

2023 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 will cover the development activity that has occurred in Cecil County during calendar year 2023. 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 2023 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, the Division of Development Plans Review and the Division of Water and Sewer Planning 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 2023, the Cecil County Planning Commission reviewed eight (8) major subdivision applications. Said plans include:

- | | |
|------------------------------------------|------------------------|
| • Chesapeake Club | Concept Plat |
| • Fabrizi Woods | Concept Plat |
| • Manchester Meadows | Concept Plat |
| • Turkey Point Properties (Condominiums) | Concept Plat |
| • Oldfield at Raven's Glen | Preliminary Plat |
| • Lapp, Reuban R. and Emma S. | Preliminary-Final Plat |

- Smith Creek II, Lot 10
- Smith Creek II, Lot 11
- Speakman and Hudson

Preliminary-Final Plat
Preliminary-Final Plat
Preliminary-Final Plat

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

The Director of Land Use and Development Services approved three (3) major subdivision Final Plats creating 94 new lots in 2023.

1. Barksdale Crossing, Phase I, Lots 22-39 & 58-73
2. Montgomery Oaks, Section 2, Phase 1, Lots 88-108
3. Barksdale Crossing, Phase 2, Lots 1-21 & 40-57

The combination of plats that received Preliminary-Final Plat approval and Final Plat approval created a total of 98 new lots, with 94 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. One (1) Concept Plat and one (1) Preliminary Plat was granted an extension under this provision:

- Liberty Grove Reserve (Preliminary Plat)
- Granite Cliffs (Concept Plat)

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 17 minor subdivisions. Four (4) of the approved subdivisions created 4 lots. The most active election district, in terms of approvals, was Election District 3, which had two (2) subdivision approvals.

Site Plans – A total of nineteen (19) site plans were approved by the Department of Land Use and Development Services for commercial, industrial, or institutional development in 2023. These plans totaled 841,942 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 2023.

Rezoning – In 2023 there was one (1) rezoning application received. It was denied.

Agricultural Preservation – In 2023, 410.789 acres of land were placed into agricultural preservation; 13.998 acres of fee simple common open space was preserved, and 59.52 acres of easements were purchased or donated. Zero preservation districts were created in 2023. Cecil County, by the end of 2023, has 54,212.07 permanently protected acres, and 58,489.25 acres (26.249%) of the County's 223,000-acre area preserved.

Special Exceptions – The Planning Commission and Board of Appeals heard twenty-six (26) requests for special exceptions in 2023. The Board of Appeals approved twenty-two (22) of these applications.

Variances & Appeals – The Board of Appeals (BOA) considered forty-one (41) requests for variances and five (5) appeals in 2023. The BOA granted 26 requests and affirmed 5 appeals.

Building Permits – Two hundred and forty-one (241) new dwelling building permit applications were reviewed in 2023; Twenty-nine (12) new dwellings were within the Chesapeake Bay Critical Area. The estimated value of all new dwelling construction was 48.54 million. There was 769,848 square feet of residential space constructed in 2023. Eighty-two percent (82%; 201 of 244) of building permits were in growth areas.

Zoning Violations - The Division of Planning & Zoning investigated 238 zoning complaints in 2023. These investigations revealed 149 violations.

THE CECIL COUNTY PLANNING COMMISSION

2023 Members:

Mr. Russell Johnson*

Mr. Christopher Bannon

Mr. A. Chad Johnston

Mr. Peter Kirsh*

Mr. Charles Hicks*

Mr. Wyatt Wallace - Chair

Mr. James Perry - Alternate

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

2023 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

2023 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

2023 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

2023 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 – 2023 STAFF

Stephen J. O'Connor, AICP – Director

Division of Planning & Zoning

Aaron Harding, CFM, Chief/Zoning Administrator
Matthew Littlejohn, Planner III
William Goldman, Planner II
Massimiliano (Max) Foppiano, Planner I
Thomas Welch – 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
Christopher Brown, Plans Reviewer I*
Heather Seward, Office Services Assistant

Water & Sewer Planning Division

Ryan Worden, Division Chief*
Patrick McFadden, Environmental Health Specialist III*
Kortnye Goodnow, Office Services Assistant*

* = partial year

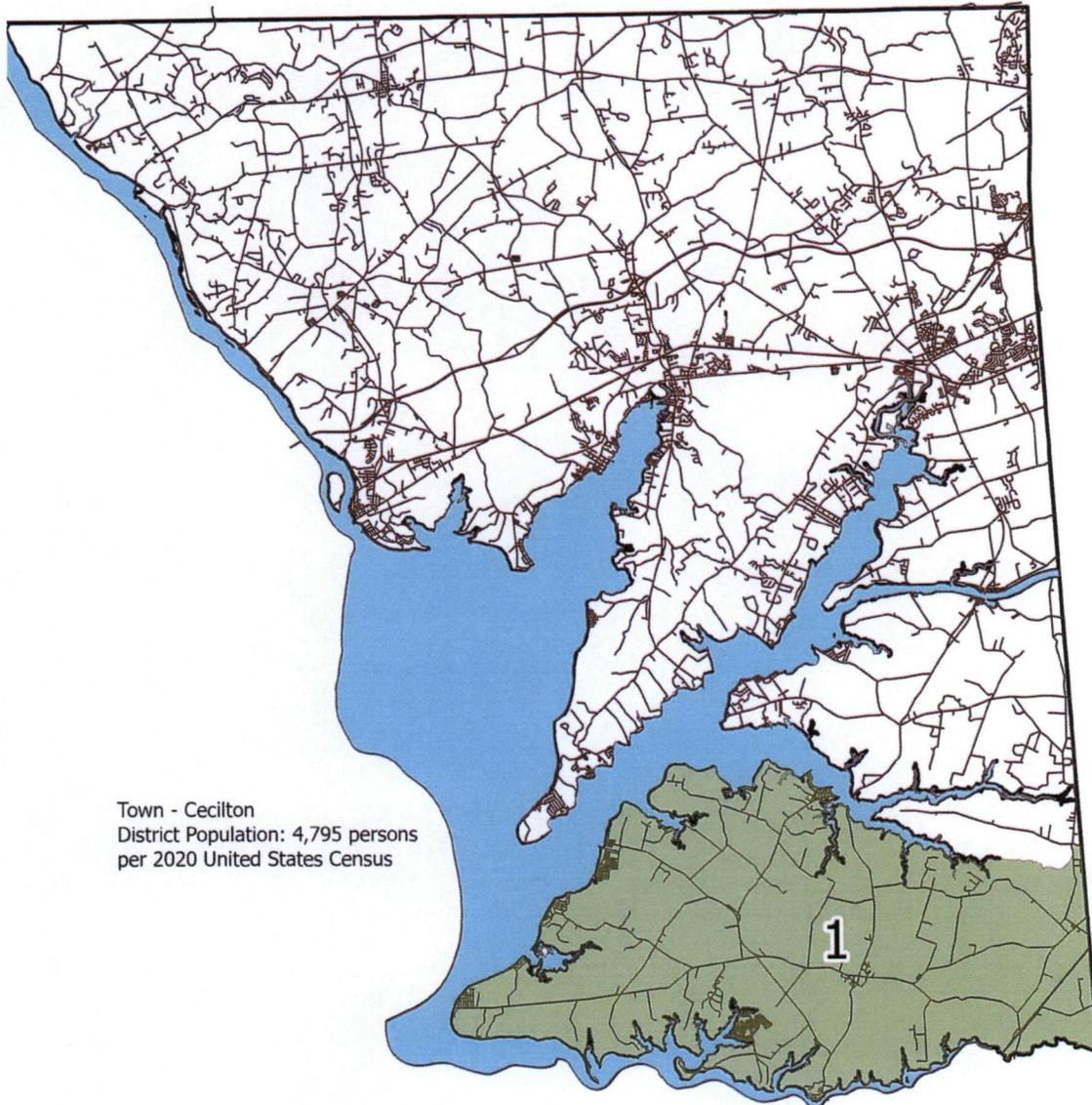
Division of Permits & Inspections

William V. Funk, Jr., Chief
Linda Owens, Permits Supervisor
Joynae Colby, Plans Reviewer Trainee*
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
Erin Phillips, Permits Clerk
Jessica Kula, 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 subdivisions created zero (0) new lots.

No (0) concept plats were approved.

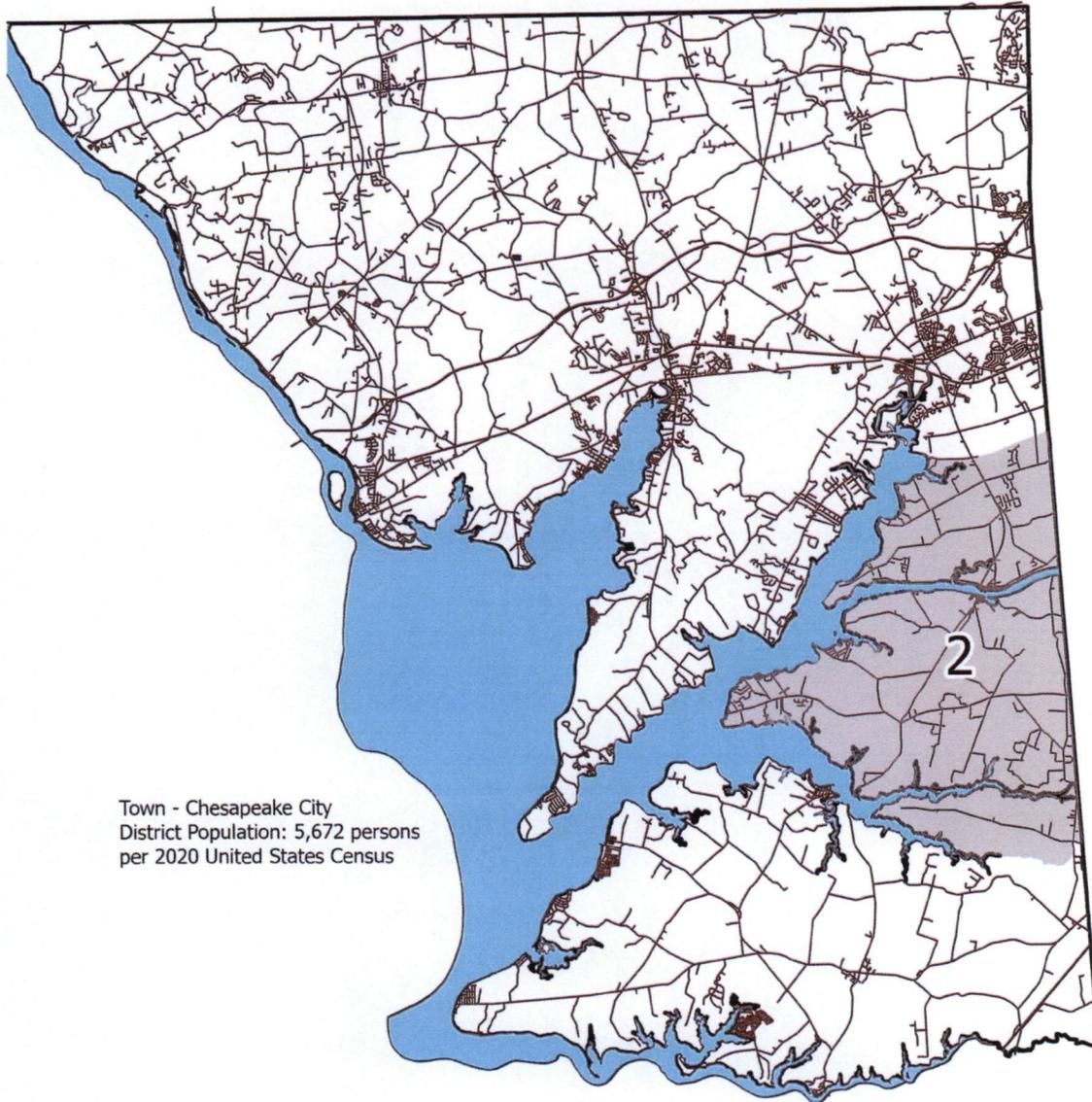
Two (2) Preliminary-Final Plats were approved.

