

2024 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

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

The Director of Land Use and Development Services approved 2 major subdivision Final Plats creating 13 new lots in 2024.

1. Liberty Grove Reserve, Lots 1-10
2. Chesapeake Club Condominium, Phase 14, Units 34-36

The combination of plats that received Preliminary-Final Plat approval and Final Plat approval created a total of 13 new lots, with 3 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. Two Concept Plats requested extensions under this provision, and one Preliminary Plat was granted an extension under this provision:

- Bedrock, Phase 4, Lots 107-192, Concept Plat
- Granite Cliffs, Lots 1-524, Concept Plat
- Blue Ball Investment Group, Lots 1-4, Preliminary Plat

Administratively, the Department of Land Use and Development Services approved 22 major re-subdivision plats. Re-subdivision 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 24 minor subdivisions. 2 of the approved subdivisions created 2 lots. The most active election district, in terms of approvals, was Election Districts 5 and 9, which had 5 subdivision approvals. In terms of lots, the 8 and 9 election districts were the most active with 1 lot each.

Site Plans – A total of 7 site plans were approved by the Department of Land Use and Development Services for commercial, industrial, or institutional development in 2024. These plans totaled 16,646 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 2024.

Rezoning – In 2024, 1 rezoning application was submitted; the Planning Commission had no recommendation. One (1) Rezoning request was eventually approved by the County Council.

Agricultural Preservation – In 2024, 1,007.93 acres of land were placed into agricultural preservation. There was also 9.70 acres of fee simple common open space preserved. Finally, 998.23 acres of easements were purchased or donated. No preservation districts were created in 2024. Cecil County, by the end of 2024, has 55,570.6 permanently protected acres, 6,297.8 acres of unique forest retention areas, and an additional 2,746.5 district acres. Thus 55,570.6 total acres (24.91%) of the County's total 223,000-acre land area is preserved.

Special Exceptions – The Planning Commission and Board of Appeals heard 27 requests for special exceptions in 2024. The Board of Appeals approved 25 of these applications.

Variances & Appeals – The Board of Appeals considered 31 requests for variances and no appeals in 2024. The Board approved 18 of these requests.

Building Permits – 225 new dwelling building permit applications were reviewed in 2024; of which 22 building permits were reviewed by the municipalities' zoning authority. 40 new dwellings were within the Chesapeake Bay Critical Area. The estimated value of all new dwelling construction was \$55,867,902.49. There were 752,822 square feet of residential space constructed in 2024. Sixty-five percent (65%; 148 of 225) of building permits were in growth areas.

Zoning Violations - The Division of Planning & Zoning investigated 129 zoning complaints in 2024. These investigations revealed 83 violations.

THE CECIL COUNTY PLANNING COMMISSION

2024 Members:

Mr. Russell Johnson

Mr. Christopher Bannon

Mr. A. Chad Johnston

Mr. Charles Hicks

Mr. Wyatt Wallace - Chair *

Mr. Bryan Dugger*

Mr. Robb Carey*

Mr. Christopher Walker*

Mr. Christopher Bannon - Alternate

Mr. James Perry – Alternate*

Hon. Rebecca Hamilton, Ex-officio

Ms. Deborah Sniadowski – Legal Counsel*

Mr. Kevin Jensen – 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 for 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

2024 Members:

Mr. Mark Saunders – Chair

Mr. Brad Carrillo*

Mr. John Thompson*

Mr. Norman Anderson

Mr. Mike Linkous

Mr. Willard Whiteman*

Ms. Gabriele Coutz*

Mr. Mike Saunders – Alternate*

Mr. Clay Stubbs – Alternate *

Ms. Deborah Sniadowski, Esq. – Legal Counsel*

Mr. Kevin Jensen, Esq. – Legal Counsel*

*= partial year

The Board of Appeals has been 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

2024 Members:

Mr. Norman Anderson*

Mr. William Ewing

Ms. Shelley Hastings – Chair*

Mr. Paul Drummond - Chair

Mr. Clay Stubbs*

Mr. Brandon Van Bibber*

* = 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

2024 Members:

Ms. Patricia Folk – Chair

Mr. Mike Dixon

Ms. Nancy Simperts

Mr. Karl Fockler

* = partial year

The Historic District Commission (HDC) has been 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

2024 Members:

Dr. John Lee

Mr. Ewing McDowell

Mr. John Quinn

Ms. Nancy Simperts

The Agricultural Reconciliation Committee has been 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 – 2024 STAFF

Stephen J. O'Connor, AICP – Director

Division of Planning & Zoning

Aaron Harding, CFM, Chief
Matthew Littlejohn, Planner III*
William Goldman, Planner III
Katherine McColl, Planner II*
Massimiliano (Max) Foppiano, Planner I*
Justyn Pinkney, Planner I*
Thomas Welch – Resource Plans Reviewer
Greg Dant – Zoning Inspector*
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, Chief
Patrick McFadden, Environmental Health Specialist III
Tim Walton, Environmental Health Specialist I*
Paul Ache, Environmental Health Specialist II*
Rebecca Schneider, Environmental Health Clerk*
Katelynn Lyons, Environmental Health Clerk*
Faye Snowden, Office Services Assistant*

* = partial year

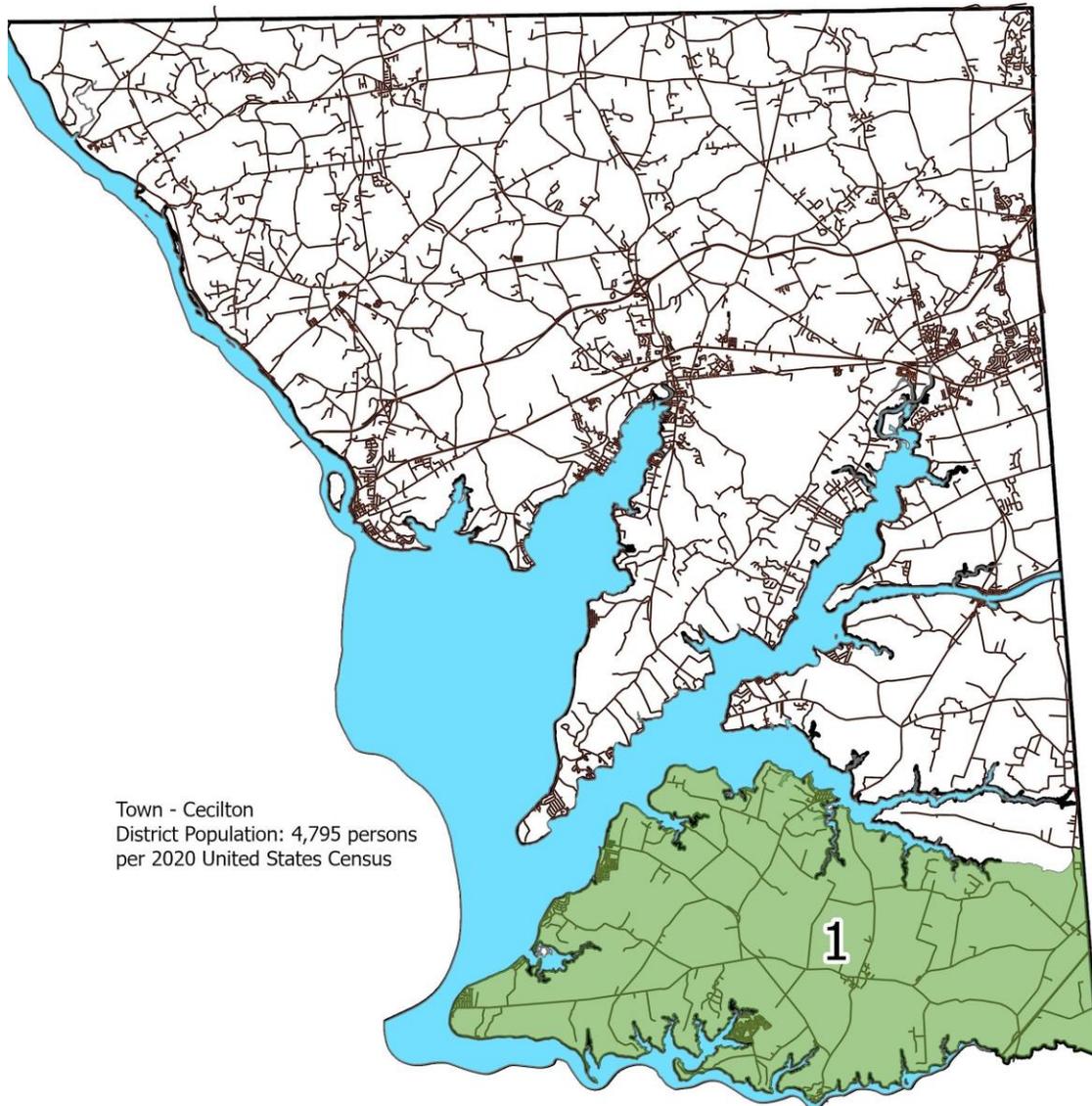
Division of Permits & Inspections

William V. Funk, Jr., Chief
Linda Owens, Permits Supervisor
Mark Dean, Building Inspector II
George Leffew, Building Inspector II*
Christopher Witalec, Building Inspector I & II*
Daniel Campbell, Building Inspector I*
Deborah Emery, Permits Clerk
Stephanie Privett-Butcher, Permits
Jessica Kula, Permits Clerk
Erin Phillips, Permits Clerk
Joynae Colby, Building Plans Reviewer
Trainee

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 zero (0) new lots.

No (0) concept plats were approved.

No (0) Preliminary-Final Plats were approved.

No (0) final plats were approved.

One (1) site plan was approved.

15 building permits were issued for residential construction with an estimated value of \$7,630,758.49.

Election District #2 - Chesapeake City



Two (2) minor subdivisions created zero (0) new lots.

No (0) concept plats were approved.

