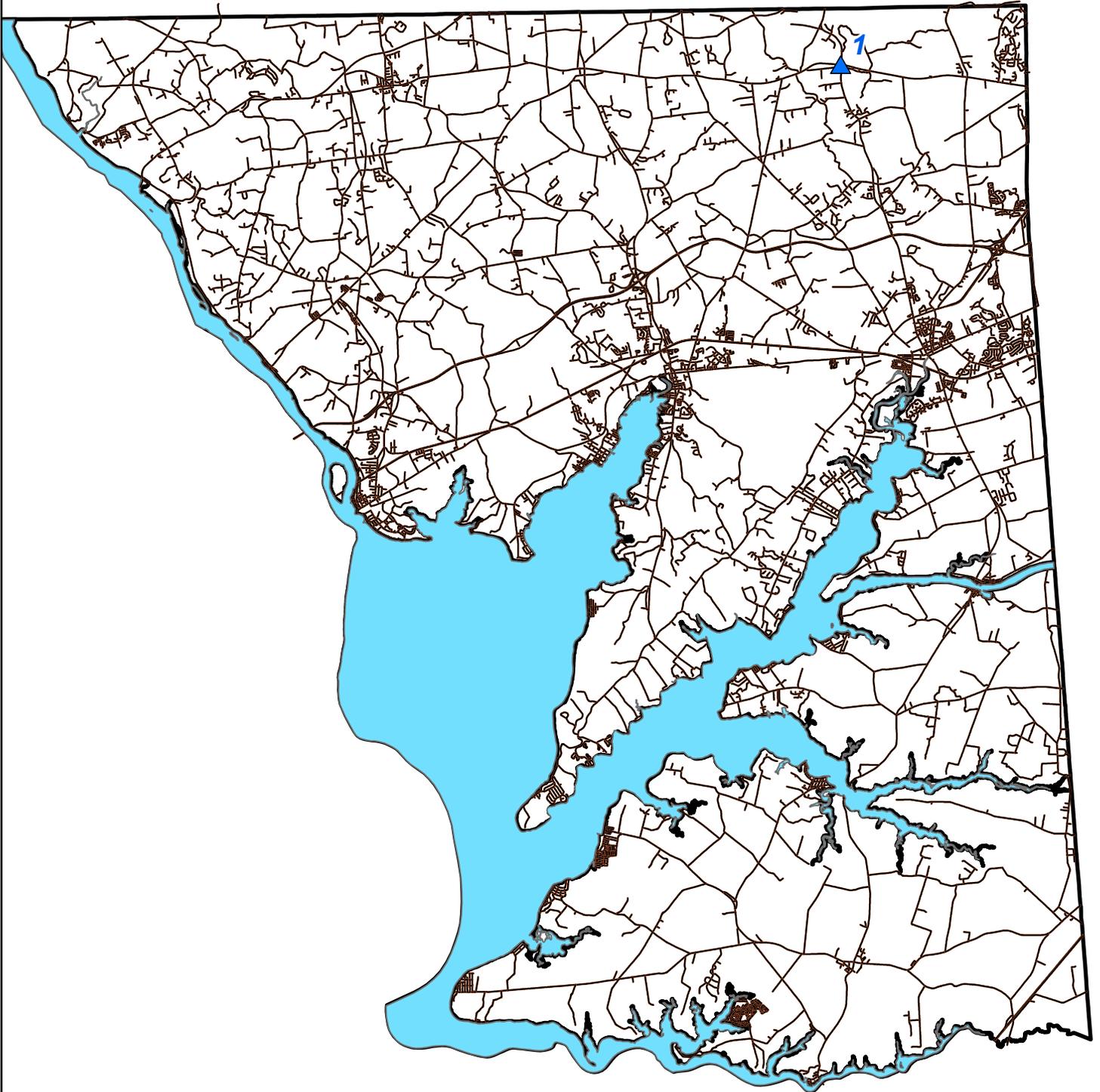
- ▲ Approved Final Major Subdivisions
- Priority Funding Areas

1. Rock View (Lot 9)
2. Smith Creek II (Lots 7-12)
3. Elk Nest (Lots 24A and 25)
4. Bedrock, Phase 3A (Lots 76, 90-106)
5. Bedrock, Phase 3B (Lots 77-89)

