

1990 ANNUAL REPORT

THE CECIL COUNTY PLANNING
COMMISSION
AND
THE OFFICE OF PLANNING AND
ZONING

PREPARED BY THE CECIL COUNTY
OFFICE OF PLANNING AND ZONING

FEBRUARY 1991

2 February 1991

Cecil County Commissioners
Room 100, County Office Building
Elkton, Md 21921

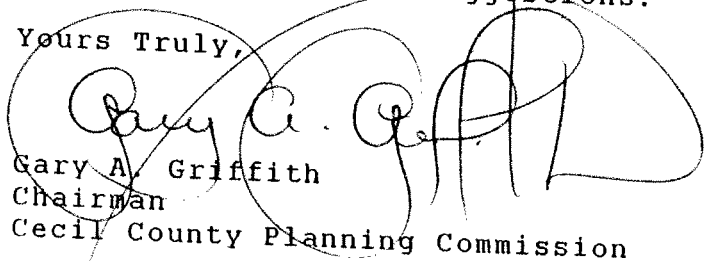
Annual Report of Planning and Zoning Activities for 1990

Commissioners:

The Office of Planning and Zoning and the Planning Commission are forwarding for your review, a summary of our activities for 1990. The report consolidates data about the various issues reviewed by the Planning Office and the Planning Commission.

We hope you will find this to be a useful tool and would welcome comments, questions, or suggestions.

Yours Truly,



Gary A. Griffith
Chairman
Cecil County Planning Commission



Donald A. Halligan
Principal Planner
Office of Planning and Zoning

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I. PLANNING COMMISSION

1990 Membership

Mr. Gary Griffith, Chairman - Term expires 3 August 1994

Mr. Samuel DuPont, Vice-Chairman - Term expires 3 August 1992

Mr. John Bruce - Term expires 3 August 1992

Mrs. Sally Cairns - Term expires 3 August 1993

Mr. Clinton Jacquette - Term expires 3 August 1994

Mr. William McMillan - Term expires 3 August 1993

Mr. Jack Krummel, Alternate - Term expires 3 August 1994

Commissioner Merritt Dean, Ex-Officio Member until 31 November 1990
Commissioner Grayson Abbott, Ex-Officio Member

Mr. Keith Baynes, Attorney

The Cecil County Planning Commission is appointed by the County Commissioners in accordance with State Law. The Commission serves as a citizen review board on County planning decisions. As set forth in Article 66B of the Annotated Code of Maryland, the Planning Commission is both an advisory and decision making board. The Commission, in its advisory capacity, is required to make recommendations regarding rezoning cases, special exceptions, amendments or changes to County ordinances, and other planning decisions. In its decision-making capacity, the Commission approves all major subdivisions of land.

The Planning Commission has regularly scheduled public meetings on the third Tuesday of each month. Subdivision proposals are heard at 2:00 p.m. in the Planning Office Conference room (3rd floor of the Courthouse). Rezoning and other cases are heard at 7:00 p.m. in Court Room 1 (2nd Floor of the Courthouse).

Contact the Office of Planning and Zoning (398-0200) to confirm meeting dates and agendas.

II. The Office of Planning and Zoning

The Office of Planning and Zoning provides staff support for the County Commissioners, the Planning Commission, and other Boards and Commissions, as well as coordinating all planning activities for the County. Members of the staff participate in various committees and represent the County on numerous State and Regional governmental organizations.

1990 Staff Members:

Donald A. Halligan, Principal Planner
Patrick T. Conway, Zoning Administrator
Christopher Rogers, Principal Plans Reviewer
Kenneth Naumann, Capital Facilities Planner
Eric S. Sennstrom, Planner I
Douglas Koop, Environmental Planner
Joseph Johnson, Resource Inspector
Louis Brammer, Zoning Inspector
Paul Fish, Zoning Inspector
Rose Simpson, Administrative Aide
Debbie Sample, Administrative Aide
Patricia Norman, Clerk/Typist II

Staff Support:

In 1990, the Planning and Zoning Office provided staff support for the following boards and commissions:

*Board of County Commissioners	*WILMAPCO
*Planning Commission	*Maryland Association of Counties
*Board of Appeals	*Port of Baltimore Citizen Advisory Committee
*Technical Advisory Committee	*Agricultural Land Preservation Advisory Board
*Stormwater Management Committee	*Maryland Citizen Planners Association
*Comprehensive Plan Committee	
*Baltimore Regional Council of Governments	
*Coastal Resources Advisory Committee	

III. OTHER BOARDS INVOLVED IN THE PLANNING PROCESS

A. Board of Appeals

The Board of Zoning Appeals holds a public hearing on the fourth Tuesday of each month at 7:00 p.m. in Court Room 1 (2nd floor of the County Courthouse).