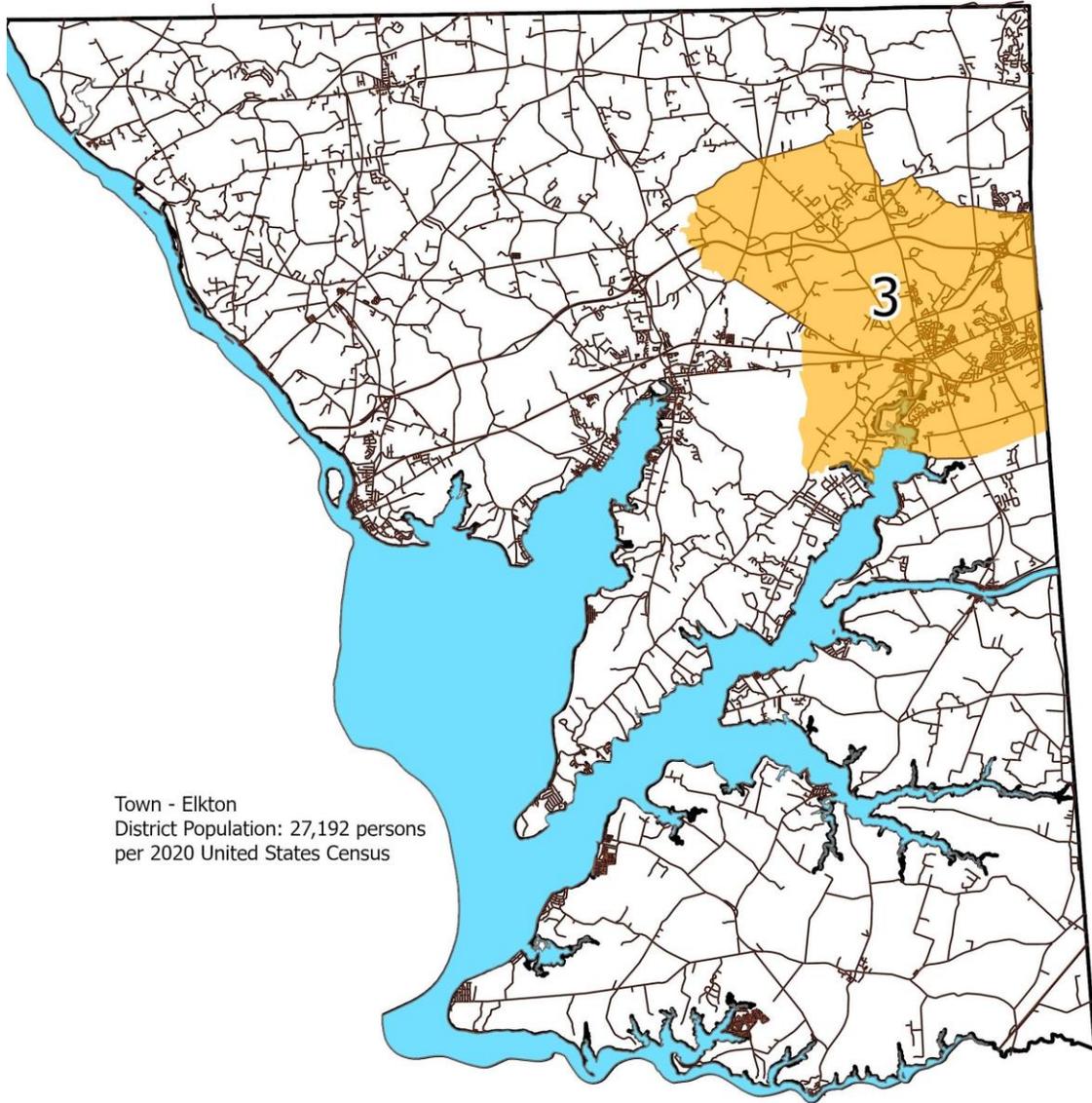
No (0) preliminary plats were approved.

No (0) final plats were approved.

No (0) site plan was approved.

9 building permits were issued for residential construction with an estimated value of \$2,642,150.00.

Election District #3 - Elkton



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

Four (4) minor subdivisions created zero (0) new lots.

No (0) concept plats were approved.

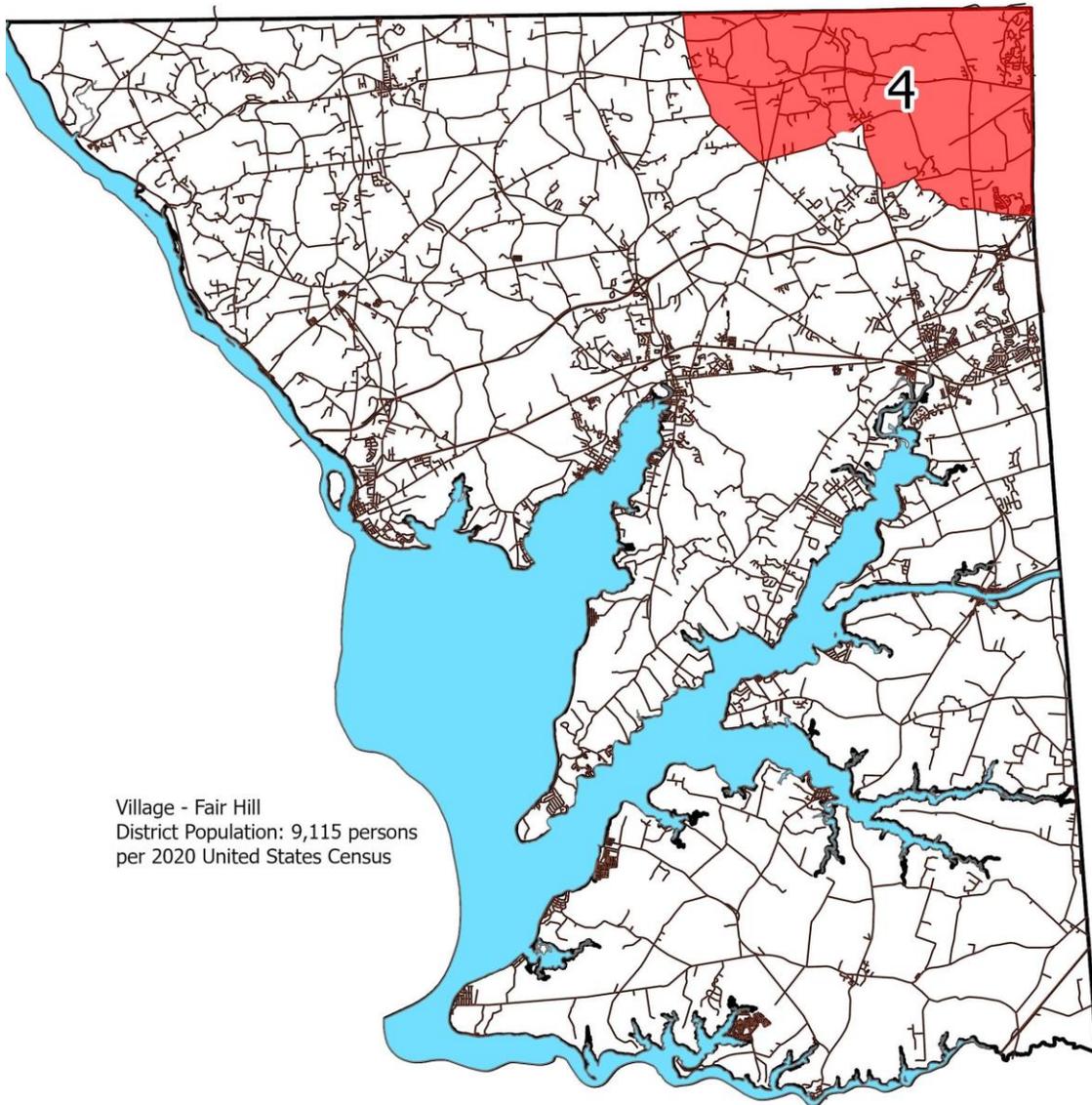
No (0) preliminary plats were approved.

No (0) final plats were approved.

One (1) site plan was approved.

19 building permits were issued for residential construction with an estimated value of \$5,021,100.00.

Election District #4 - Fair Hill



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

One (1) concept plat was approved for 146 lots.

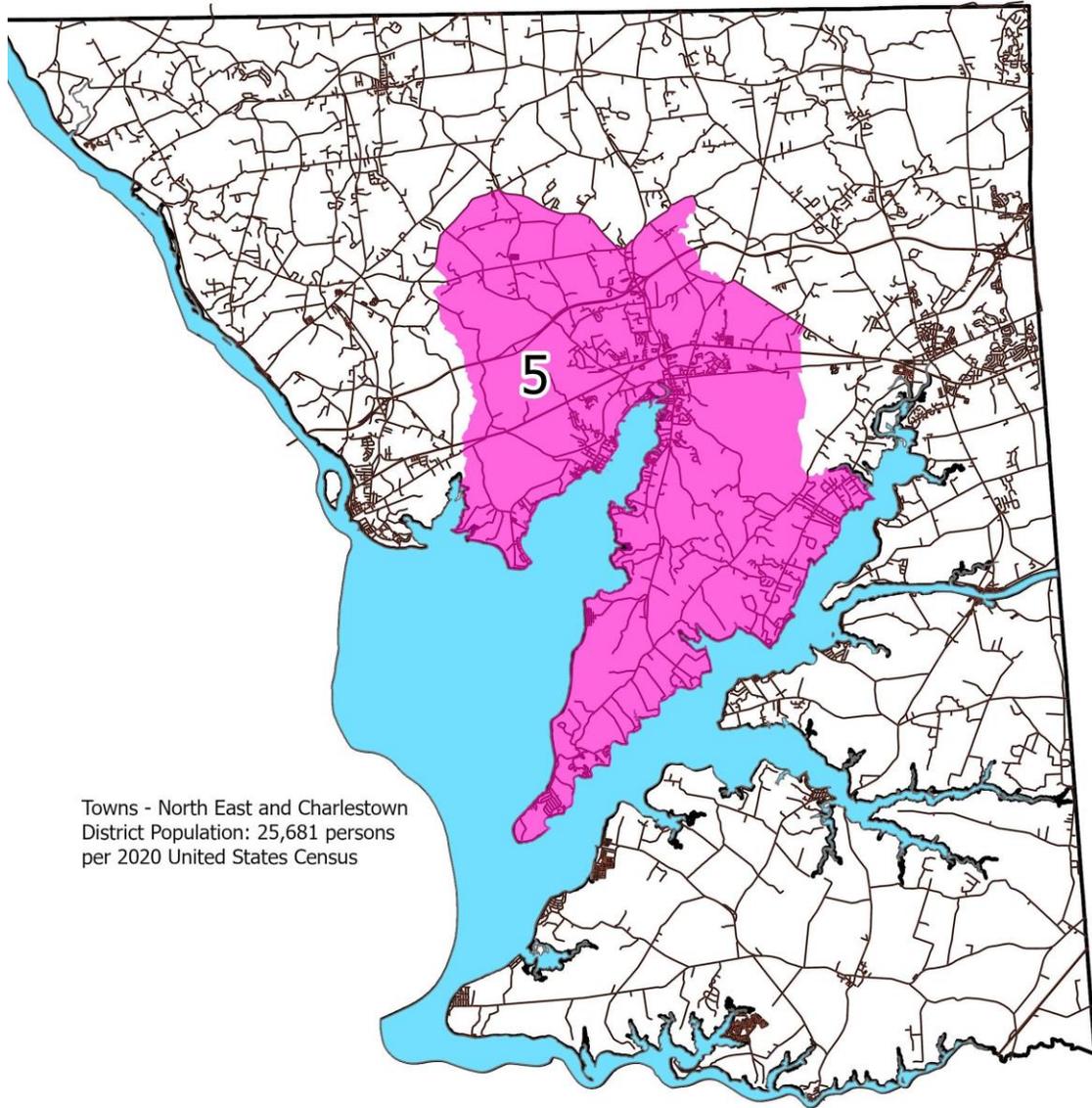
No (0) preliminary-final plats were approved.