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April 13, 2023



2022 Approved Rezoning



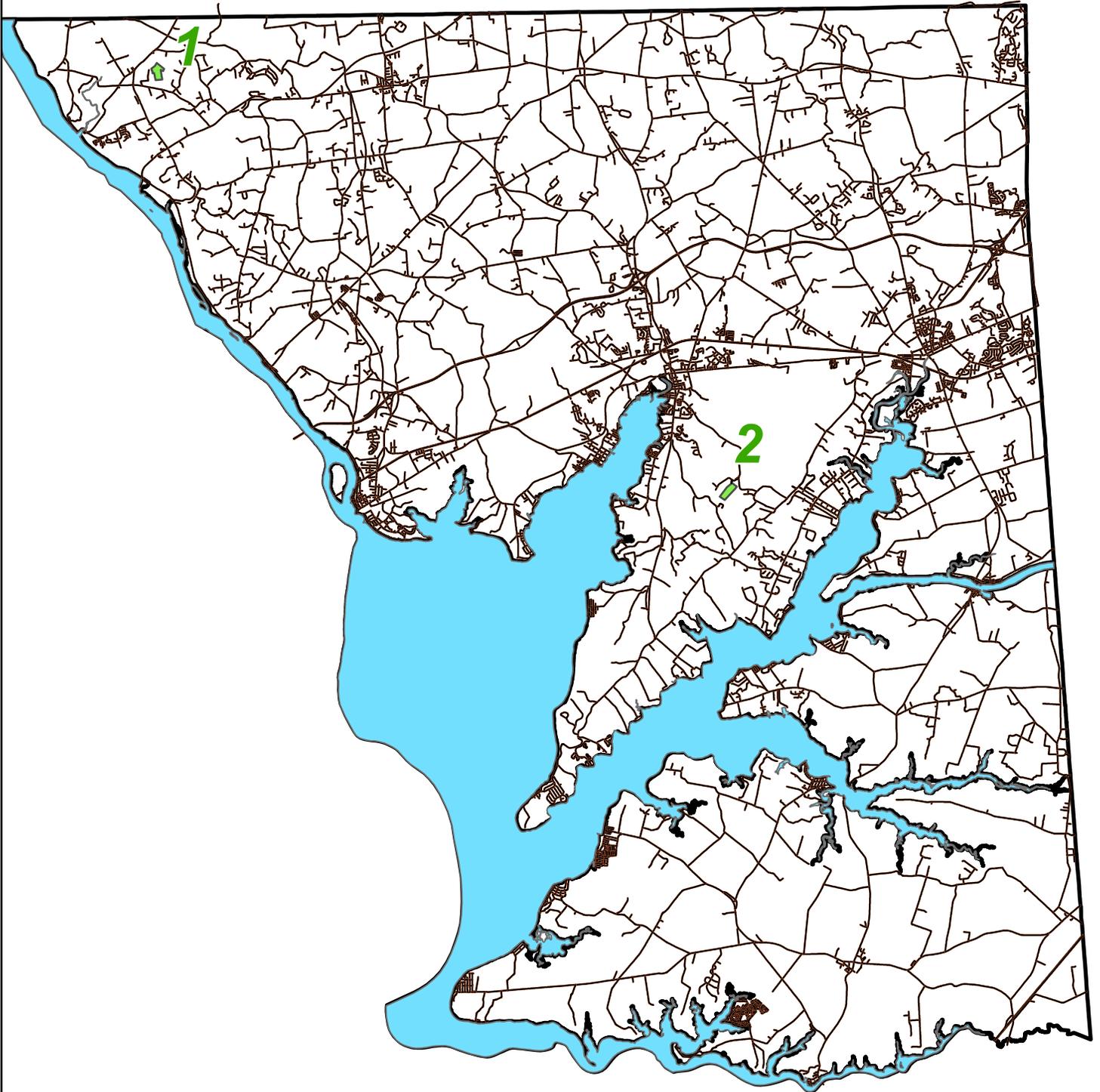
▲ Approved Rezoning (2022)

1. 2022-03 (Payne, Marion and Marianne)