No (0) final plats were approved.

One (1) site plan was approved.

3 building permits were issued for residential construction with an estimated value of \$1,134,700.00.

Election District #2 - Chesapeake City



Town - Chesapeake City
District Population: 5,672 persons
per 2020 United States Census

Two (2) minor subdivisions created zero (0) new lots. No

(0) concept plats were approved.

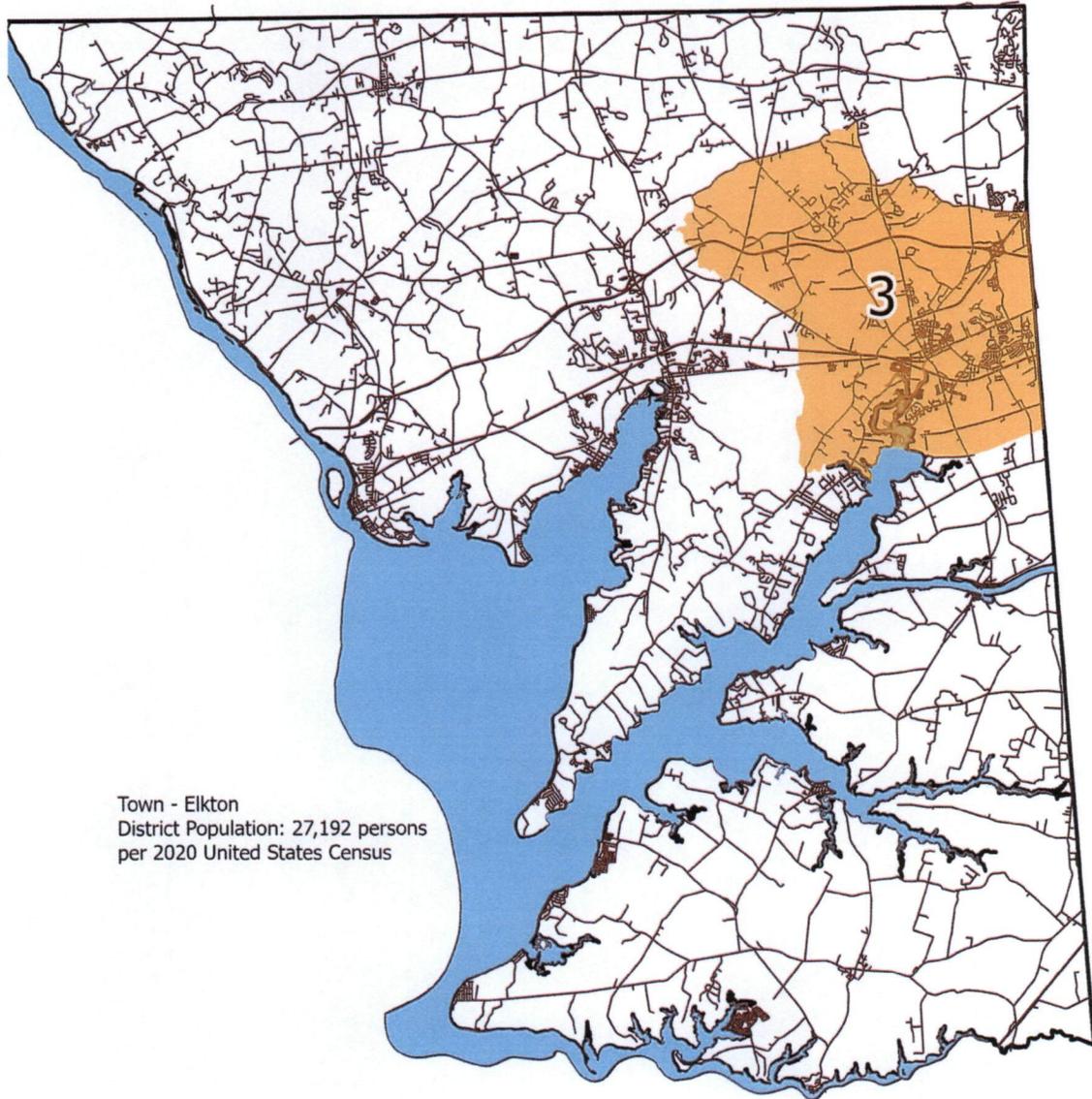
No (0) preliminary plats were approved.

No (0) final plats were approved.

No (0) site plans was approved.

3 building permits were issued for residential construction with an estimated value of \$985,000.00

Election District #3 - Elkton



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

Five (5) minor subdivisions created two (2) new lots.

Two (2) concept plats were approved.

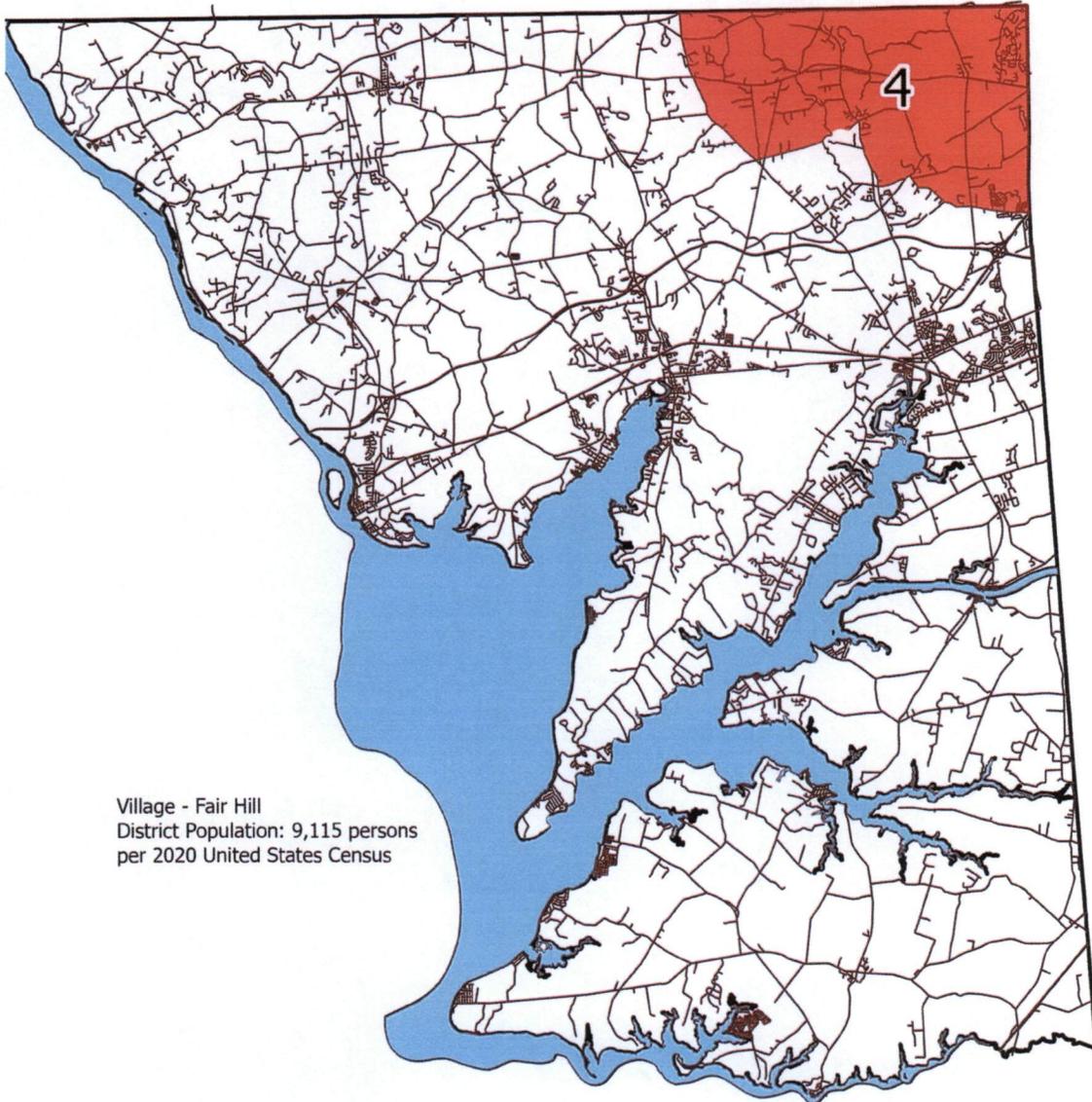
No (0) preliminary plats were approved.

No (0) final plats were approved.

Seven (7) site plans were approved.

23 building permits were issued for residential construction with an estimated value of \$6,744,585.00.

Election District #4 - Fair Hill



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

No (0) concept plats were approved.