No (0) final plats were approved.

Two (2) site plans were approved.

32 building permits were issued for residential construction with an estimated value of \$9,007,744.00.

Election District #5 - North East



Five (5) minor subdivisions created zero (0) lots.

One (1) concept plat was approved for 30 lots.

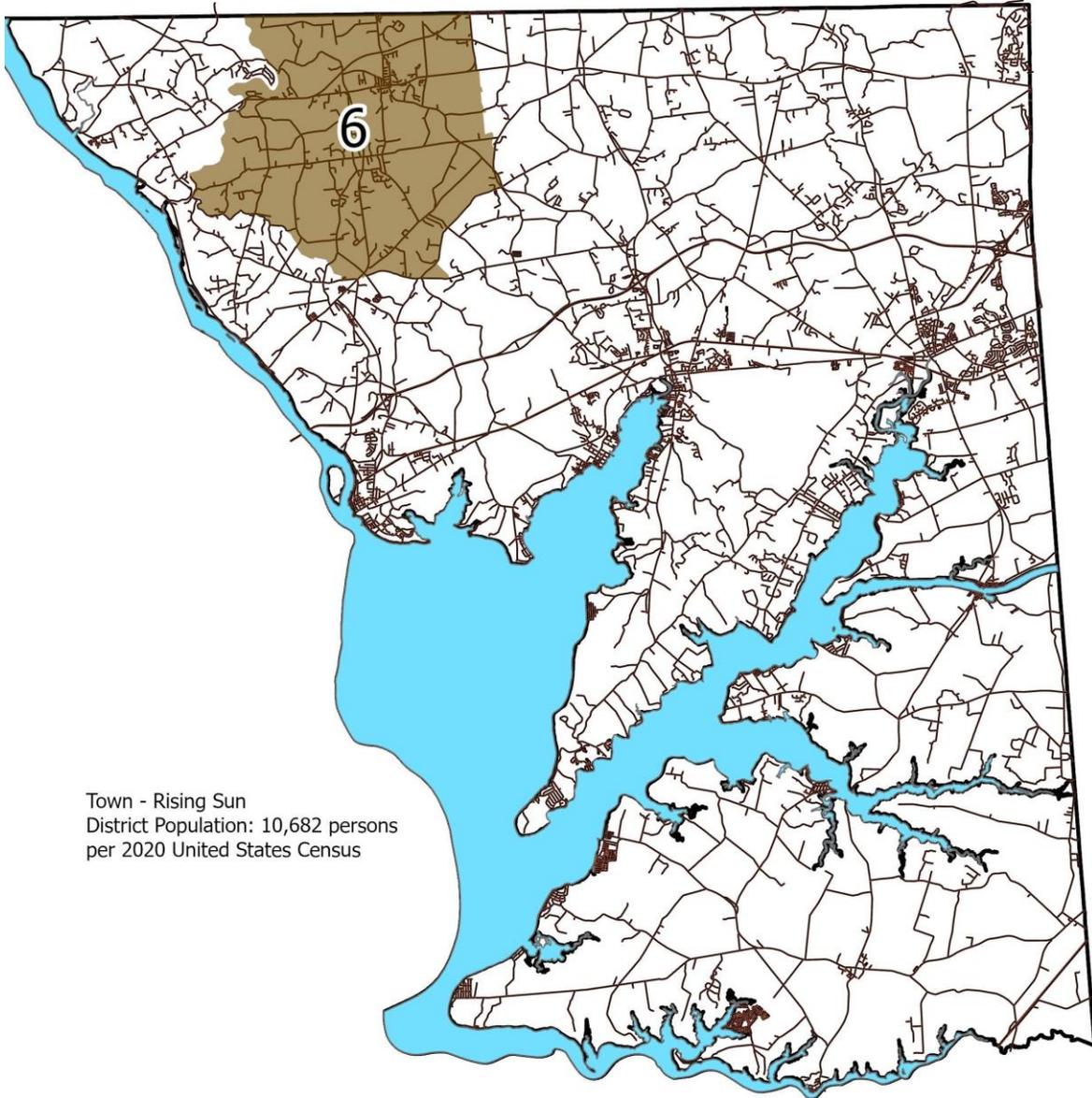
No (0) preliminary-final plats were approved.

One (1) final plat was approved creating three (3) lots.

One (1) site plan was approved.

125 building permits were issued for residential construction with an estimated value of \$25,885,500.00.

Election District #6 - Rising Sun



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

No (0) concept plats were approved.

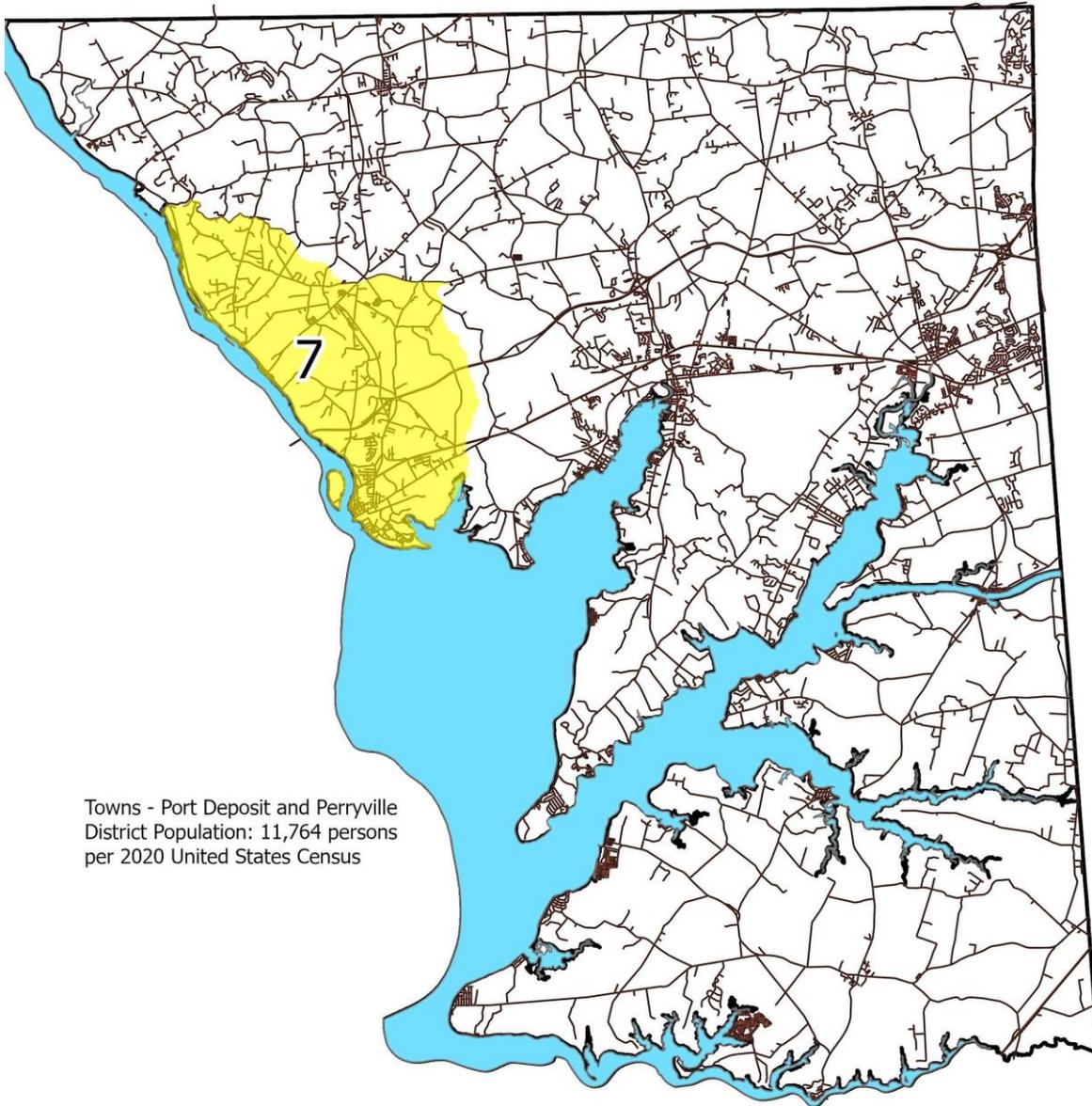
No (0) preliminary plats were approved.

One (1) final plat was approved creating 10 lots.

One (1) site plan was approved.

No building permits were issued for residential construction.

Election District #7 - Port Deposit



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

No (0) concept plats were approved.