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April 13, 2023



Protected Lands Districts Established in 2022



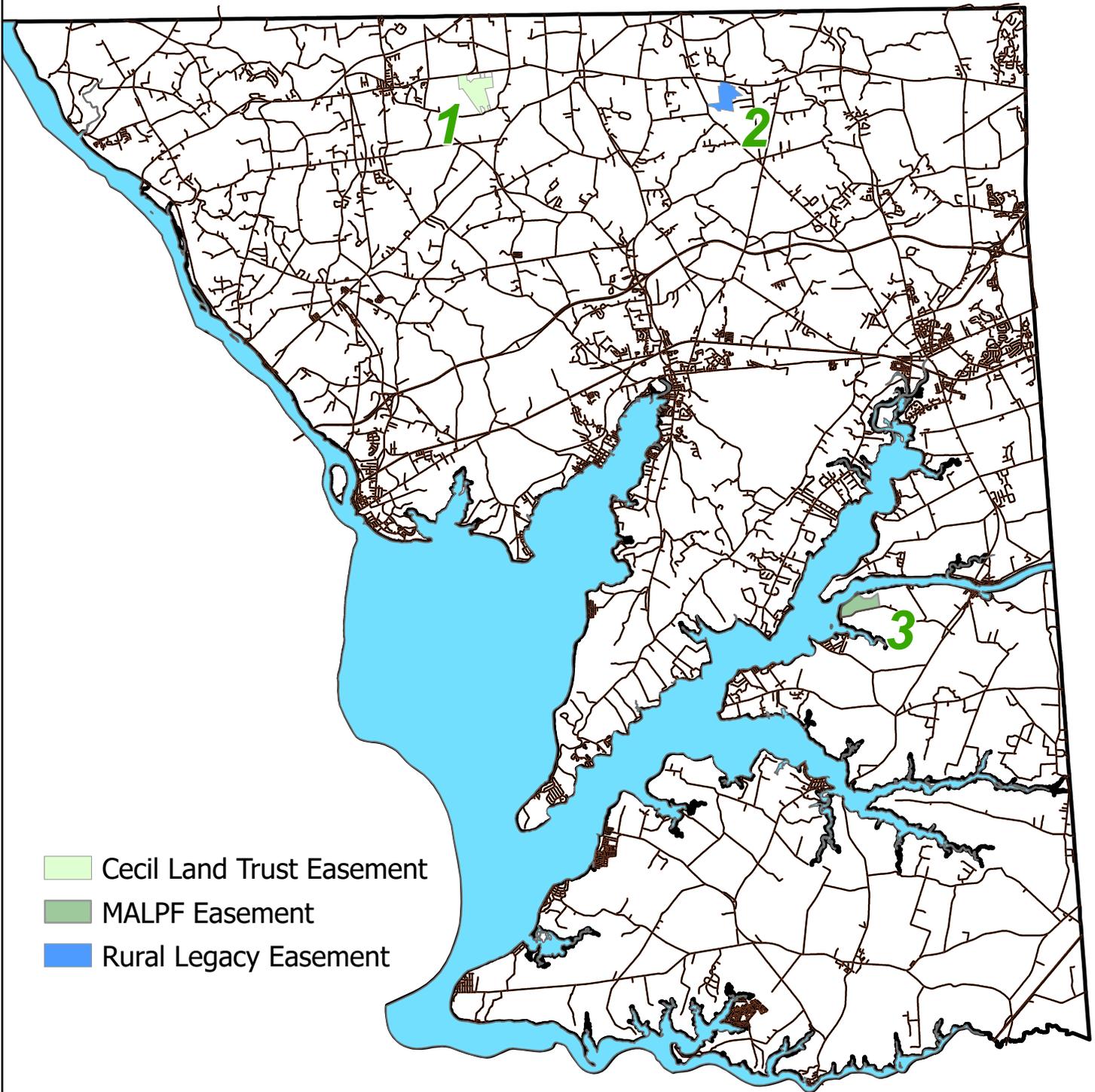
 District

- 1. Coale, Jeffrey & Stacey Anne, 42.24 acres
- 2. Preston, William E. & Marybeth, 46 acres