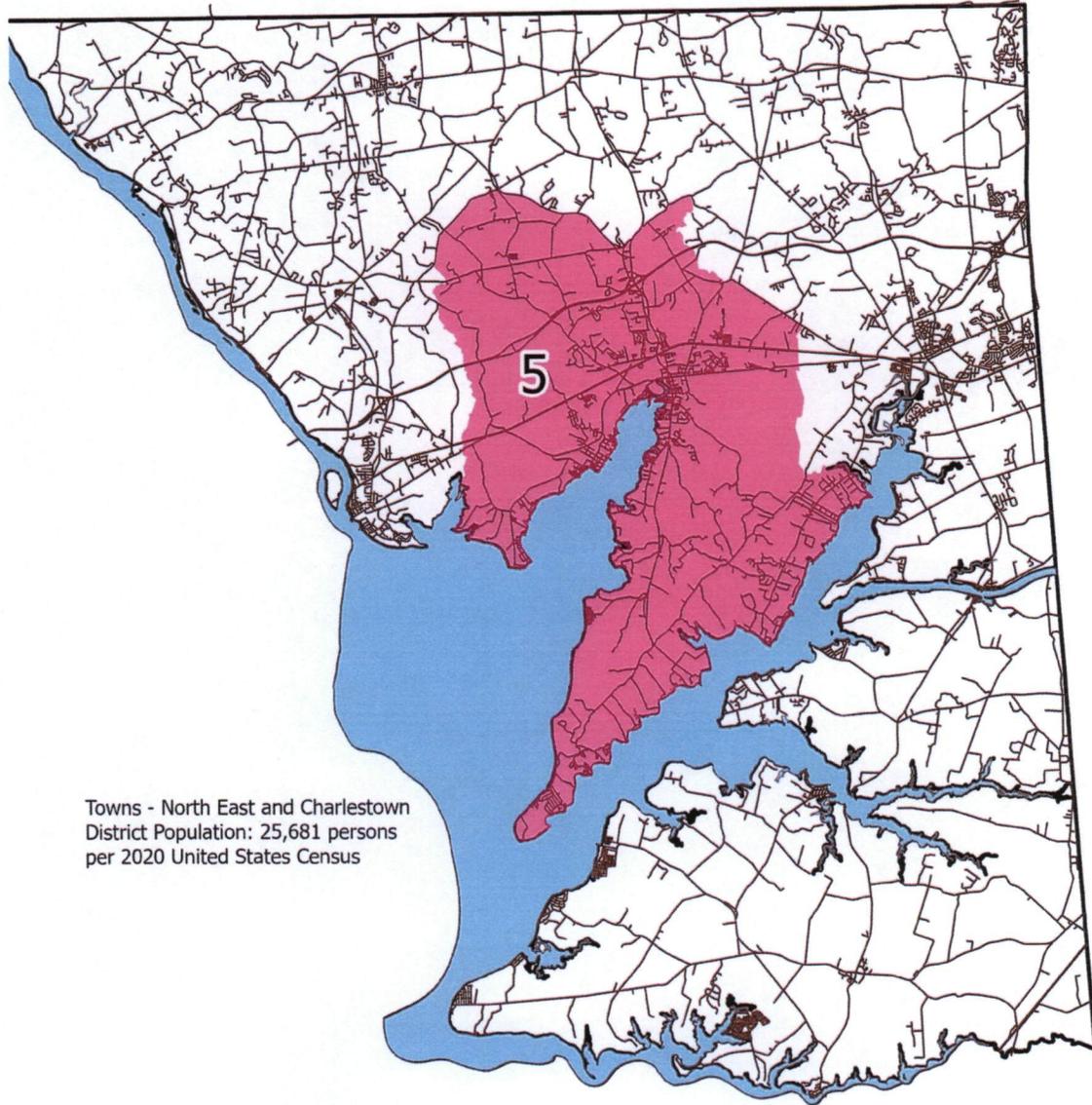
No (0) preliminary-final plat was approved.

Two (2) final plats were approved.

One (1) site plans were approved.

34 building permits were issued for residential construction with an estimated value of \$7,881,184.00.

Election District #5 - North East



Four (4) minor subdivisions created one (1) lots.

Two (2) concept plats were approved.

One (1) preliminary plat was approved.

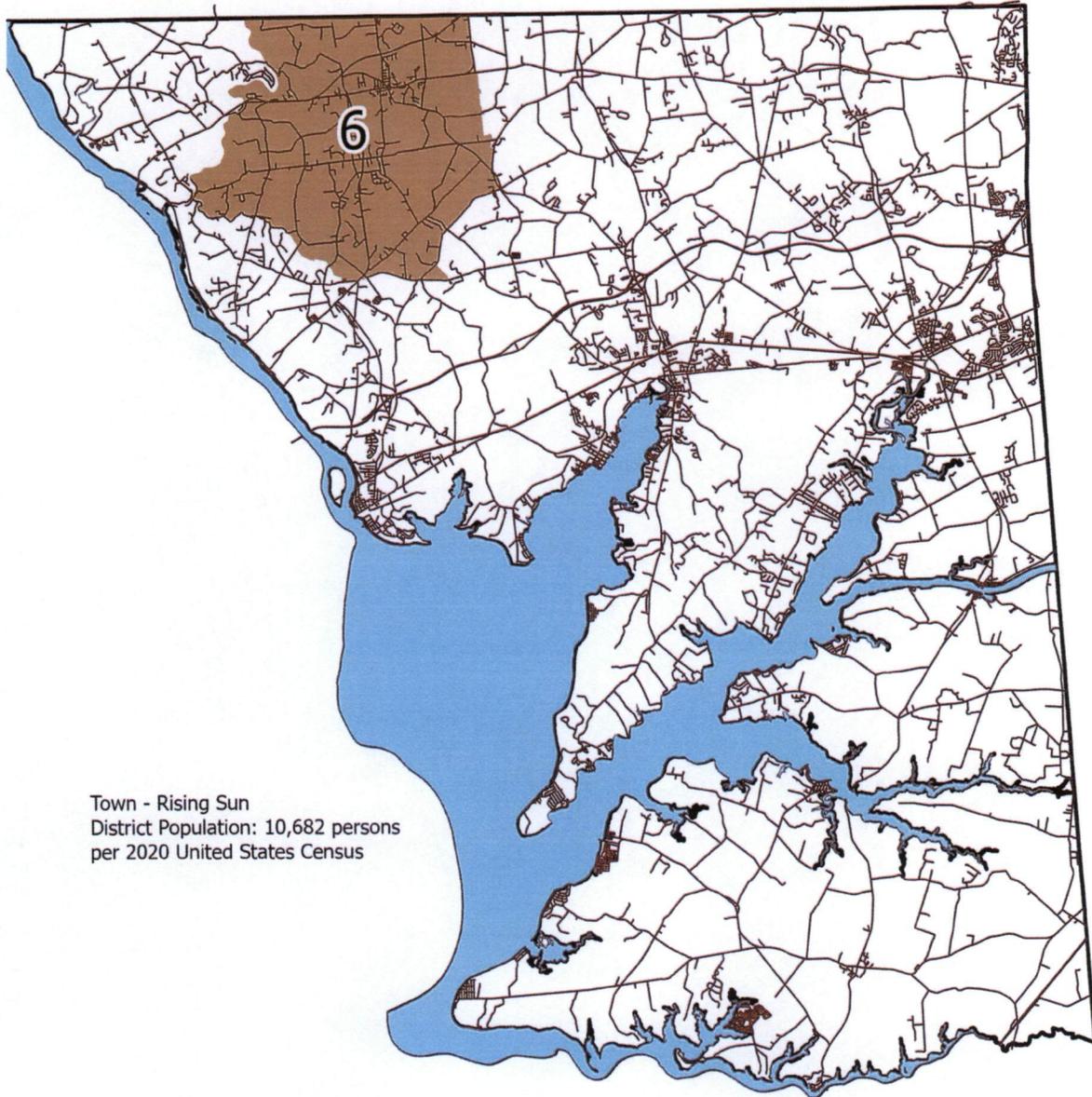
One (1) preliminary-final plats were approved.

One (1) final plats were approved.

Seven (7) site plans were approved.

126 building permits were issued for residential construction with an estimated value of \$27,873,862.40.

Election District #6 - Rising Sun



One (1) minor subdivisions were approved. No (0) new lots.

No (0) concept plats were approved.

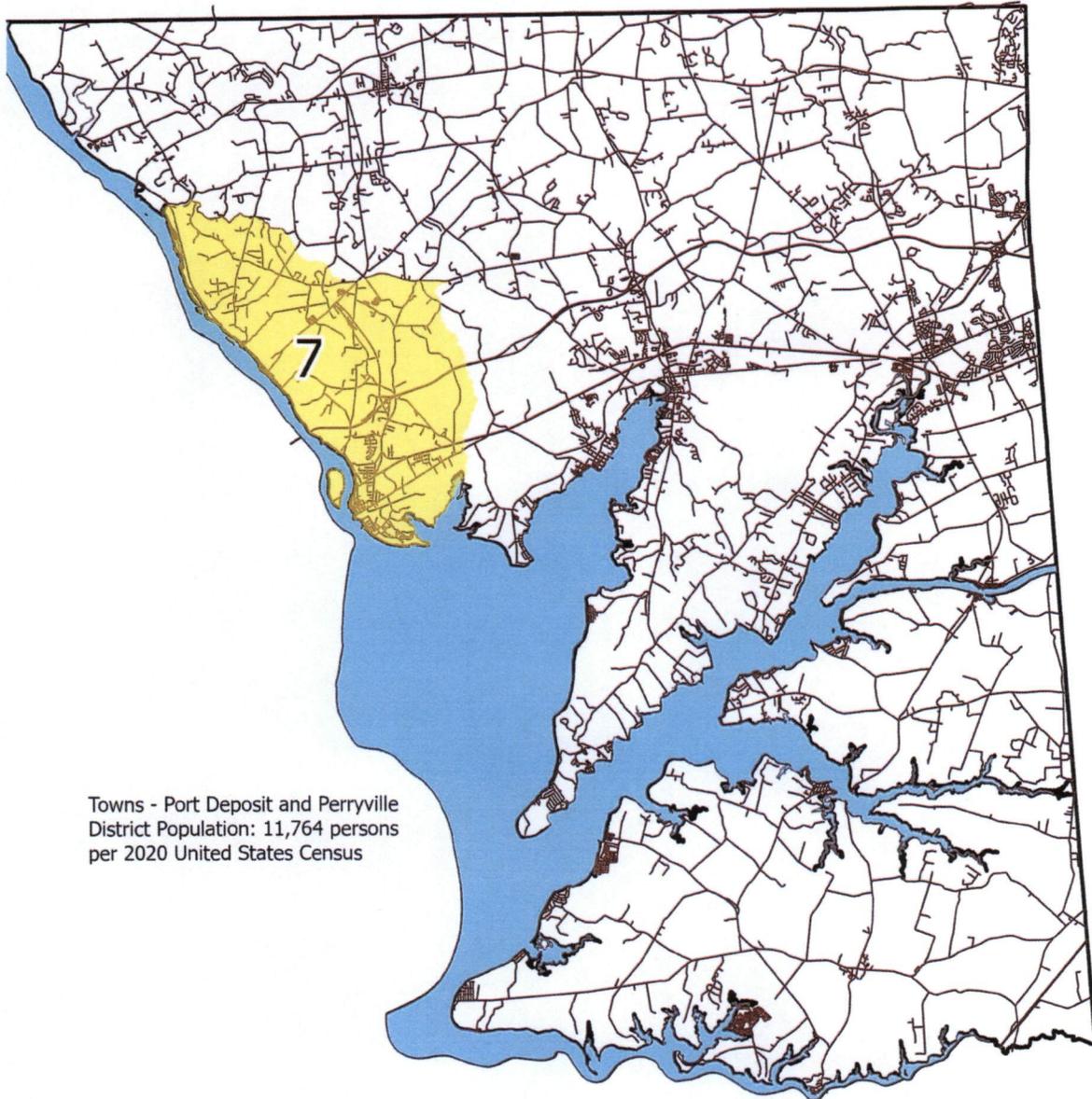
No (0) preliminary plats were approved.