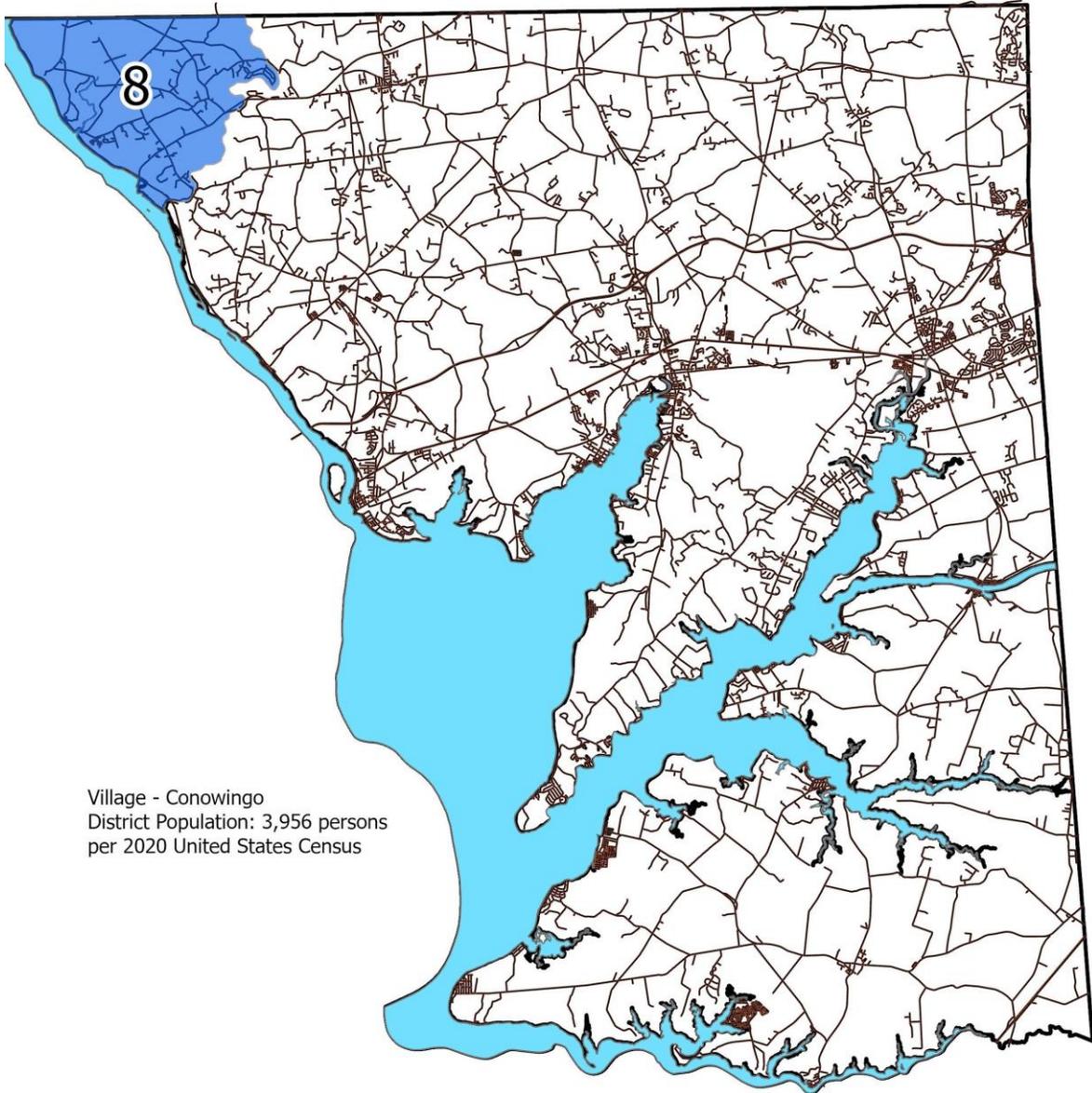
No (0) preliminary plats were approved.

No (0) final plat was approved.

No (0) site plans were approved.

8 building permits were issued for residential construction with an estimated value of \$1,690,650.00.

Election District #8 - Conowingo



Four (4) minor subdivisions created with one (1) new lot.

No (0) concept plats were approved.

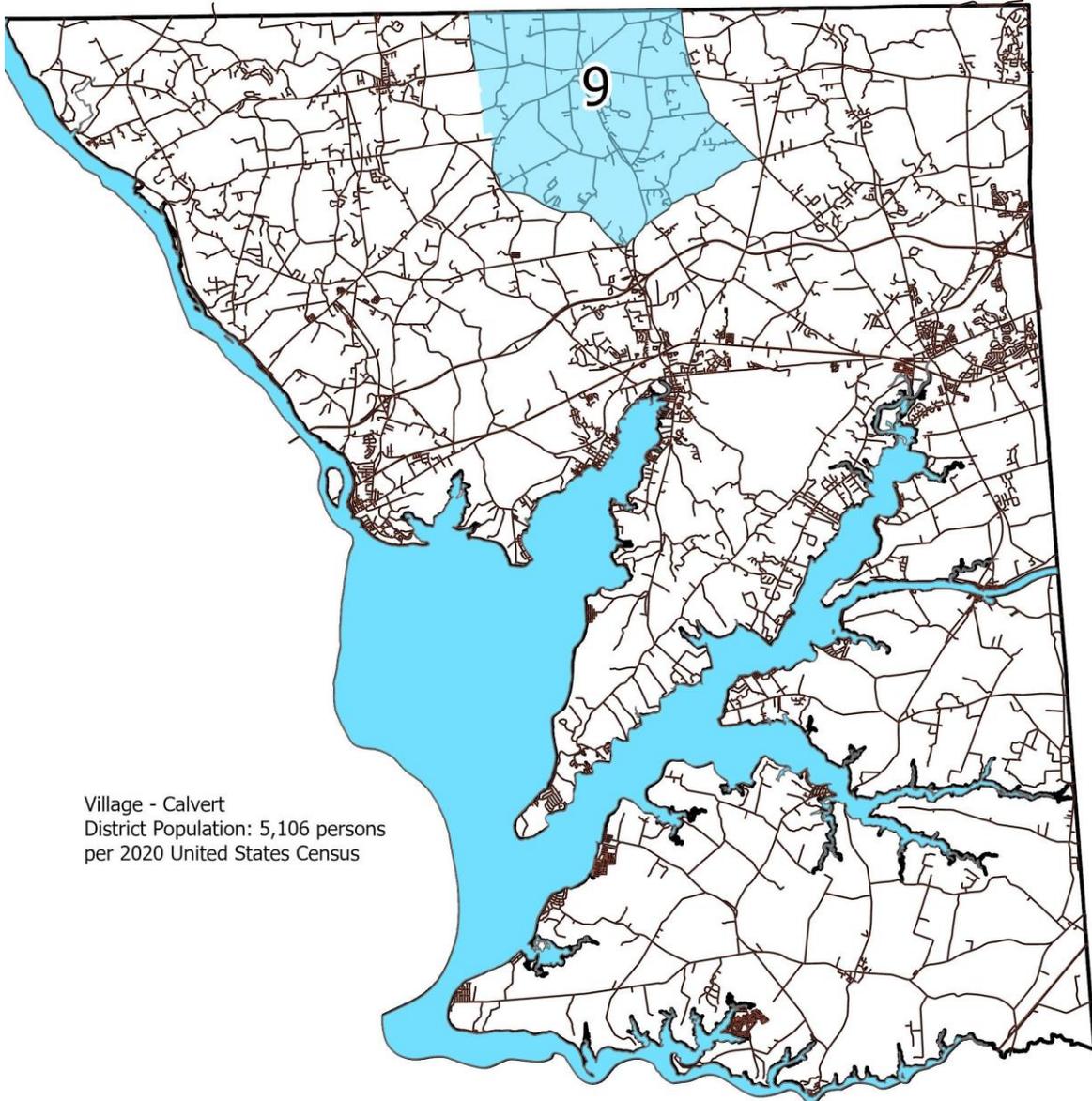
No (0) preliminary plats were approved.

No (0) final plats were approved.

One (1) site plan was approved.

12 building permits were issued for residential construction with an estimated value of \$2,25,000.00.

Election District #9 - Calvert



Five (5) 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.

5 building permits were issued for residential construction with an estimated value of \$1,765,000.00.

Subdivision Activity - Stage in Development Process

Concept Plats

In 2024, the Planning Commission approved the following Concept Plats.

<u>Subdivision Name</u>	ED	Zoning	Number of Lots	Land Use
Village of Cecil Woods	5	MH & OS	30 Sites	MDGA
Barksdale Village*	4	ST	146	MDGA

**Approved as PUD by Board of Appeals*

Preliminary Plats

In 2024, the Planning Commission did not approve any Preliminary Plats.

Preliminary – Final Plats

In 2024, the Planning Commission did not approve any Preliminary-Final Plats.

Final Plats

In 2024, the Director of Land Use and Development Services approved the following Final Plats.

<u>Subdivision Name</u>	ED	Zoning	Number of Lots	Land Use
Liberty Grove Reserve	6	NAR	10	RCD
Chesapeake Club, Phase 14	5	RM	3	HDGA

Amended Final Plats

In 2024, the Director of Land Use and Development Services did not receive any amended Final Plats for approval.

Extensions

In 2024, the Director of Land Use and Development Services granted the following Concept Plat Extensions.

Subdivision Name	Plat Type	Request Date	Action	Action Date	New Plat Expiration Date
Bedrock, Phase 4, Lots 107-192	Concept Plat	4/9/24	Approved	5/1/24	5/31/2025
Granite Cliffs, Lots 1-524	Concept Plat	5/24/24	Approved	6/5/24	6/30/2025

In 2024, 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
Blue Ball Investment Group, Lots 1-4	Preliminary Plat	7/2/24	Approved	7/5/24	7/31/26

Re-subdivision

In 2024, 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
Orndorf, Stephen and Lynn	9	RR	RCD	0
Kanakarajan, Kumaravelan and Charulatha	8	RM	HDGA	0
Strong, Patricia and Richard	7	LDR	LDGA	0
Walls, Charles and Linda	3	RR	RCD	0

Minor Subdivisions

In 2024, the Department of Land Use and Development Services approved the following minor subdivision applications.