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April 13, 2023



2022 Agricultural Preservation Acreage preserved using local ag. preservation monies



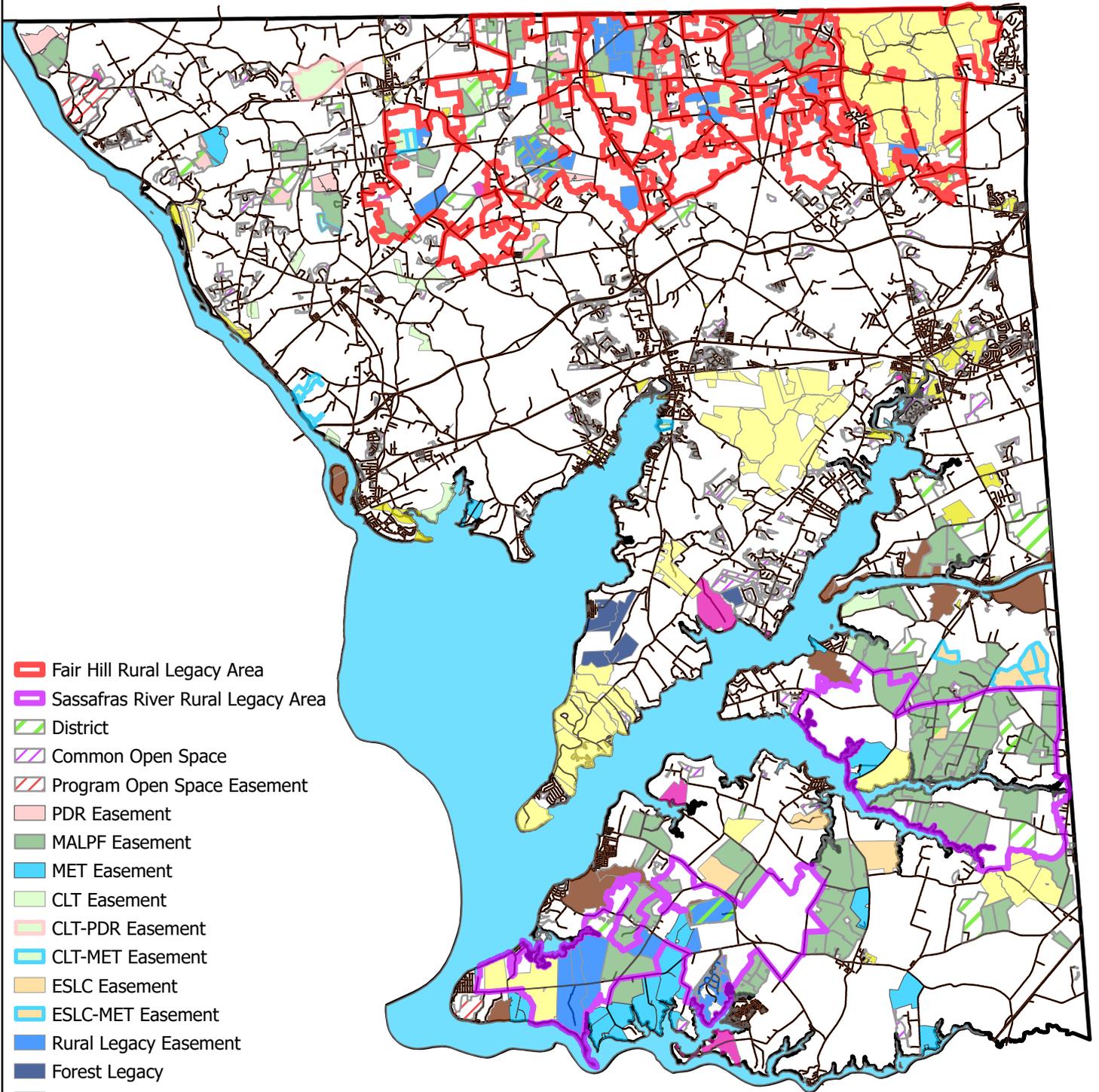
-  Cecil Land Trust Easement
-  MALPF Easement
-  Rural Legacy Easement

1. Albeck Farms, 235.98 acres, \$902,727
2. Mason, Alan & Pamela, 165.85 acres, \$570,000
3. Randalia Farms, LC, 175.59 acres, \$697,291