No (0) final plats were approved.

Two (2) site plan was approved.

5 building permits were issued for residential construction with an estimated value of \$1,430,000.00

Election District #7 - Port Deposit



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

No (0) concept plats were approved.

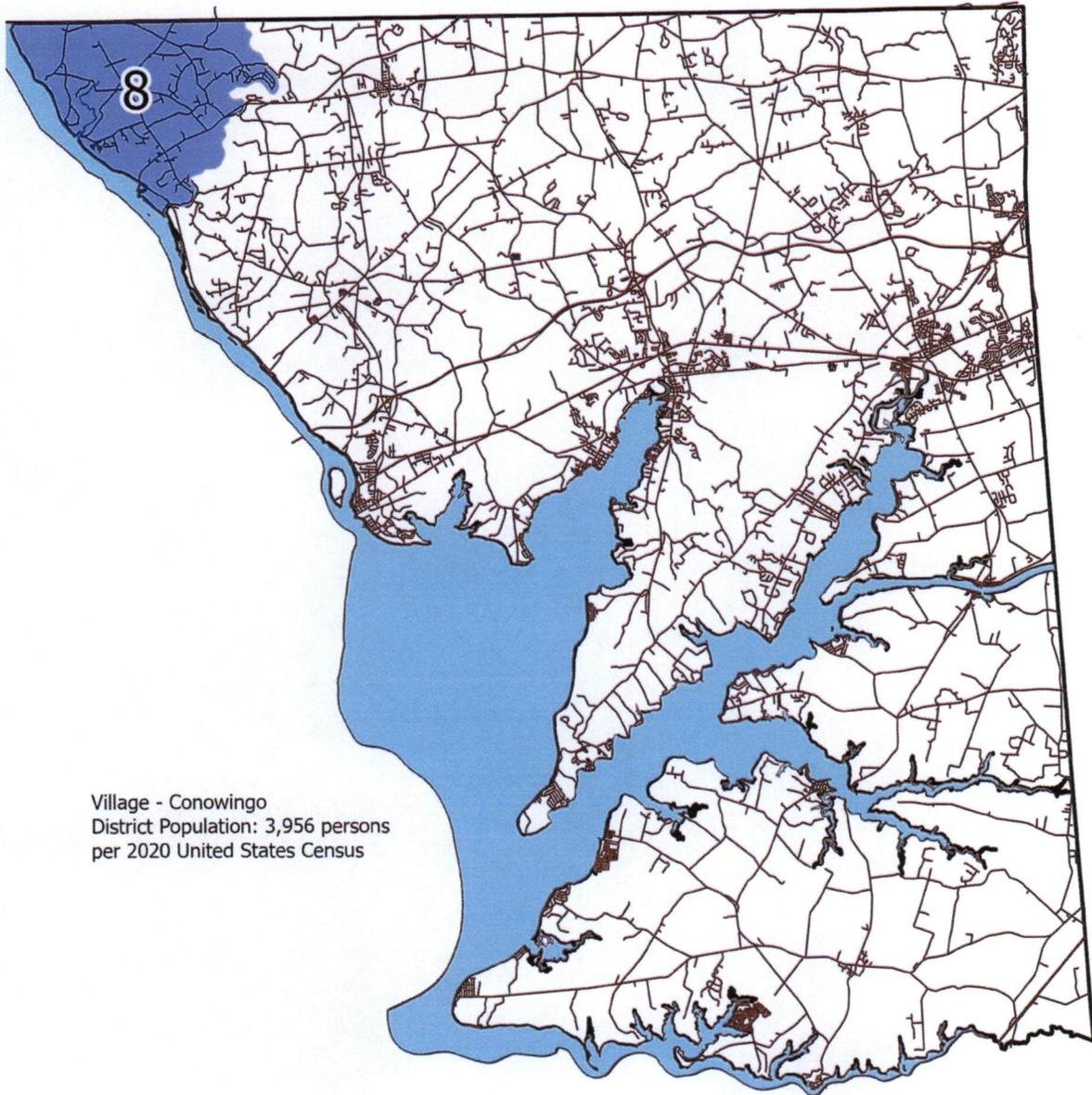
No (0) preliminary plats were approved.

No (0) final plat was approved.

No (0) site plan were approved.

41 building permits were issued for residential construction with an estimated value of \$11,396,906.00.

Election District #8 - Conowingo



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

No (0) concept plats were approved.

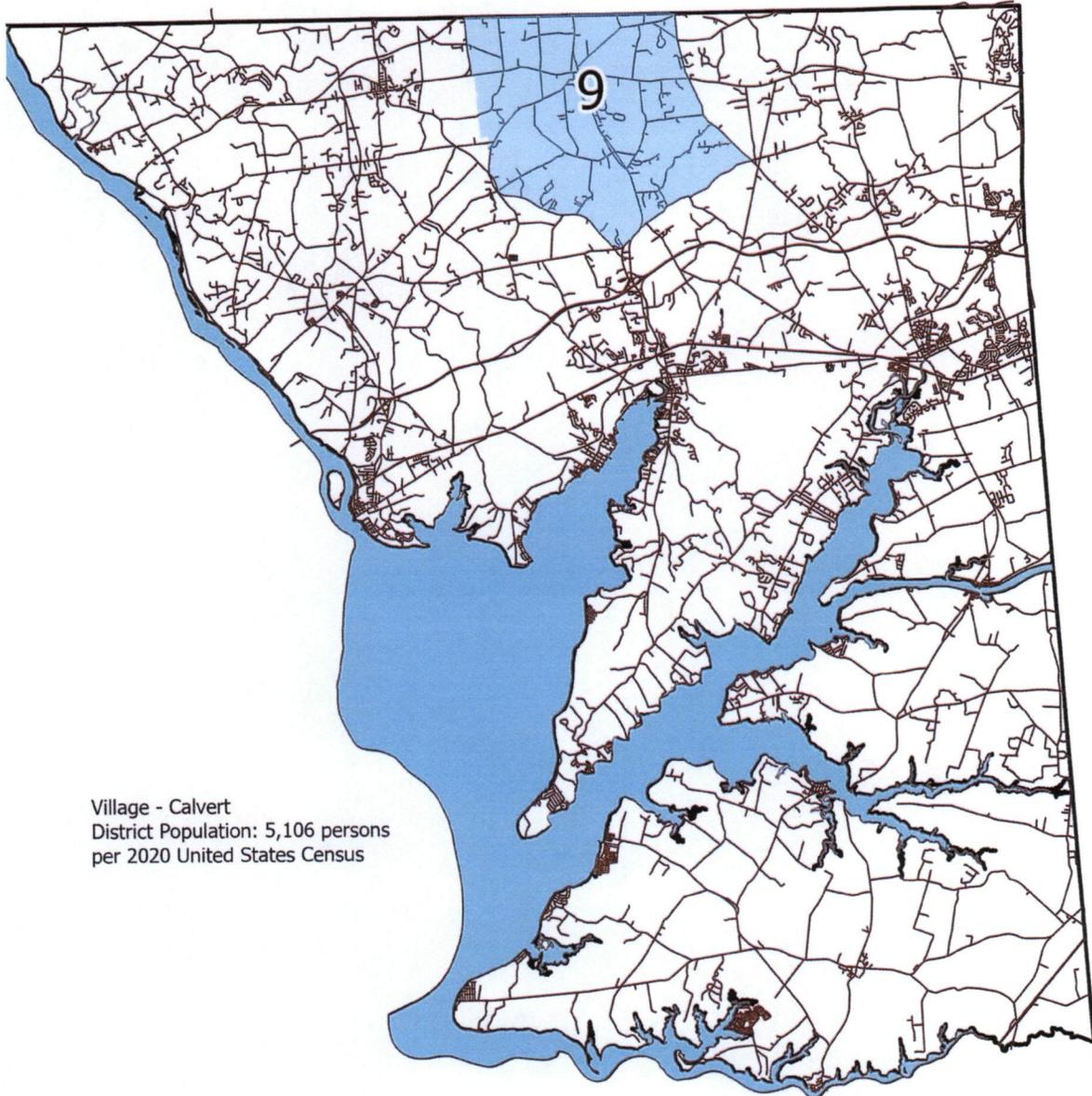
No (0) preliminary plats were approved.

No (0) final plats were approved.

One (1) site plans were approved.

3 building permits were issued for residential construction with an estimated value of \$2,479,000.00.

Election District #9 - Calvert



Village - Calvert
District Population: 5,106 persons
per 2020 United States Census

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

No (0) concept plats were approved.

One (1) preliminary-final 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 \$1,230,000.00.

Subdivision Activity - Stage in Development Process

Concept Plat

<u>Subdivision Name</u>	ED	Zoning	Number of Lots	Land Use
Chesapeake Club	5	RM	726	HDGA
Fabrizi Woods	3	RR	6	RCD
Manchester Meadows	3	ST	183	MDGA
Turkey Point Properties	5	LDR	27	LDGA

Preliminary Plat

<u>Subdivision Name</u>	ED	Zoning	Number of Lots	Land Use
Oldfield at Raven's Glen	5	LDR	8	LDGA

Preliminary – Final Plat

<u>Subdivision Name</u>	ED	Zoning	Number of Lots	Land Use
Lapp, Reuben R. and Emma S.	9	NAR	1	RCD
Smith Creek II, Lot 10	1	SAR	1	RPD
Smith Creek II, Lot 11	1	SAR	1	RPD
Speakman and Hudson	5	RR	1	RCD

Final Plat

In 2023, the Director of Land Use and Development Services approved the following Final Plats.

<u>Subdivision Name</u>	ED	Zoning	Number of Lots	Land Use
Barksdale Crossing, Phase 1	4	ST	34	EMP
Barksdale Crossing, Phase 2	4	ST	39	EMP
Montgomery Oaks, Sec 2	5	ST	21	MDGA

Amended Final Plats

In 2023, the Director of Land Use and Development Services did not approve any amended Final Plats.