1990 Members of the Board of Appeals

Mr. John B. Upp, Chairman - Term expires 15 August 1991

Ms. Leslie Fossett - Term expires 15 August 1991

Mr. Hugh Reilly - Term expires 15 August 1991

Mr. Samuel L. Orr - Term expires 15 August 1991

Mr. Fred Gordon, Alternate - Term expires 15 August 1991

Mr. O. Robert Lidums, Attorney

In 1990 the Board of Appeals reviewed 90 cases: 57 special exceptions, 39 of which were requests for mobile placement, 21 variance requests, 2 appeals of subdivision/Planning Commission decisions, and 10 administrative/enforcement actions.

B. Comprehensive Plan

The 30 member Comprehensive Plan committee finalized their update of the plan and presented the draft version to the Planning Commission. The Planning Commission then held 3 hearings where comments from the public on the proposed plan were accepted. The Planning Commission, after reviewing public comment, forwarded its amendments of the plan to the County Commissioners. The County Commissioners held a hearing to listen to public comment. The Commissioners amended the document after receiving public comment, then voted to adopt the amended plan. The new Comprehensive Plan became effective December 1, 1990. Copies of the Comprehensive Plan may be obtained from the Office of Planning and Zoning.

C. Agricultural Land Preservation Advisory Board

Originally created to review applications for the Maryland Agricultural Land Preservation Program, this board also reviews applications to insure that requirements of state laws and County Agricultural Preservation Ordinance are met. The Board is composed of farmers and citizens concerned with the continued success of agriculture in Cecil County.

1990 Board Members

Mr. Ted Haas Mr. Robert Knutsen Mr. Jack McKeown

Mr. Daniel Derr Mr. Ulysses McCoy

APPLICATIONS PROCESSED IN 1990

1. Major Subdivisions - During 1990 the Planning Commission reviewed 159 applications for major subdivisions and mobile home parks. Projects were reviewed at the conceptual, preliminary, and final stages. Of these applications, 34 were granted final approval resulting in the formation of 337 new lots and 83 mobile home sites. Twenty two (22) concept plans were approved by the Planning Commission. These concept plans involve the potential creation of 1249 lots, Apartments, and/or Town Houses.

2. Minor Subdivisions - The Office of Planning and Zoning approved 159 applications in 1990. Of these 115 were applications for minor subdivision approval. The remainder were for add-on purposes or for agricultural transfer. These submittals resulted in the formation of 179 new lots for development purposes.

3. Site Plans - A total of ten (10) site plans were approved by the Office of Planning and Zoning in 1990.

4. Road Code Waivers - The Office of Planning and Zoning forwarded recommendations to the County Commissioners on 15 road code waivers in 1990. This process resulted in the granting of 11 road code waivers. Four (4) requests were denied.

5. Rezoning - The Planning Commission made recommendations to the County Commissioners on 14 rezoning applications during 1990. Five (5) of these applications were approved by the County Commissioners. Four (4) applications were disapproved, two (2) were withdrawn, and three (3) are pending decision.

6. Special Exceptions - The Planning Commission and the Board of Appeals heard 57 requests for special exceptions in 1990. (see table on Board of Appeals activity)

7. Variances and Appeals - The Board of Appeals heard 21 variance requests in 1990 and 12 appeals of Planning Commission decisions and administrative or enforcement actions.

8. Agricultural Preservation - The Planning Commission heard 14 applications to form Agricultural Preservation districts totalling 2,350 acres. All fourteen (14) received favorable recommendations from the County Agricultural Preservation Board, the Planning Commission, and the County Commissioners. The total number of farms participating in program now totals 33. The grand total of Agricultural Preservation Districts and Easements sold total 6,652 acres.

SUMMARY

In 1990 the workload of the Office of Planning and Zoning and the Planning Commission continued along at a brisk pace. Major subdivision applications processed in 1990 totaled 159. Ultimately, 337 new lots and 83 mobile home sites were approved by the Planning Commission. These lots involved the development of 790.1 acres.

While major subdivision was distributed throughout the county, the largest number of lots were approved in Election Districts 4 and 6. In Election District 4, a total of 82 lots were approved involving 177 acres. In Election District 6, a total of 69 lots were approved involving 62.4 acres. Election District 8 had the least lots approved in 1990. Seventeen (17) lots were approved on 39 acres.

Development in the Critical Area occurred in the seventh, fifth, third, second, and first Election Districts. A total of 7 lots were approved in the RCA and LDA areas. These lots involved the development of 99.2 acres. No new lots were created in the IDA.

Minor Subdivision activity was evenly spread throughout the county. The largest number of lots, (45), were approved in Election District 5. Election Districts 1 and 4 had the least number of Minor Subdivision lots approved. Eleven (11) lots each were approved in District 1 and District 4.

No rezonings were approved in Election Districts 1, 4, or 8. The five (5) rezonings approved in 1990 were distributed in Districts 3, 5, and 6. Two (2) rezonings were approved in District 5, two (2) rezonings were approved in District 3, and one (1) rezoning was approved in District 6. Two (2) of these rezonings were from residential to commercial, two (2) were from R-1 to MH, and one (1) was from M-1 to C-2.