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April 13, 2023



Cecil County Protected Lands

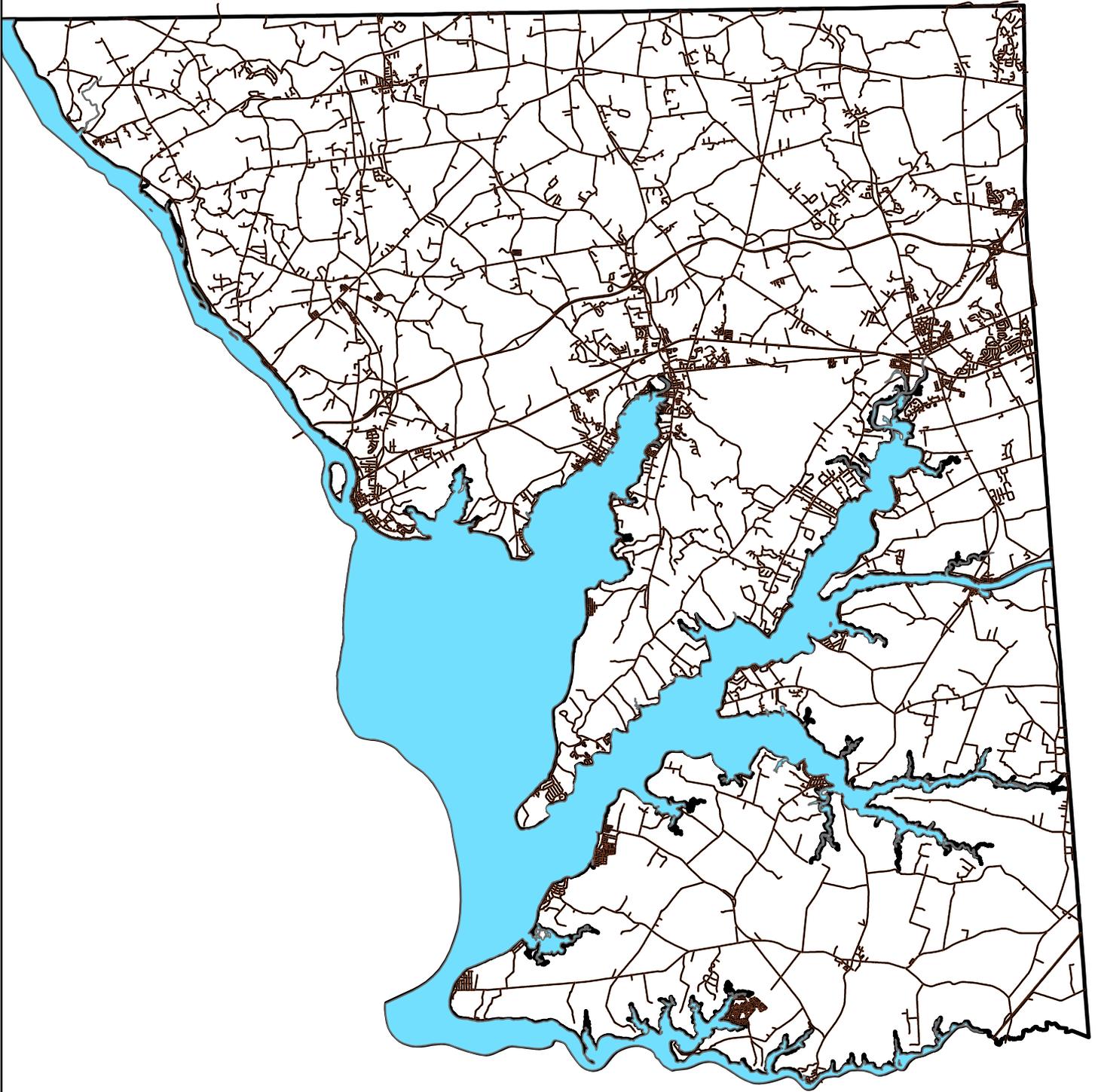


-  Fair Hill Rural Legacy Area
-  Sassafras River Rural Legacy Area
-  District
-  Common Open Space
-  Program Open Space Easement
-  PDR Easement
-  MALPF Easement
-  MET Easement
-  CLT Easement
-  CLT-PDR Easement
-  CLT-MET Easement
-  ESLC Easement
-  ESLC-MET Easement
-  Rural Legacy Easement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

Cecil County
Dept. of Land Use
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April 13, 2023



2022 Established Historic Districts



Note: No historic districts were established in 2022.

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April 13, 2023