Extensions

In 2023, the Director of Land Use and Development Services granted the following Plat Extensions.

Subdivision Name	Plat Type	Request Date	Action	Action Date	New Plat Expiration Date
Granite Cliffs	Concept	06/02/2023	Granted	06/14/2023	06/30/2024
Liberty Grove Reserve	Preliminary	02/01/2023	Granted	03/01/2023	03/01/2025

Resubdivision

In 2023, the Cecil County Department of Land Use and Development Services approved the following revisions of recorded major subdivisions.

SUBDIVISION NAME	E D	ZONING	LANDUSE	LOTS
Elk Nest (Lots 24A, 25, and COS)	5	LDR & MB	LDGA	0
Forest Glen, Lots 3 & 4	5	NAR	RCD	0
Principio Heights, Lots 12 & 13	6	RR	RCD	0
Hollywood Beach, Lot 9	2	RR	RPD	0

Minor Subdivisions

In 2023, the Department of Land Use and Development Services approved the following minor subdivision applications.

OWNER NAME	E D	ZONING	LAND USE	LOTS
Kiernan, Owen	2	SAR	RPD	0
York Building Products Co Inc	5	M2	EMP	1
Frazer, Nicole & Osorio, Augusto P.	3	LDR	LDGA	1
Brown, Patricia E. D.	8	NAR	RCD	1
Riveredge, LLC	2	SAR	RPD	0
Kemske and Ferguson, Inc.	3	NAR	RCD	0
Ferndale Farm, Inc.	3	ST	MDGA	0
1275 West Pulaski, LLC	5	BG	RMU	0
Oriole Farm LLC	1	SAR	RPD	0
Guy, Judith A. & Clifford T., Jr.	5	ST	MDGA	0
MRTH Real Estate, LLC	3	M2	EMP	0
Allen, Steven & Keri Jo, and Allen, Karen	7	NAR	RCD	0
Ray, Coltan & Brewer, Shawna	6	RR	RCD	0
King, Jacob F. & Priscilla L.	3	NAR	RCD	1
McClennan, Mark D. & Tina D.	5	LDR	LDGA	0
Wilén, Kordell & Rebecca, and Stoltzfus, David & Malinda	9	NAR	RCD	0
Frye, Patricia, and Dvorak, Amanda L. & Dylan M.	7	NAR	RCD	0

Subdivision Activity – Election District

	Election District	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals	1	2	2	2.04%
	2	-	-	0.00%
	3	-	-	0.00%
	4	2	73	74.49%
	5	2	22	22.45%
	6	-	-	0.00%
	7	-	-	0.00%
	8	-	-	0.00%
	9	1	1	1.02%
	Total	7	98	100%

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

	Election District	Number of Plats	Number of Lots	Percentage of Lots
Minor Subdivisions	1	1	0	0%
	2	2	0	0%
	3	5	2	50%
	4	-	-	-
	5	4	1	25%
	6	1	0	0%
	7	2	0	0%
	8	1	1	25%
	9	1	0	0%
	Total	17	4	100%

Subdivision Activity – 2010 Land Use District

	Land Use	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals	RCD	2	2	2.08%
	RPD	2	2	2.08%
	LGA	-	-	0.00%
	MDGA	1	20	20.83%
	MHGA	-	-	0.00%
	HGA	-	-	0.00%
	RMU	-	-	0.00%
	EMU	-	-	0.00%
	EMP	2	72	75.00%
	MED	-	-	0.00%
	Total	7	96	100%

	Land Use	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals (Administrative & Resubdivision Review)	RCD	2	0	-
	RPD	1	0	-
	LDGA	1	0	-
	MDGA	-	-	-
	MHGA	-	-	-
	HGA	-	-	-
	RMU	-	-	-
	EMU	-	-	-
	EMP	-	-	-
	MED	-	-	-
	Total	4	0	-

	Land Use	Number of Plats	Number of Lots	Percentage of Lots
Minor Subdivisions	RCD	7	2	50%
	RPD	3	0	0%
	LDGA	2	1	25%
	MDGA	2	0	0%
	MHGA	-	-	-
	HGA	-	-	-
	RMU	1	0	0%
	EMU	-	-	-
	EMP	2	1	25%
	MED	-	-	-
	Total	17	4	100%

Site Plans

The Division of Planning and Zoning approved nineteen (19) site plans for commercial, institutional, or industrial development in 2023. These plans totaled 842,742 square feet of new building space.

Date Approved	Name	Location	ED	Zoning	Building Space (sq. ft.)
1/10/2023	Montgomery Brothers, Inc.	239 Joseph Biggs Memorial Hwy Rising Sun, MD	6	BG	3,300
1/12/2023	Furnace Bay Mining and Reclamation	499 Mountain Hill Rd Perryville, MD 21903	5	MEA	2,450
1/30/2023	Good, Jason L. and Rosalie F.	1394 W Pulaski Hwy Elkton, MD 21921	5	BG	6,428
3/9/2023	Triumph Industrial Park - Lot 8B - Loading Dock and Parking	505 Blueball Rd, Unit 215 Elkton, MD 21921	3	M2	0
3/15/2023	Complete Recycling Group, LLC	1500 W Pulaski Hwy Elkton, MD 21921	5	M2	12,000
5/9/2023	Complete Recycling Group, LLC	1500 W Pulaski Hwy Elkton, MD 21921	5	M2	12,000
6/23/2023	1275 West Pulaski, LLC	1275 W Pulaski Hwy Elkton, MD 21921	5	BG	0
6/30/2023	WL Gore Cherry Hill Facility - Chemshed Storage Area addition	2401 Singerly Rd Elkton, MD 21921	3	M1	4,070
6/30/2023	Northrop Grumman - Building C24	55 Thiokol Rd Elkton, MD 21921	3	M2	9,800
6/30/2023	Wildcat Point Generation Facility storage building	239 Old Mill Rd Conowingo, MD 21918	8	NAR	9,000
7/17/2023	WTC Development, LLC	336 Cecilton Warwick Rd Warwick, MD 21912	1	SAR	730,790
7/31/2023	MRTH Real Estate, LLC	577 Blueball Rd Elkton, MD 21921	3	M2	22,000
8/8/2023	Sonetta Community Market	2084 Jacob Tome Memorial Hwy Port Deposit, MD 21904	6	BG	5,838
8/22/2023	Cecil County Landfill - New Solid Waste Division Admin Building	758 E Old Philadelphia Rd Elkton, MD 21921	5	OS	10,000
8/28/2023	WL Gore - Appleton Site Solar Array (Solamerica)	401 Airport Rd Elkton, MD 21921	3	M1	0
9/28/2023	Mercy Missionary Baptist Church	2403 Theodore Rd North East, MD	5	LDR and BL	0
9/27/2023	WL Gore - Cherry Hill Site Solar Array (Solamerica)	Singerly Rd and Leeds Rd	3	M1	0
10/25/2023	Balls N Claws, LLC	1540 Elkton Rd, Elkton, MD 21921	3	BI	3680
12/28/2023	WL Gore - Elk Mills Campus - EM 1 building addition	501 Vieves Way, Elkton, MD 21921	4	M1	10,586

Residential Building Permit Activity – 2023

Election District	Type of Permit	Number	Total Sq. Ft.	Construction Cost
1	Dwelling- Detached	3	8,737	\$ 1,134,700.00
	Townhome	0	0	0
	Mobile Home	0	0	0
	Subtotal	3	8,737.00	\$1,134,700.00
2	Dwelling- Detached	3	6,773	\$985,000.00
	Townhome	0	0	0
	Mobile Home	0	0	0
	Subtotal	3	6,773	\$985,000.00
3	Dwelling- Detached	23	86,169	\$6,744,585.00
	Townhome	0	0	0
	Duplex	0	0	0
	Mobile Home	0	0	0
	Subtotal	23	86,169	\$6,744,585.00
4	Dwelling- Detached	33	127,731	\$7,821,184.00
	Townhome	0	0	\$0
	Mobile Home	1	1101	\$60,000.00
	Subtotal	34	128,832	\$7,881,184.00
5	Dwelling- Detached	120	414,142	\$27,522,607.40
	Townhome	0	0	0
	Mobile Home	6	7,344	\$351,255.00
	Subtotal	126	421,486.00	\$27,873,862.40
6	Dwelling- Detached	4	18,113	\$1,350,000.00
	Townhome	0	0	0
	Mobile Home	1	1,067.00	\$80,000.00
	Subtotal	5	19,180	\$1,430,000.00
7	Dwelling- Detached	41	67,315	\$11,396,906.00
	Townhome	0	0	0
	Mobile Home	0	0	0
	Subtotal	41	67,315	\$11,396,906.00
8	Dwelling- Detached	3	12,740	\$2,479,000.00
	Townhome	0	0	0
	Mobile Home	0	0	0
	Subtotal	3	12,740	\$2,479,000.00
9	Dwelling- Detached	3	18,796	\$1,230,000.00
	Townhome	0	0	0
	Mobile Home	0	0	0
	Subtotal	3	18,796	\$1,230,000.00

Residential Building Permits Issued in 2023 Land Use District

<i>Land Use District</i>	Number of Permits	Total Square Footage	Declared Construction Costs
Resource Preservation	6	15,510	\$2,119,700.00
Rural Conservation	34	105,897	\$10,024,155.00
Mineral Extraction	0	0	0
Employment	54	149,406	\$15,570,232.40
Employment Mixed Use	1	9508	\$130,000.00
Residential Mixed Use	0	0	0
Low Density Growth Area	12	54,856	\$4,807,155.00
Medium Density Growth Area	33	116,972	\$8,395,595.00
Medium High Density Growth Area	4	7,277	\$233,000.00
High Density Growth Area	6	22,179	\$1,774,000.00
TOWN	91	288,243	\$17,631,400.00
Total	241	769,848.00	\$61,155,237.40
Growth Area Totals	201	648,441	\$48,541,382.40

BUILDING PERMITS ISSUED – 2023

CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2023	NEW DWELLINGS IN CRITICAL AREA 2023
January	16	2
February	19	0
March	26	0
April	19	1
May	10	0
June	27	1
July	14	3
August	9	0
September	13	0
October	9	1
November	24	0
December	18	4
TOTALS:	204	12

2023 REZONINGS

Election District	Owner Name	Zoned	REQ ZONING	DECISION
5	Chris & Keri Diebold	ST	RM	Disapproved

ZONING COMPLAINTS AND VIOLATIONS

2023

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	1	0
Manufactured Homes (Special Exception)	0	0
Storage Trailer	6	3
Untagged or Inoperative Vehicles	48	39
Salvage Yards / Ruble Landfill	67	47
Illegal Business Operation	38	22
Setbacks	4	2
RV / Travel Trailers	25	16
Signs	4	1
Dwelling Conversion	4	2
Festivals/Events without app. Spec. Ex.	2	2
Animal Husbandry	16	6
Other ¹	21	8
COURT CASES	2	1
TOTALS:	238	149

¹ This category includes, fencing, yards sales, truck terminals, property maintenance, dumping and illegal campgrounds.