OWNER NAME	E D	ZONING	LAND USE	LOTS
Crothers Farm, LLC	9	NAR	RCD	0
Geckle, Lori and James	9	RR	RCD	0
Stoltzfus, Jacob and Sarah	9	NAR	RCD	1
Thomas Howard England, et. Al	9	NAR	RCD	0
John Bruce Trust	8	NAR	RCD	0
Emory Francis Holbrook, Jr., Lissa J. Holbrook, Donald Francis Holbrook	8	NAR	RCD	0
Diana Kirk	8	NAR	RCD	1
Harry Smith	7	SAR	RPD	0
Henson, Brenda Sue, and Cameron, Bruce and Carol	5	LDR	LDGA	0
Michael Thomas Marine	5	LDR	LDGA	0
Gibeck, Daniel and Barbara	5	LDR	LDGA	0
Mary Elizabeth Triplett, Clara Joanne Roland, Dorothy Zurnedden, and James Roland	5	RM	HDGA	0
Henson, Brenda Sue, and Cameron, Bruce and Carol	5	LDR	LDGA	0
Susan Hanna, Tracy and Jason Planck	3	NAR	RCD	0
Gary Douglas Jones	3	UR	MHDGA	0
Villa Aviat, Inc	3	RR	RCD	0
Losten's Dairy, LP	2	NAR	RCD	0
Marin, George and Susan	2	RR	RCD	0
Oriole Farm, LLC	1	SAR	RPD	0
North East Quarry	1	M2	MEA	0

Subdivision Activity – Election District

	Election District	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	0	0	0
	5	1	3	23%
	6	1	10	77%
	7	0	0	0
	8	0	0	0
	9	0	0	0
	Total	2	13	100%

	Election District	Number of Plats	Number of Lots	Percentage of Lots
Minor Subdivisions	1	2	0	0
	2	2	0	0
	3	3	0	0
	4	0	0	0
	5	5	0	0
	6	0	0	0
	7	2	0	0
	8	4	1	50%
	9	5	1	50%
	Total	23	2	100%

Subdivision Activity – 2010 Land Use District

	Land Use	Number of Plats	Number of Lots	Percentage of Lots
Final Approvals	RCD	1	10	77%
	RPD	0	0	0
	LGA	0	0	0
	MDGA	0	0	0
	MHGA	0	0	0
	HGA	1	3	23%
	RMU	0	0	0
	EMU	0	0	0
	EMP	0	0	0
	MED	0	0	0
	Total	2	13	100%

	Land Use	Number of Plats	Number of Lots	Percentage of Lots
Minor Subdivisions	RCD	15	2	100%
	RPD	2	0	0
	LDGA	5	0	0
	MDGA	0	0	0
	MHGA	1	0	0
	HGA	3	0	0
	RMU	0	0	0
	EMU	0	0	0
	EMP	0	0	0
	MED	1	0	0
	Total	27	2	100%

Site Plans

The Division of Planning and Zoning approved ten (10) site plans for commercial, institutional, or industrial development in 2024. These plans totaled 608,424 square feet of new building space.

Date Approved	Name	Location	ED	Zoning	Building Space (sq. ft.)
2/22/24	Cecil College Maintenance Building	1152 North East Road	5	ST	16,200
3/19/24	Starlink Antenna Project	119 Nottingham Road	3	NAR	187,572
3/26/24	Rising Sun Mini Storage (Phase 2)	124 Greenmount Road	6	BG	60,600
6/27/24	West Cecil Health Center	79 Rock Springs Road	8	BG	912
5/6/24	G & B Realty	1433 East Old Philadelphia Road	5	EMU	4,050
7/31/24	Adam Kelso	1197 Jacob Tome Memorial Highway	6	BG	360
5/9/24	Complete Recycling Group	929 W Pulaski Highway	3	M2	12,000
9/5/24	Amazon MDT2	600 Principio Parkway West	5	M2	1,152
10/31/24	North East Middle and High Schools	300 Irishtown Road	5	RM	308,240
11/6/24	Chaberton Solar Chesapeake	1679 Augustine Herman Highway	2	NAR	17,338

Residential Building Permit Activity - 2024

Election District	Type of Permit	Number	Total Sq. Ft.	Construction Cost
1	Dwelling- Detached	15	56,423	\$ 7,630,758.49
	Townhome	0	0	\$ 0
	Mobile Home	0	0	\$ 0
	Subtotal	15	56,423	\$7,630,758.49
2	Dwelling- Detached	7	24,915	\$2,544,150.00
	Townhome	0	0	\$ 0
	Mobile Home	2	2,760	\$98,000
	Subtotal	9	27,675	\$2,642,150
3	Dwelling- Detached	18	57,099	\$ 0
	Townhome	0	0	\$ 0
	Duplex	0	0	\$ 0
	Mobile Home	1	1,493	\$167,000
	Subtotal	19	58,592	\$5,021,100
4	Dwelling- Detached	31	128,033	\$8,961,744
	Townhome	0	0	\$0
	Mobile Home	1	990	\$46,000
	Subtotal	32	129,023	\$9,007,744
5	Dwelling- Detached	122	397,199	\$25,705,500
	Townhome	0	0	\$0
	Mobile Home	3	3,940	\$180,000
	Subtotal	125	401,139	\$25,885,500
6	Dwelling- Detached	0	0	\$0
	Townhome	0	0	\$0
	Mobile Home	0	0	\$0
	Subtotal	0	0	\$0
7	Dwelling- Detached	5	18,649	\$1,571,650
	Townhome	0	0	\$0
	Mobile Home	3	2,816	\$119,000
	Subtotal	8	21,465	\$1,690,650
8	Dwelling- Detached	7	23,695	\$1,325,000
	Townhome	0	0	\$0
	Mobile Home	5	8,716	\$900,000
	Subtotal	12	32,411	\$2,225,000
9	Dwelling- Detached	4	24,602	\$1,545,000
	Townhome	0	0	\$0
	Mobile Home	1	1,493	\$220,000
	Subtotal	5	26,095	\$1,765,000

Residential Building Permits Issued in 2024
Land Use District

<i>Land Use District</i>	Number of Permits	Total Square Footage	Declared Construction Costs
Resource Preservation	17	62,870	7,398,916
Rural Conservation	35	113,229	10,908,275
Mineral Extraction	0	0	0
Employment	23	93,010	4,983,119
Employment Mixed Use	0	0	0
Residential Mixed Use	0	0	0
Low Density Growth Area	18	71,989	7,027,764
Medium Density Growth Area	44	151,796	11,603,933
Medium High Density Growth Area	57	173,485	7,091,333
High Density Growth Area	3	9,162	739,000
TOWN	28	77,281	6,115,562
Total	225	752,822	55,867,902
Growth Area Totals	148	457,930	30,027,492

BUILDING PERMITS ISSUED – 2024

CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2024	NEW DWELLINGS IN CRITICAL AREA 2024
January	14	0
February	17	8
March	13	0
April	18	4
May	35	2
June	12	3
July	34	11
August	14	4
September	19	1
October	32	4
November	13	0
December	31	3
TOTALS:	252	40

2024 REZONINGS

Election District	Owner Name	Zoned	REQ ZONING	DECISION
5	Robert Hodge	ST	M2	Approved

ZONING COMPLAINTS AND VIOLATIONS

2024

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes		0
Manufactured Homes (Special Exception)		0
Storage Trailer		8
Untagged or Inoperative Vehicles		46
Salvage Yards / Ruble Landfill		56
Illegal Business Operation		8
Setbacks		4
RV / Travel Trailers		24
Signs		1
Dwelling Conversion		1
Kennels		0
Animal Husbandry		2
Other – Truck terminal and unpermitted construction		25
TOTALS:	129	175

In 2024, the Department of Land Use and Development Services participated in 5 court cases.

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2024

SPECIAL EXCEPTIONS				
	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
HOME OCCUPATIONS	13	0	0	13
MANUFACTURED HOMES				2
Agricultural Help	0	0	0	
Hardship	2	0	0	
Security	0	0	0	
OTHER				
Festivals or Events	1	1	0	
Power Generating Facilities	2	0	0	
PUD	1	0	0	
Helicopter Facility	0	0	0	
Nursing Care Facility	3	0	0	
Salvage Yard	1	0	0	12
Cemetery w/o Church	0	1	0	
Apartment Conversion	1	0	0	
Restaurant	1	0	0	

TOTAL SPECIAL EXCEPTIONS	25	2	0	27
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VARIANCES

	GRANTED	DENIED	WITHDRAWN	TOTALS
	18	13	0	31

APPEALS

ADMINISTRATIVE DECISIONS	AFFIRMED	OVERTURNED	WITHDRAWN	
	0	0	0	0

2024 Protected Lands

Districts

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	AGREEMENT DATE
THERE WERE NOT ANY NEW COUNTY DISTRICTS IN CALENDAR YEAR 2024								
SUBTOTAL - DISTRICTS					0	\$0.00		

Easements

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	EASEMENT DATE	EASEMENT GRANTEE
KING, LEON S.	19	16	186	085055733	99.926	\$202,818.20	CMN 5537/381	10/28/2024	MALPF
LOSTEN'S DAIRY, LP	38	24	266	0802012758	589.822	\$2,420,379.52	CMN 5531/516	8/14/2024	MALPF
MAHONEY, JOSEPH J. & ANDREA W.	11D	22	54	0806011349	136.451	\$782,340.00		11/14/2024	MALPF
PAPAGNO, VITO AND LEONA	20	10	572	080302432 6	89.51	\$307,597	CMN 5457/409	4/29/24	CLT
SUBTOTAL - EASEMENTS					915.709	\$3,713,134.72			

Common Open Space

DEVELOPMENT	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	PLAT REFERENCE	PLAT DATE
Liberty Grove Reserve	16	17	135	0806014690	9.70	\$0.00	MSA S1241-4089	3/24/25
SUBTOTAL - COMMON OPEN SPACE					9.70	\$0.00		

Fee Simple Acquisitions

OWNER	TAX MAP	GRID	PARCEL	ACCTID	ACREAGE	COST	DEED REFERENCE	PURCHASE DATE
THERE WERE NOT ANY NEW FEE SIMPLE ACQUISITIONS IN CALENDAR YEAR 2024								
SUBTOTAL - FEE SIMPLE ACQUISITIONS					0	0		

CALENDAR YEAR PROTECTED LAND TOTALS 925.409 \$3,713,134.72

2024 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 2024								

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>

ANNUAL REPORT ON SMART GROWTH-RELATED CHANGES

Prepared by the Division of Planning & Zoning for the period of January 2024 through December 2024.

1. **Development Patterns** – Changes in development pattern that have occurred in the past year:
 - a. New Subdivisions created: 2 Final Plats were approved creating 13 lots. 24 minor subdivisions were approved creating 2 lots. All Re-subdivision activity were lot line adjustments or administrative amendments, except for two.
 - b. Building Permits issued: 225 building permits were issued for residential construction of which 147 (165%), were in the growth areas.
 - c. Zoning Map amendments: 1 rezoning was approved.
 - d. Zoning Text amendments: There were 2 zoning text amendments, see item five (5) below.
 - 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. 1 rezoning was approved in 2024.
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 objectives of the Cecil County Comprehensive Plan.
5. **Ordinances and Regulations**:
 - a. Cecil County Zoning Ordinance
 - (1) Cannabis; Sections 12, 54, 79, 164, 263, 276
 - (2) Critical Area Maps; Sections 12, 191, 192

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 2024 through December 2024.

Measures and Indicators

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

65% of the residential building permits were in the PFA

23% of the new lots created were residential lots (3 of 13) within the PFA.

Net density of growth that is located inside and outside of the PFA:

The net density within the PFA is .0027 dwelling units (du) per acre.

The net density outside the PFA is .00046 dwelling units per acre.

Development capacity analysis

The 2010 Comprehensive Plan projects that the County's population will increase by approximately 49% by 2030. The Plan also projects that approximately 80% of the County's population growth will occur in the growth area. The Plan projects 79% of new housing units and 85% of new employment will occur in the County's growth area. The Comprehensive Plan projects build out to be 60-80 years in the future. The Plan anticipates this build-out will yield approximately 83,600 more housing units than existed in 2005 and result in an approximate population of 300,000. The Comprehensive Plan's Water Resources Element indicates that public sewer systems will be able to meet the demand by 2030 while some of the municipal water supply systems will need additional supplies.

Number of acres preserved using local agricultural land preservation funding

In 2024, nine hundred twenty five (925) acres of land were permanently preserved. 99 acres were preserved through fee simple acquisitions by the State of Maryland and in common open space. 826 acres of property were protected via easements purchased by the Rural Legacy Program and Maryland Agricultural Land Preservation Foundation. As of December 31, 2024, Cecil County has 55,570 permanently protected acres. Thus, 25% of the County's total 223,000 acre land area is 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

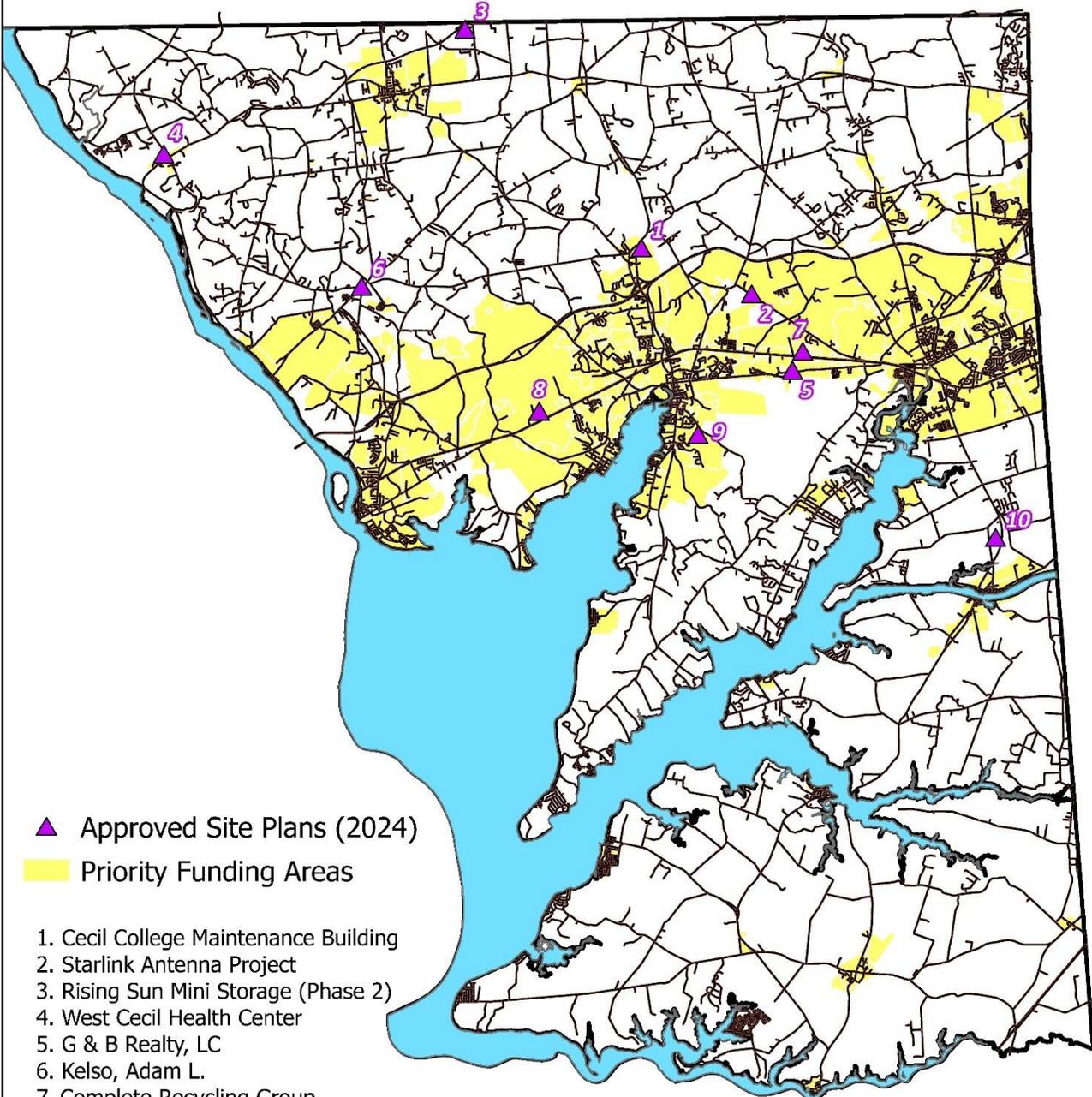
While it should be noted that the County's growth area and certified PFAs are not coterminous and certain growth areas are outside of PFAs, the most crucial resource necessary to establish the required infrastructure in the growth area is the funding to enable the water and wastewater systems needed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



2024 Approved Site Plans in relation to Priority Funding Areas



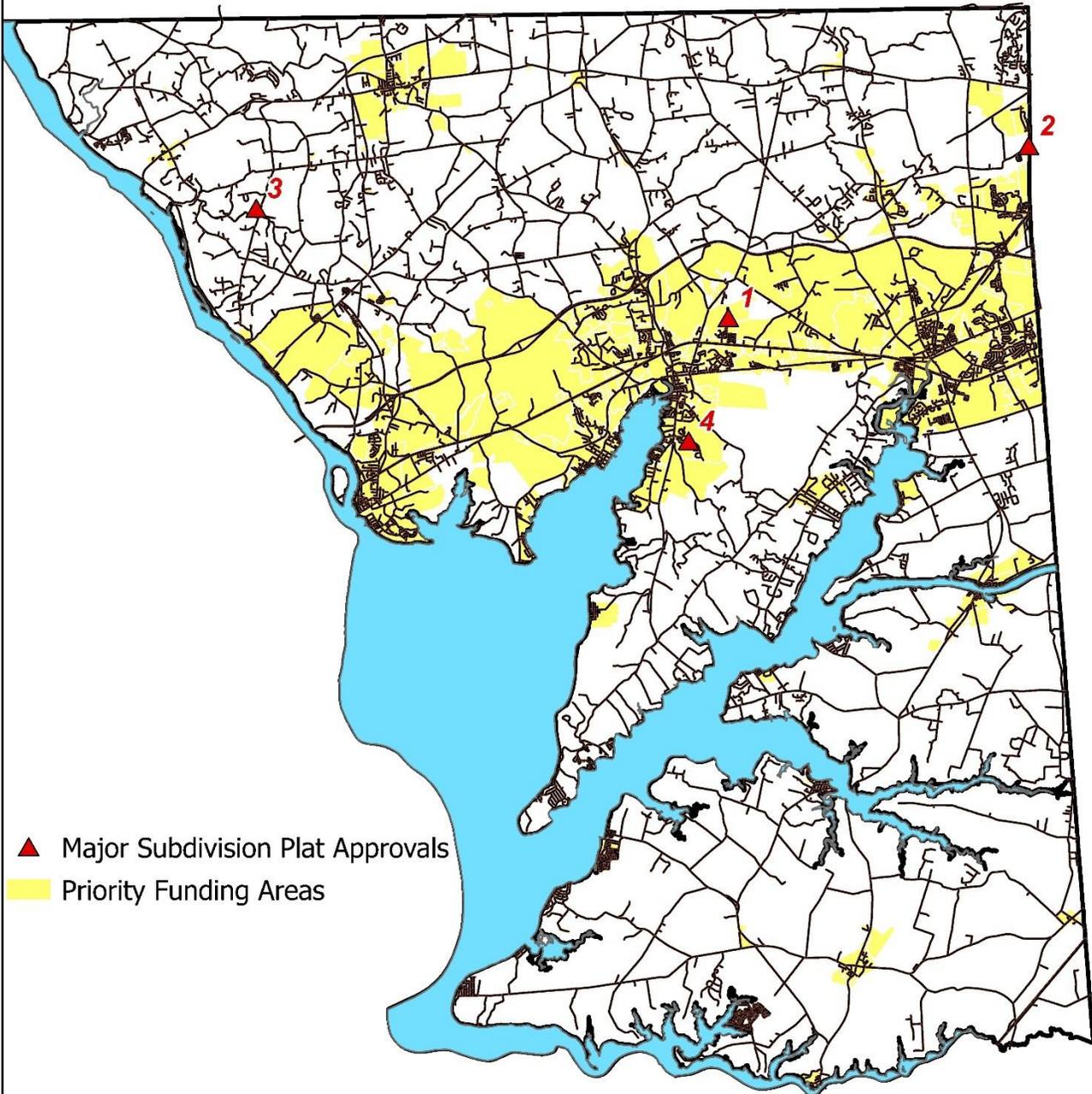
▲ Approved Site Plans (2024)
Priority Funding Areas

1. Cecil College Maintenance Building
2. Starlink Antenna Project
3. Rising Sun Mini Storage (Phase 2)
4. West Cecil Health Center
5. G & B Realty, LC
6. Kelso, Adam L.
7. Complete Recycling Group
8. Amazon Fulfillment Center MDT2
9. North East Middle and High Schools
10. Chaberton Solar Chesapeake

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2024 Major Subdivision Plat Approvals in relation to Priority Funding Areas