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2023

SPECIAL EXCEPTIONS				
	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
HOME OCCUPATIONS	17	1	1	19
MANUFACTURED HOMES				
Agricultural Help	0	1	0	2
Hardship	1	0	0	
Security	0	0	0	
OTHER				
Festivals or Events	3	0	1	5
Power Generating Facilities	0	0	0	
Farmers Markets	0	0	0	
Mineral Extraction	0	0	0	
PUD	0	0	1	
Slaughterhouse	0	0	0	
Bed & Breakfast	0	0	0	
Class C Office	0	0	0	
Light Industrial	1	0	0	

TOTAL SPECIAL EXCEPTIONS	22	2	2	26
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VARIANCES

	GRANTED	DENIED	WITHDRAWN	TOTALS
	26	15	0	41

APPEALS

ADMINISTRATIVE DECISIONS	AFFIRMED	OVERTURNED	WITHDRAWN	
	5	0	1	6

2023 Protected Lands

Districts

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	PURCHASE DATE
THERE WERE NOT ANY NEW PRESERVATION DISTRICTS ACQUISITIONS IN CALENDAR YEAR 2023								
SUBTOTAL - DISTRICT ACQUISITIONS					n/a	n/a		

Easements

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	EASEMENT DATE	EASEMENT GRANTEE
Balog, George & Barbara	19	15	61 & 487	0805051169 & 0805068118	94.594	\$182,150	5345/145	4/25/2023	PDR
York Building Products Co Inc	24	10	27	805133793	3.466	\$0.00	Lot 2, CMN 5324/485	5/11/2023	Private
York Building Products Co Inc	24	10	314	805126444	0.886	\$0.00	Lot 1, CMN 5324/485	5/11/2023	Private
York Building Products Co Inc	24	10	314	805126436	0.657	\$0.00	Lot 2, CMN 5324/485	5/11/2023	Private
York Building Products Co Inc	24	10	314	805126371	0.944	\$0.00	Lot 6, CMN 5324/485	5/11/2023	Private
York Building Products Co Inc	24	10	314	805126398	4.224	\$0.00	Lot 5, CMN 5324/485	5/11/2023	Private
York Building Products Co Inc	24	10	314	805107008	1.513	\$0.00	Lot 7, CMN 5324/485	5/11/2023	Private
Byerly, Darrell O. & Byerly Eva J.	58	16	13	801005685	95.339	\$625,500	CMN 5369-37	8/24/2023	MALPF Easement
Horst, Galen & Crystal	12	20	15	0809006303 & 0809006265	209.1659	\$700,000	CMN 5403/22	11/28/2023	Cecil Land Trust
SUBTOTAL - EASEMENTS					410.789	\$1,507,650.00			

Common Open Space

DEVELOPMENT	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	PLAT REFERENCE	PLAT DATE
Barksdale Crossing, Phase 1	21	6	600	804007840	8.85	\$0.00	PC 1123/99	5/25/2023
Montgomery Oaks, Section 2, Lots 88-108	25	2	759	805100739	5.148	\$0.00	PC 1124/29	12/13/2023
SUBTOTAL - COMMON OPEN SPACE					13.998	\$0.00		

Fee Simple Acquisitions

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	PURCHASE DATE
State Of Maryland DNR	37	7	186	805029546	59.52	\$458,000	CMN 5376/395	9/19/2023
SUBTOTAL - FEE SIMPLE ACQUISITIONS					59.52	458.00		

CALENDAR YEAR PROTECTED LAND TOTALS 484.307 \$ 1,965,650.00

2023 Historic Preservation

County Historic Districts

PROPERTY NAME	TAX MAP	GRID	PARCEL	ACCTID	ADDRESS	TOWN	INVENTORY NUMBER	DESIGNATION DATE
THERE WERE NOT ANY NEW COUNTY HISTORIC DISTRICTS IN CALENDAR YEAR 2023								

Maryland Inventory of Historic Properties

PROPERTY NAME	TAX MAP	GRID	PARCEL	ACCTID	ADDRESS	TOWN	INVENTORY NUMBER	DESIGNATION DATE
THERE WERE NOT ANY NEW PROPERTIES IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES IN CALENDAR YEAR 2023								

ANNUAL REPORT ON SMART GROWTH-RELATED CHANGES

Prepared by the Division of Planning & Zoning for the period of January 2023 through December 2023.

1. **Development Patterns** – Changes in development pattern that have occurred in the past year:
 - a. New Subdivisions created: Six (7) Final Plats were approved creating 98 lots. Seventeen (17) minor subdivisions were approved creating four (4) lots. All Resubdivision activity were lot line adjustments or administrative amendments.
 - b. Building Permits issued: Two hundred forty-one (241) building permits were issued for residential construction of which 83.4% (201) were in the growth areas.
 - c. Zoning Map amendments: No rezoning applications were received.
 - d. Zoning Text amendments: No 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.
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. No Cecil County Zoning Ordinance revisions or amendments

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 2023 through December 2023.

Measures and Indicators

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

73% of the residential building permits were in the PFA.

92% of the new lots created were residential lots (94 of 102) 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 0.68 acres.

The net density outside the PFA is 1 dwelling unit per 28.63 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 2023, four hundred ten and seven hundred eighty-nine thousandths (410.789) acres of land were permanently preserved. Seventy-three and five hundred eighteen thousandths (73.518) acres were preserved through fee simple acquisitions by the State of Maryland and in common open space. Three hundred ninety-nine (399) acres of property were protected via easements purchased by the Maryland Agricultural Land Preservation Foundation, Cecil County Purchase of Development Rights Program, and the Rural Legacy Program. As of December 31, 2023, Cecil County has fifty-four thousand two hundred twelve (54,212) permanently protected acres, and fifty-eight thousand, four hundred eighty-nine (58,489) total acres (26.249% of the County's total 223,000 acre land area) preserved in some form of preservation.

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.

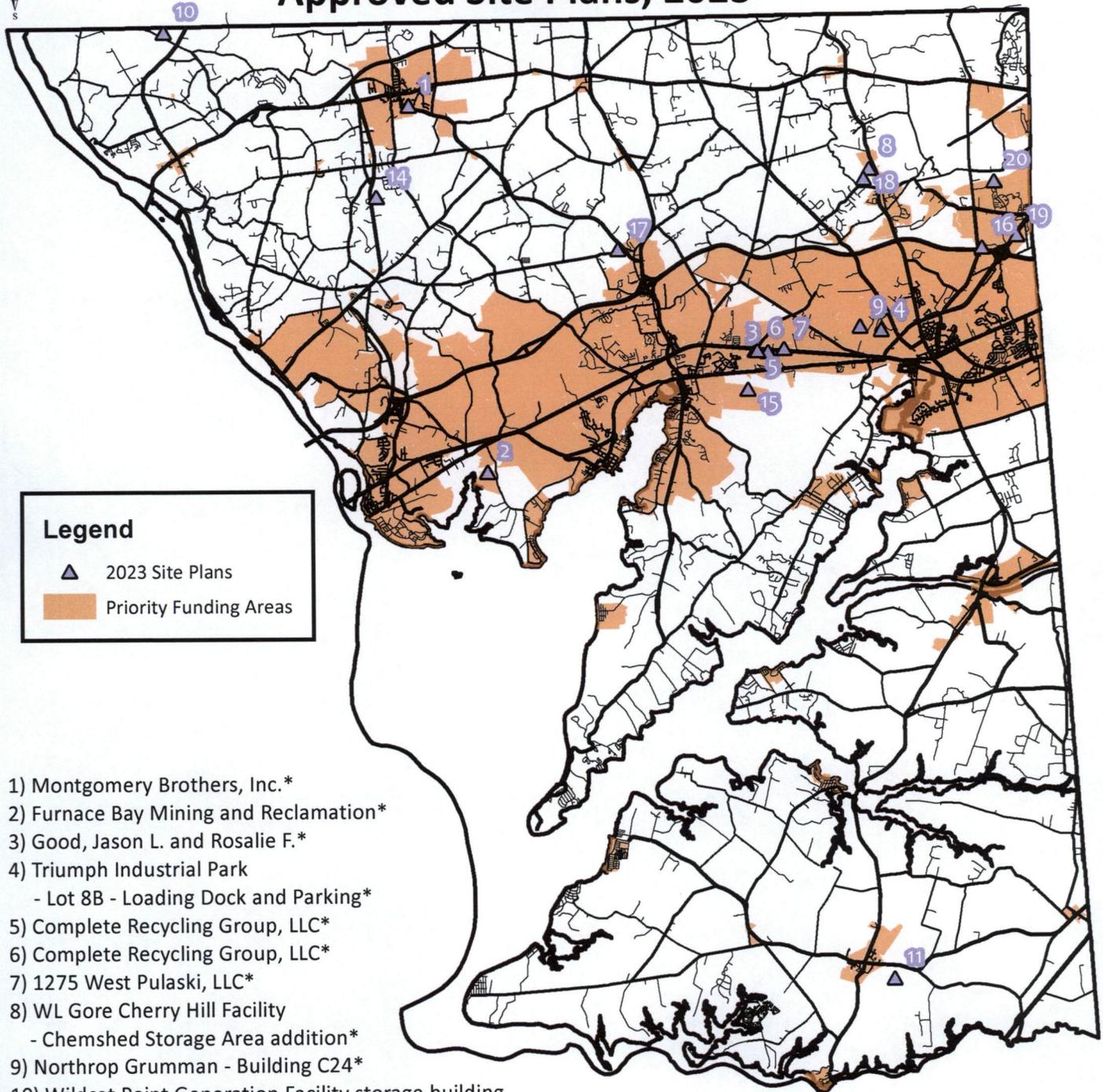
Resources necessary for infrastructure inside the PFA and land preservation outside the PFA

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."

Approved Site Plans, 2023



Legend

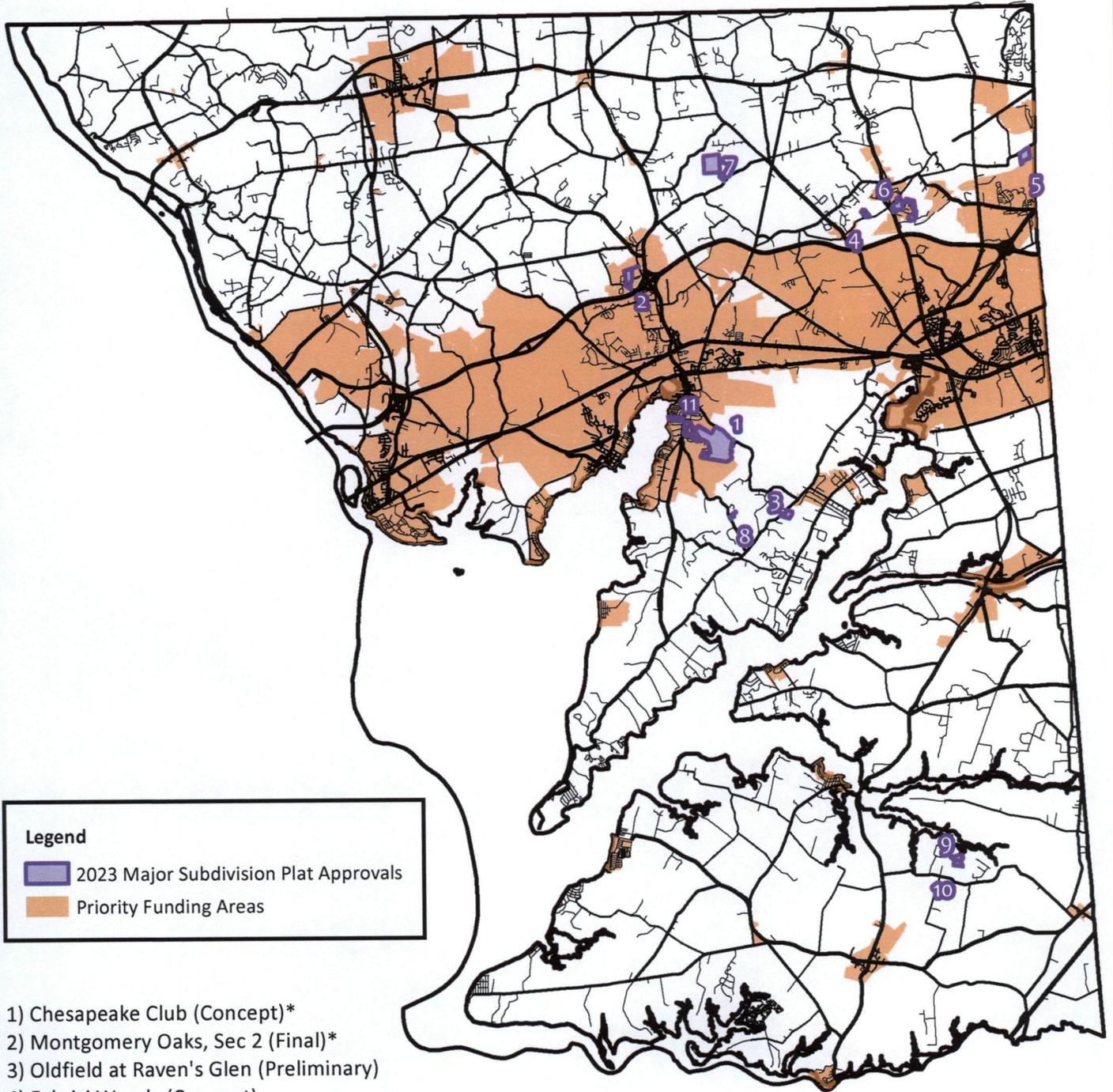
-  2023 Site Plans
-  Priority Funding Areas

- 1) Montgomery Brothers, Inc.*
- 2) Furnace Bay Mining and Reclamation*
- 3) Good, Jason L. and Rosalie F.*
- 4) Triumph Industrial Park
 - Lot 8B - Loading Dock and Parking*
- 5) Complete Recycling Group, LLC*
- 6) Complete Recycling Group, LLC*
- 7) 1275 West Pulaski, LLC*
- 8) WL Gore Cherry Hill Facility
 - Chemshed Storage Area addition*
- 9) Northrop Grumman - Building C24*
- 10) Wildcat Point Generation Facility storage building
- 11) WTC Development, LLC
- 12) MRTH Real Estate, LLC*
- 13) Sonetta Community Market*
- 14) Cecil County Landfill
 - New Solid Waste Division Admin Building*
- 15) WL Gore
 - Appleton Site Solar Array (Solamerica)
- 16) Mercy Missionary Baptist Church
- 17) WL Gore
 - Cherry Hill Site Solar Array (Solamerica)*
- 18) Balls N Claws, LLC*
- 19) WL Gore
 - Elk Mills Campus - EM 1 building addition*

*site plan is within a Priority Funding Area



Approved Major Subdivision Plats, 2023



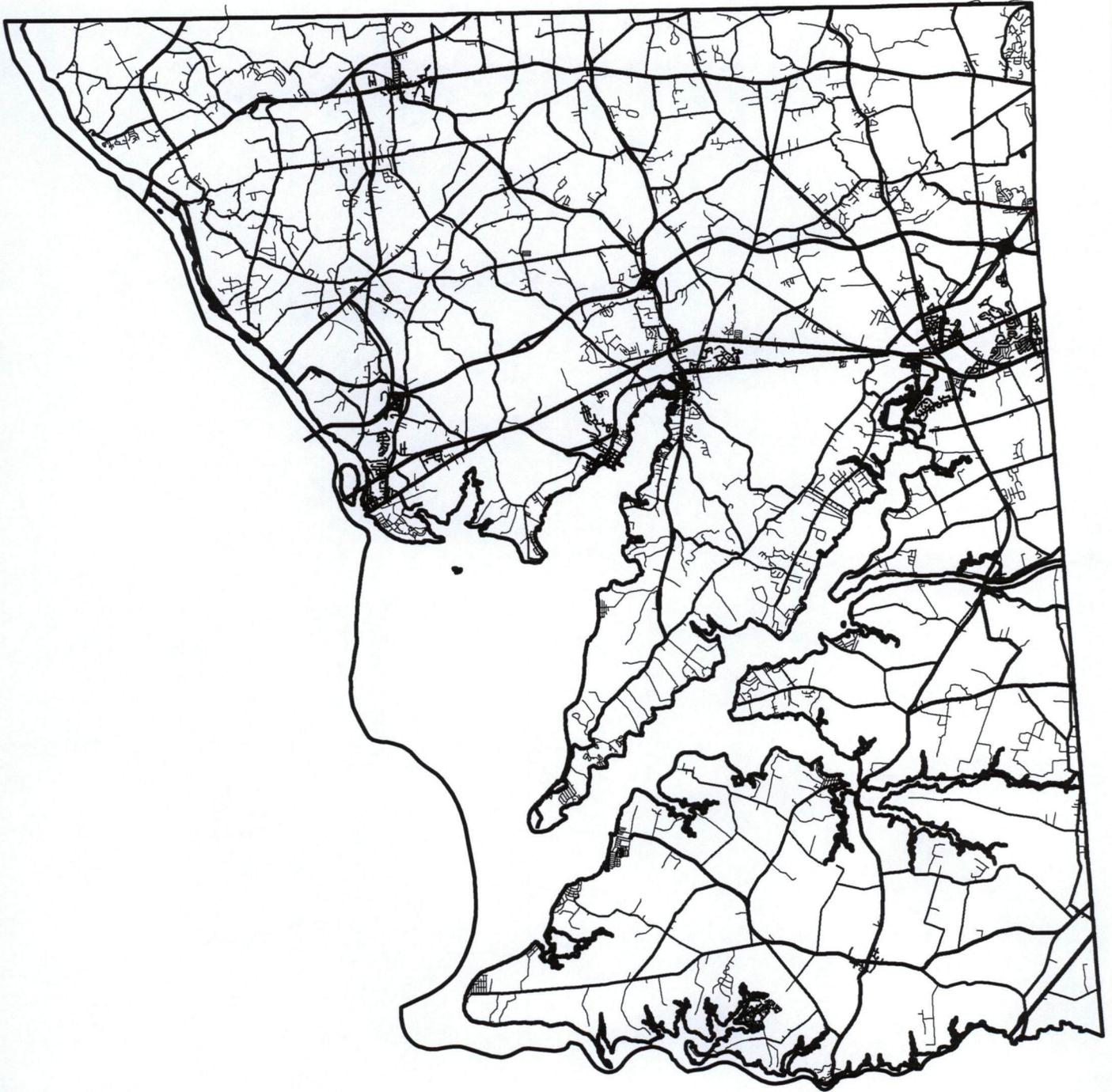
Legend

-  2023 Major Subdivision Plat Approvals
-  Priority Funding Areas

- 1) Chesapeake Club (Concept)*
- 2) Montgomery Oaks, Sec 2 (Final)*
- 3) Oldfield at Raven's Glen (Preliminary)
- 4) Fabrizi Woods (Concept)
- 5) Barksdale Crossing, Phases 1 & 2 (Final)*
- 6) Manchester Meadows (Concept)*
- 7) Lapp, Reuben R. and Emma S. (Preliminary-Final)
- 8) Speakman and Hudson (Preliminary-Final)
- 9) Smith Creek II, Lot 11 (Preliminary-Final)
- 10) Smith Creek II, Lot 10 (Preliminary-Final)
- 11) Turkey Point Properties (Concept)