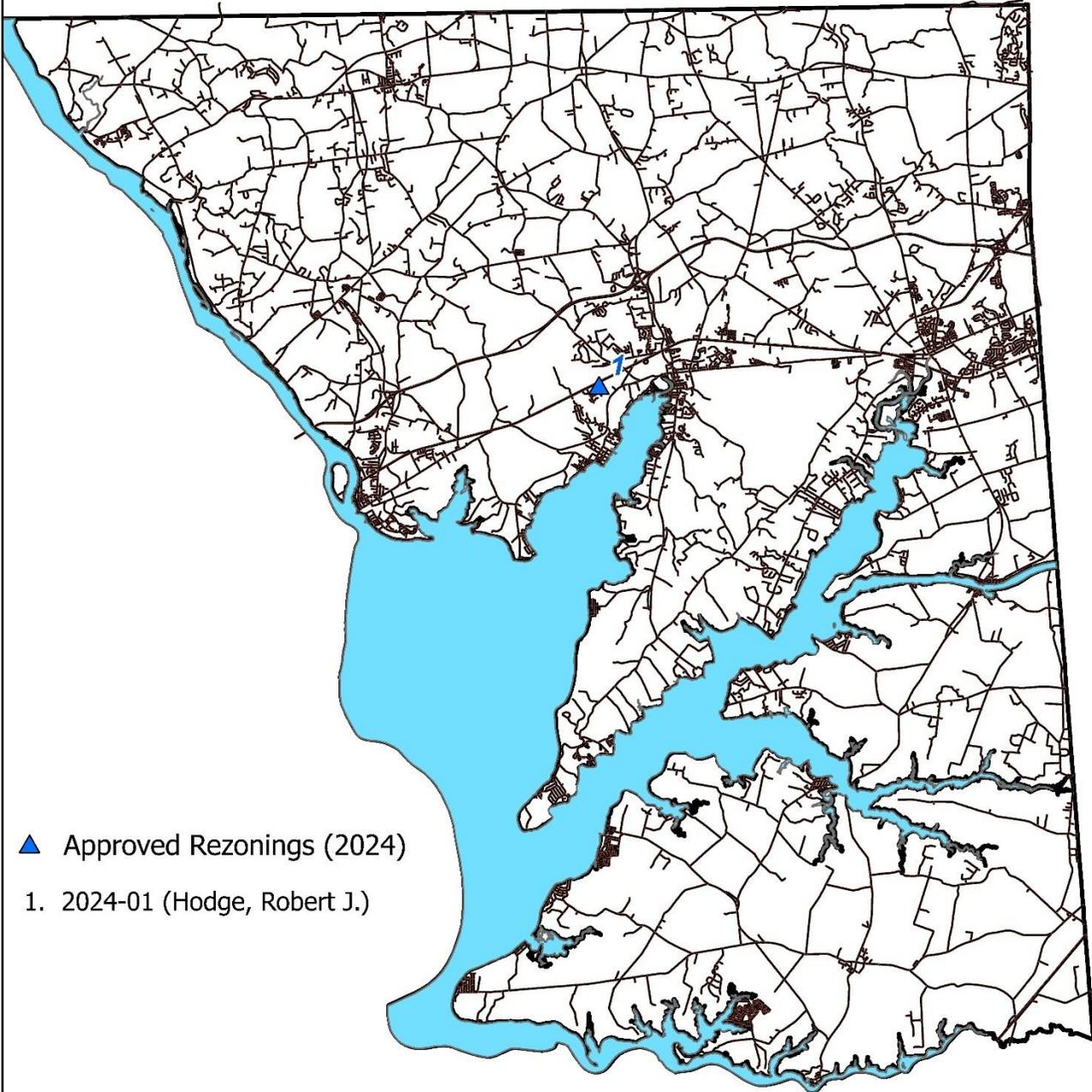
- ▲ Major Subdivision Plat Approvals
- Priority Funding Areas

1. Village of Cecil Woods, 30 sites (concept)
2. Barksdale Village, PUD (concept)
3. Liberty Grove Preserve, Lots 1-10 (final)
4. Chesapeake Club Condominium, Units 34-36 (final)

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2024 Approved Rezoning



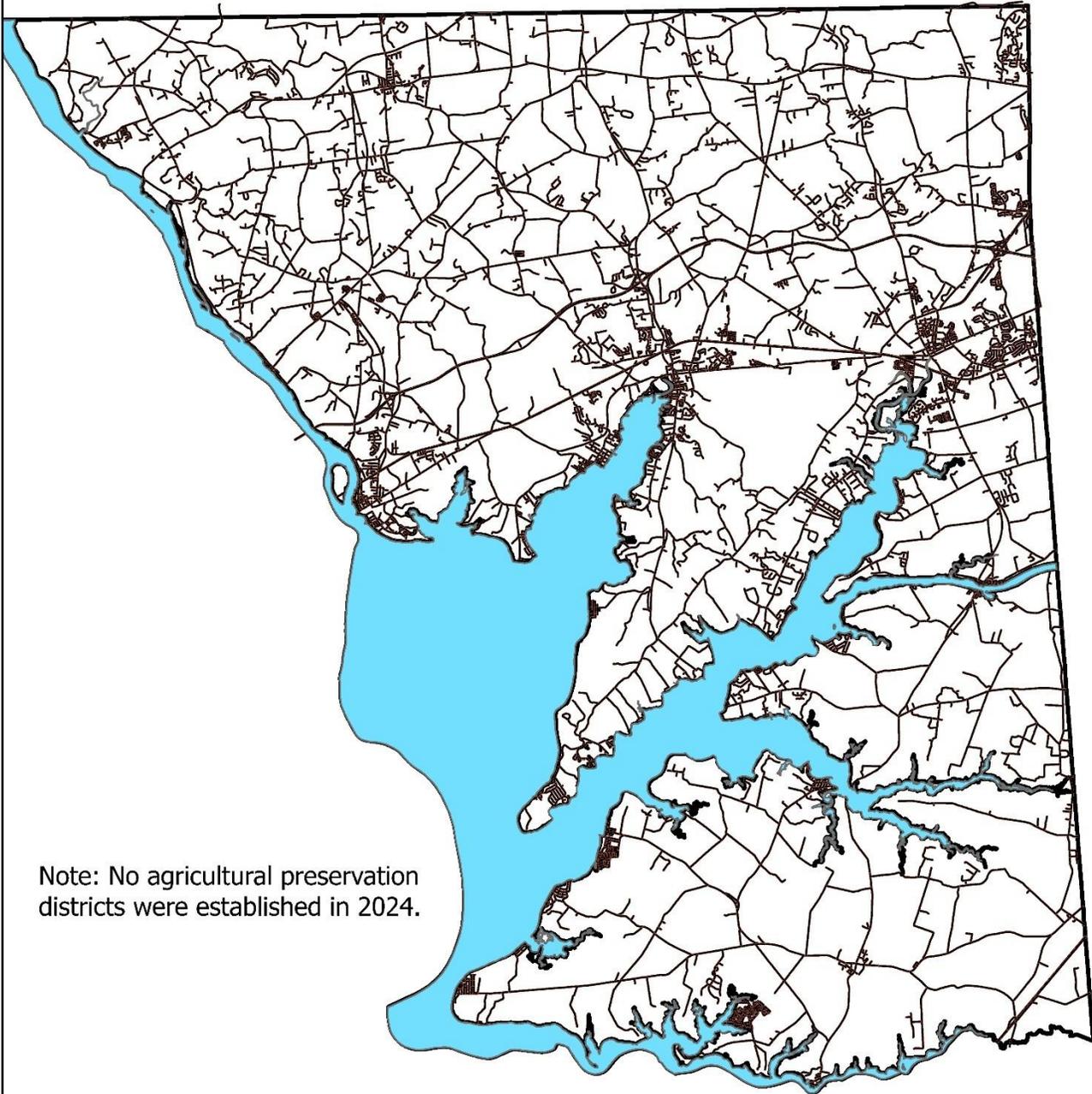
▲ Approved Rezoning (2024)

1. 2024-01 (Hodge, Robert J.)

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Protected Lands Districts Established in 2024