Approved Rezoning, 2023



Note: No rezonings were approved in 2023



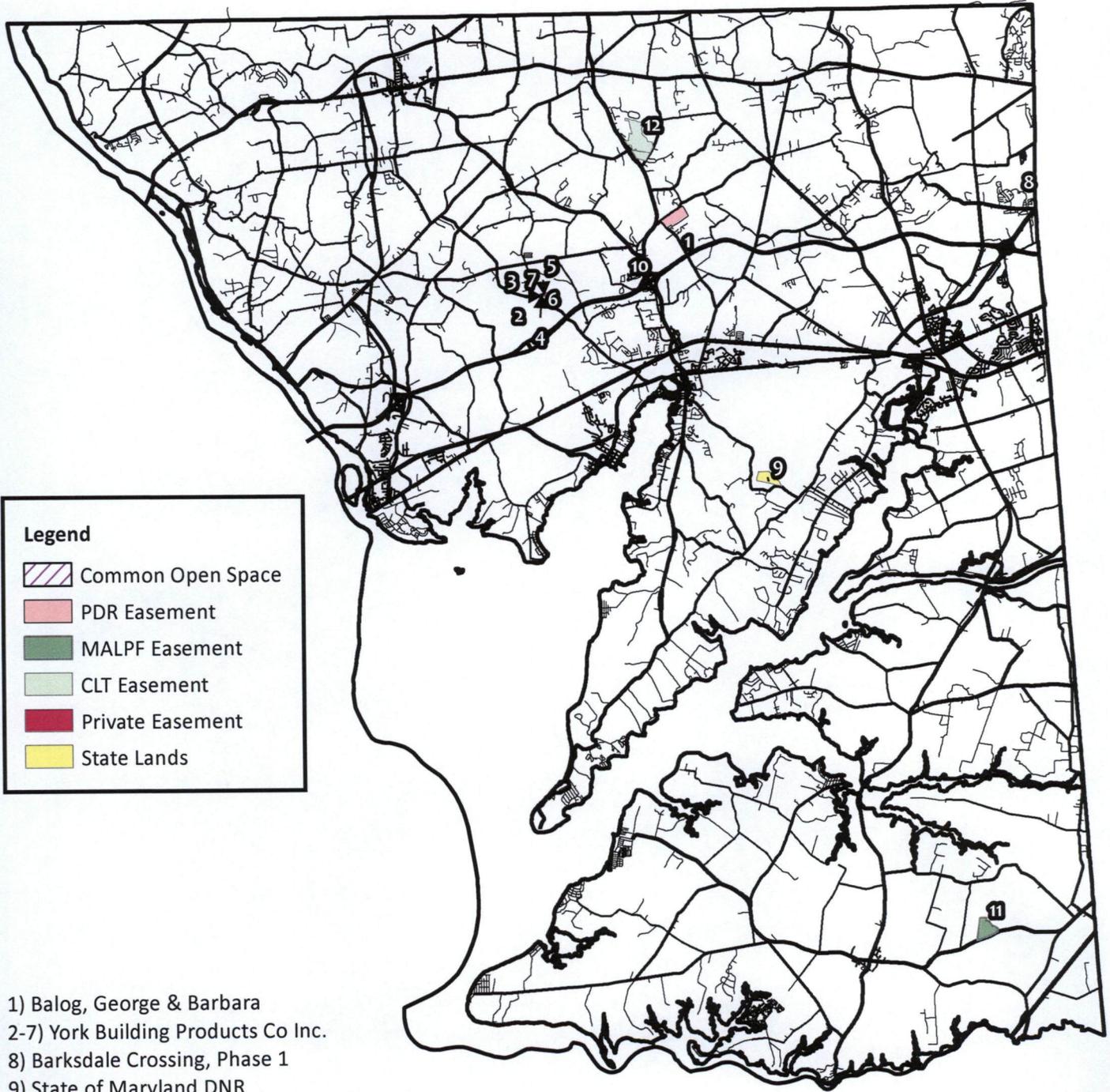
Protected Lands Districts Established in 2023



Note: No districts were established in 2023



Protected Lands Easements Established in 2023



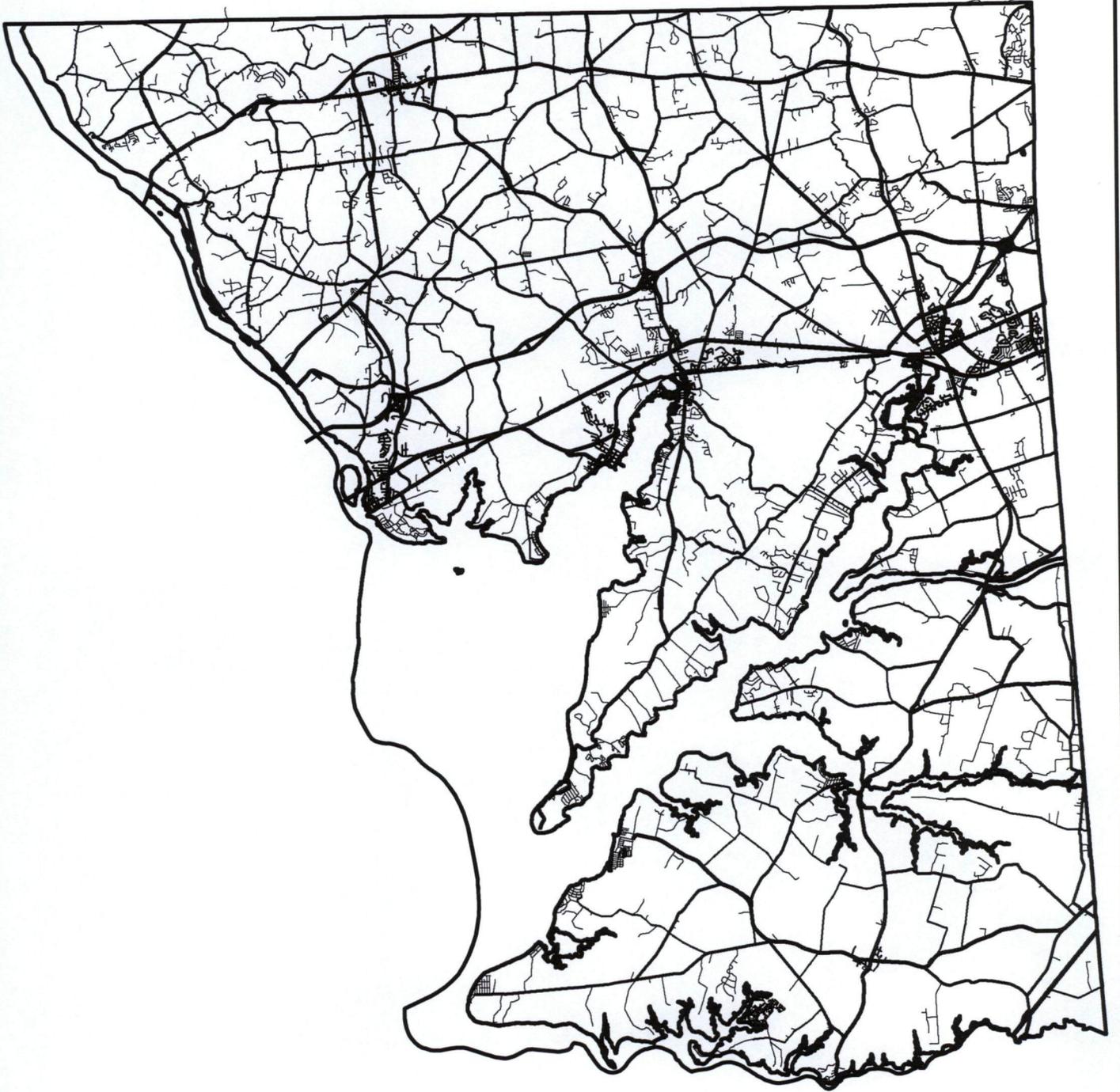
Legend

-  Common Open Space
-  PDR Easement
-  MALPF Easement
-  CLT Easement
-  Private Easement
-  State Lands

- 1) Balog, George & Barbara
- 2-7) York Building Products Co Inc.
- 8) Barksdale Crossing, Phase 1
- 9) State of Maryland DNR
- 10) Montgomery Oaks, Section 2, Lots 88-106
- 11) Byerly, Darrel O. & Eva J.
- 12) Horst, Galen & Crystal



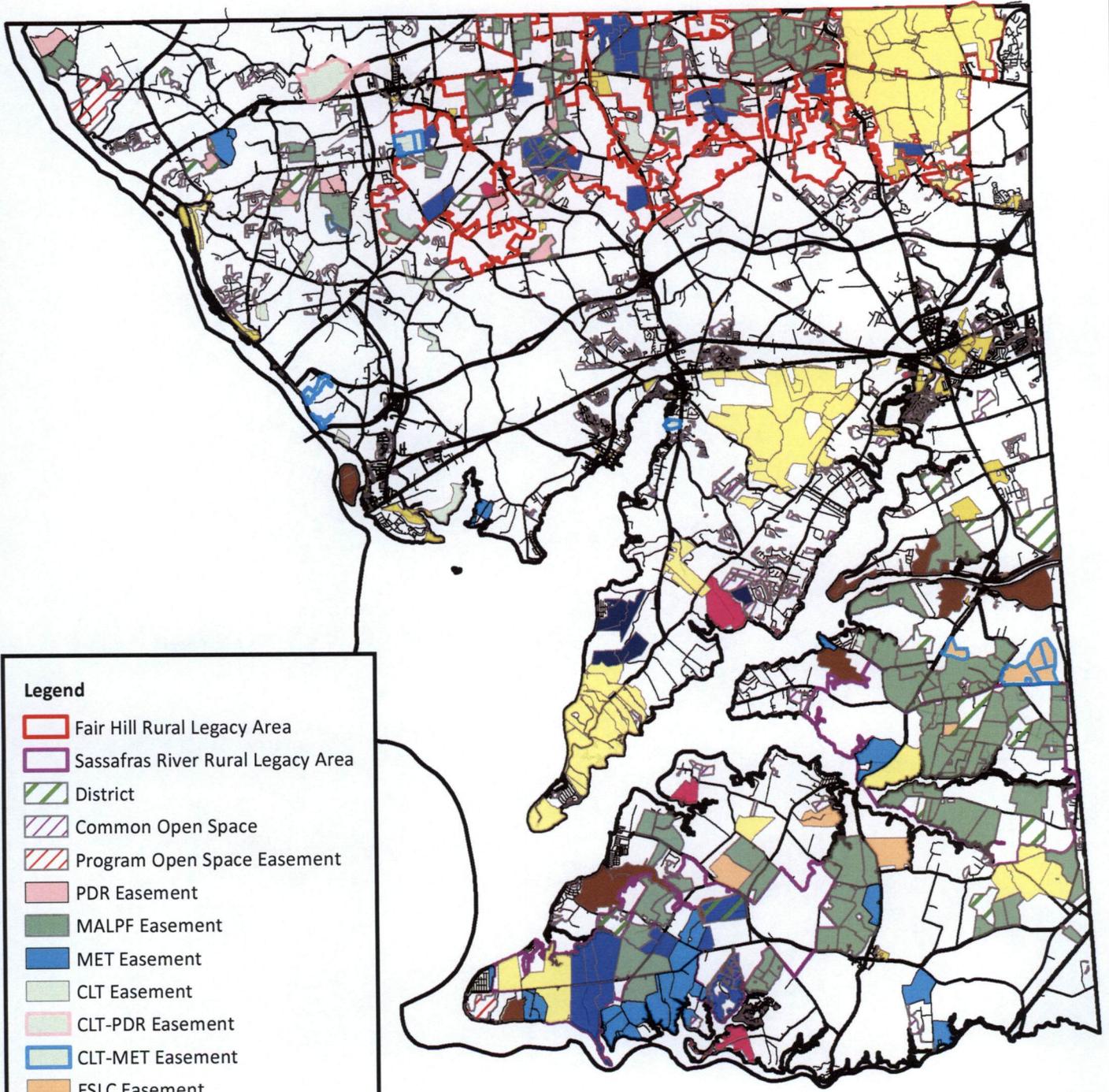
Cecil County Established Historic Districts, 2023



Note: No historic districts were established in 2023.



Cecil County Protected Lands, 2023



Legend

-  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