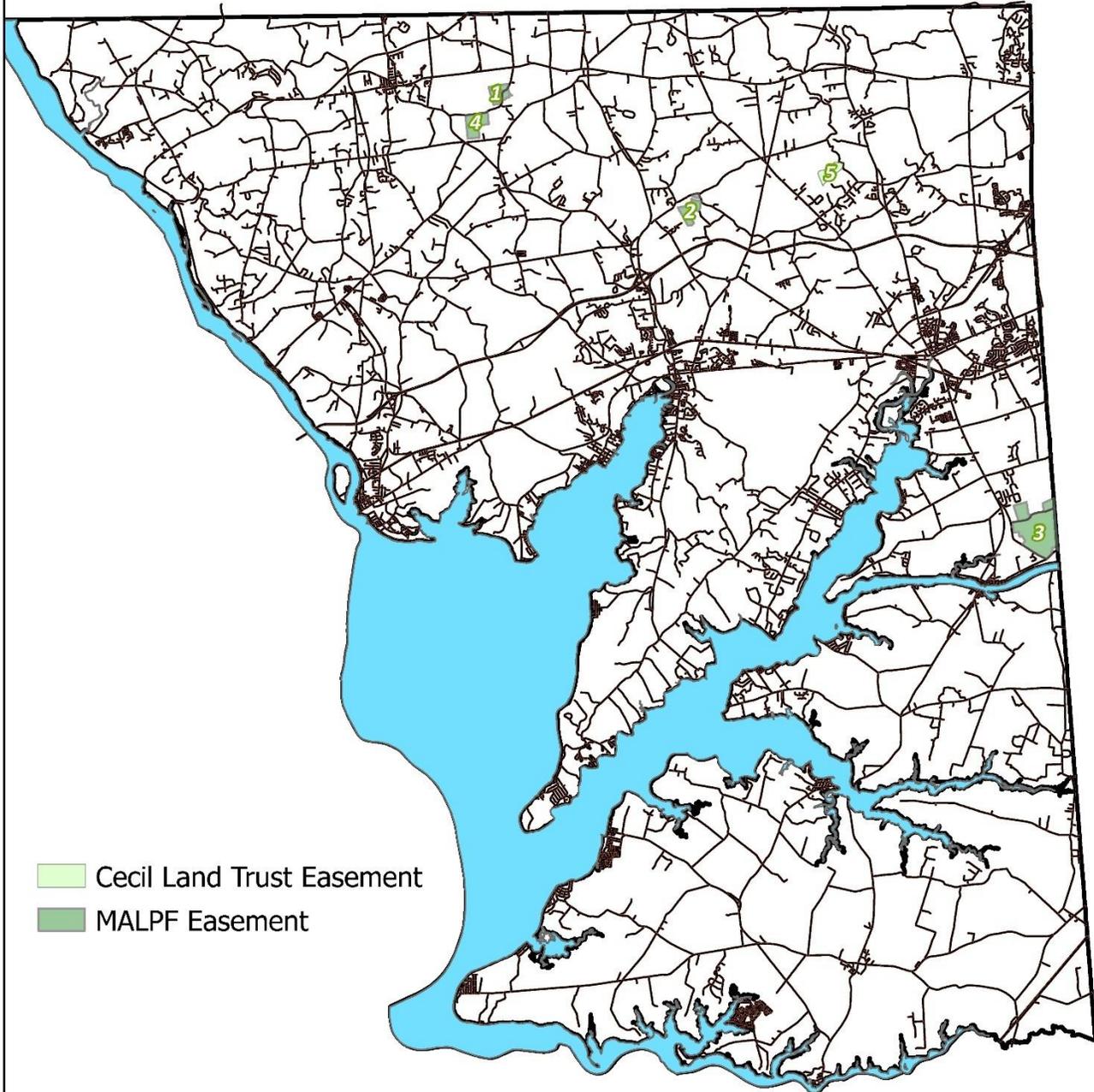


Note: No agricultural preservation districts were established in 2024.

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2024 Agricultural Preservation Acreage preserved using local ag. preservation monies



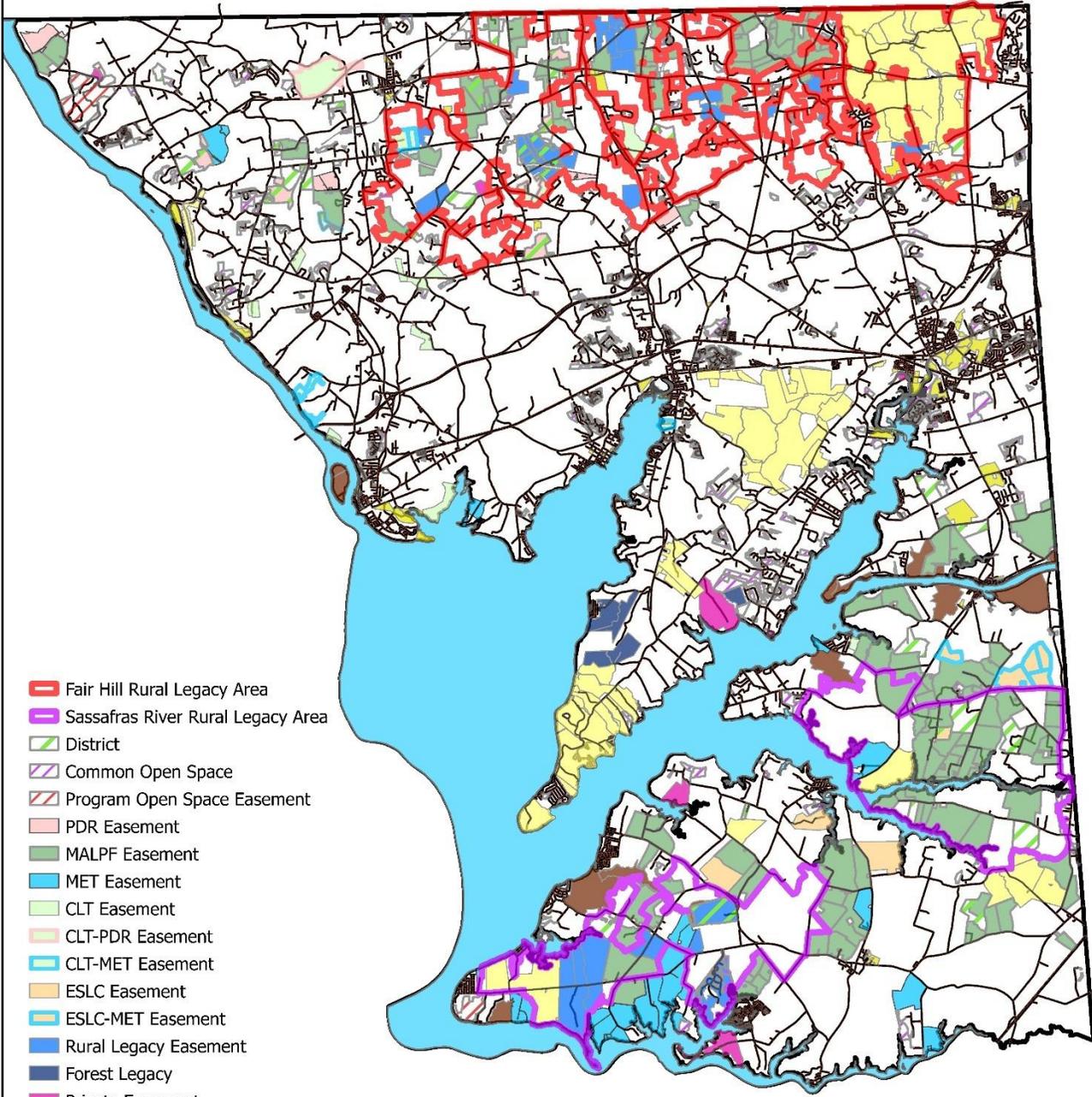
-  Cecil Land Trust Easement
-  MALPF Easement

1. Creeger, William and Wanda, 95.34 acres, \$664,356
2. King, Leon, 99.93 acres, \$507,046
3. Lostens Dairy, 577 acres, \$2,420,380
4. Mahoney, Joseph and Andrea, 136.45 acres, \$782,340
5. Papagno, Vito and Leona, 89.51 acres, \$307,597

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Cecil County Protected Lands

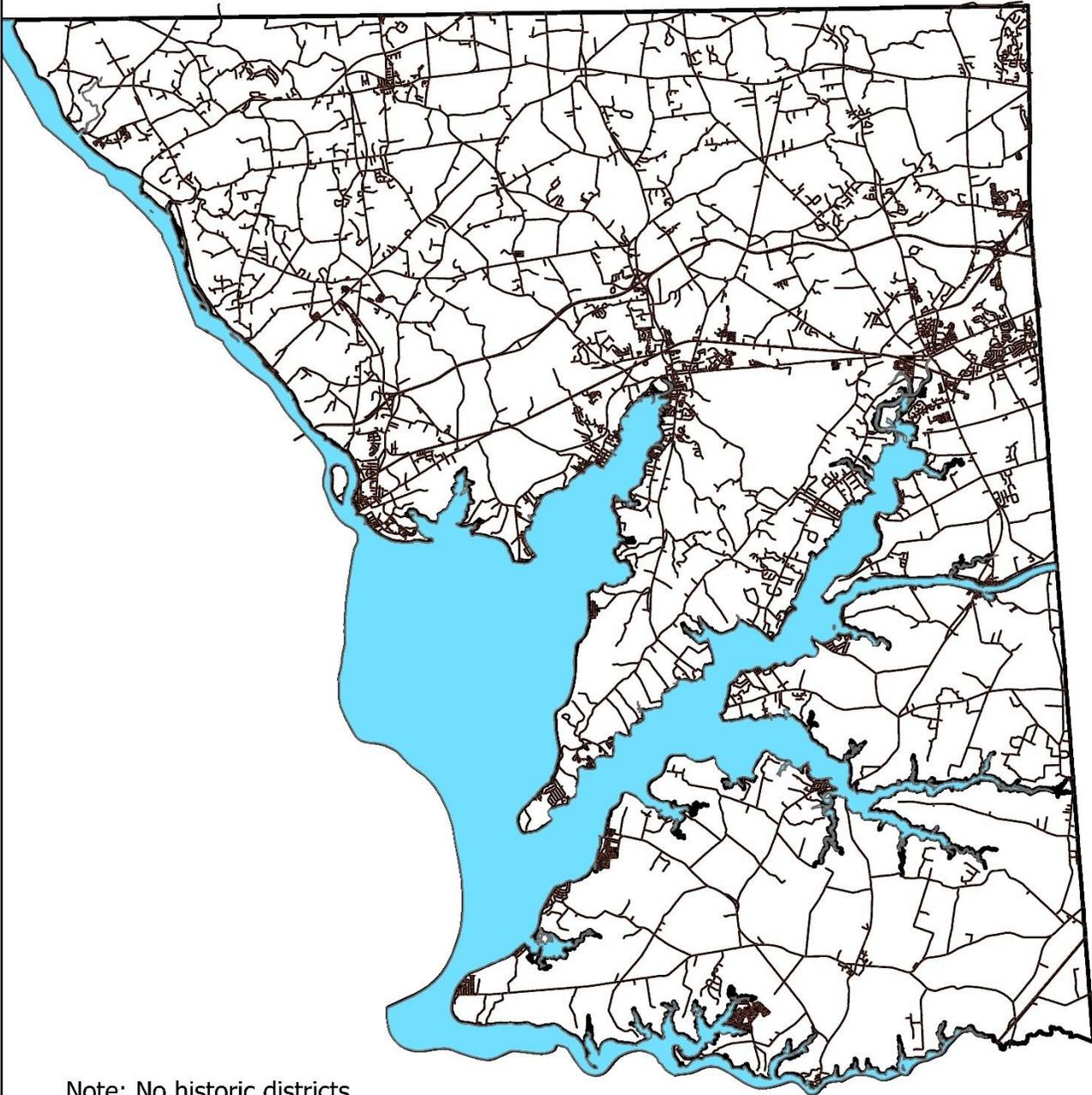


- Fair Hill Rural Legacy Area
- Sassafras River Rural Legacy Area
- District
- Common Open Space
- Program Open Space Easement
- PDR Easement
- MALPF Easement
- MET Easement
- CLT Easement
- CLT-PDR Easement
- CLT-MET Easement
- ESLC Easement
- ESLC-MET Easement
- Rural Legacy Easement
- Forest Legacy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

Cecil County
Dept. of Land Use
and Dev. Services
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2024 Established Historic Districts



Note: No historic districts were established in 2024.

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