Enforcement of zoning violations continued to increase in 1990. Mobile home violations, junk cars, and salvage yards constituted the majority of violations handled this year.

Although 1990 was a busy year for the Office of Planning and Zoning and the Planning Commission, a major project for the year was the approval of the revised Comprehensive Plan. Adopted in 1974, and amended in 1977, revision of the the plan began in April 1988 with the appointment of a thirty (30) member committee by the County Commissioners.

During 1990, the new Comprehensive Plan was reviewed by the Planning Commission and the Public before an amended version was sent to the County Commissioners for approval. The new plan emphasizes the County's commitment to quality development, the protection of natural resources, and the preservation of agriculture. It is anticipated that the plan will be a vital document to help Cecil County develop responsibly into the next century.

Zoning Inspections/Violations
Statistics
(1990)

<u>Type of Inspection(s) Violation(s)</u>	<u>Inspector (Fish)</u>	<u>Inspector (Brammer)</u>	<u>Totals</u>
Mobile Homes without Permits	24	5	29
Mobile Homes Permits (Temp. Use for Construction)	19	0	19
Mobile Homes with Special Exception(not renewable)	3	0	3
Junk & Salvage yards	10	41	51
Illegal Landfills	2	1	3
Outside storage	3	9	13
Illegal Business(s)	10	3	13
RV Travel Trailers (relating to occupancy)	4	1	5
Improper setbacks	5	3	8
Illegal signs	2	0	2
Improper accessory structures	1	0	1
Non-permitted dwelling conversion(s)	1	0	1
Swimming pools, above & inground without required fencing	2	0	2
Violation complaints/ alleged but not confirmed	5	19	24
Totals:	<u>91</u>	<u>82</u>	<u>173</u>

Statistics (continued)
Appeals/Court Cases

	Inspector (Fish)	Inspector (Brammer)	
Appeals related to zoning violations	2	2	4
Court cases related to zoning violations	9	7	16

Please note: These statistics are not subjected to the number of inspections or re-inspections made on each complaints. Also, the inspections required on zoning certificates with mobile homes placed on property for temporary use while construction is ongoing. These are not logged in at the present time.

A P P E N D I X

1990 MAJOR SUBDIVISION ACTIVITY
COUNTY-WIDE

ED SUBDIVISION	ZONE	TOTAL ACRES	SEC. ACRES	TOTAL LOTS	SEC. LOTS	STAGE	DEC. DATE
1 William B. Cullen	AR	190.0	0.0	38	0	Concept	A 02/20/90
1 Scotchman's Glen	AR	187.0	0.0	40	0	Concept	AC 02/20/90
1 Strawberry Hill, Sec.5	AR	0.0	45.0	0	3	Prel	AC 05/15/90
1 Pearce Creek, Sec.2	AR	0.0	93.1	0	24	Prel	WD 05/15/90
1 Bayview Estates,Sec.2	AR	81.4	0.0	9	0	Concept	T 06/19/90
1 Pearce Creek, Sec. 2	AR	0.0	92.1	0	24	Prel	WD 06/19/90
1 Strawberry Hill,Sec.5	AR	0.0	45.1	0	3	Final	WD 07/17/90
1 Bayview Estates,Sec.2	AR	81.4	0.0	9	0	Concept	AC 07/17/90
1 Pearce Creek, Sec. 2	AR	0.0	93.1	0	24	Prel	AC 07/17/90
1 Scotchman's Glen,Sec.1	AR	0.0	19.8	0	2	Prel	AC 07/17/90
1 Scotchman's Glen	AR	0.0	33.7	0	15	Prel	AC 07/17/90
1 Strawberry Hill, Sec. 5	AR	0.0	45.1	0	3	Final	T 08/21/90
1 Strawberry Hill, Sec. 5	AR	0.0	45.1	0	3	Final	AC 09/18/90
1 Shortie's Acres	AR	0.0	10.3	0	2	PF	A 11/20/90
1 North Meadows, Sec 1	AR	0.0	70.4	0	12	Prel	D 11/20/90
1 Pearce Creek, Lots 25-48	AR	0.0	93.1	0	24	Final	AC 12/18/90
2 Sunnybrook Estates,Sec.1	AR	0.0	31.0	0	29	Final	A 01/16/90
2 Lake Forest Estates, Sec1	AR	0.0	12.4	0	5	Prel	AC 04/17/90
2 Lake Forest Estates,Sec1	AR	0.0	12.4	0	5	Final	WD 04/17/90
2 Lake Forest Estates,Sec.1	AR	0.0	12.4	0	5	Final	AC 05/15/90
2 Bridle Run	AR	76.8	0.0	15	0	Concept	A 05/15/90
2 Dent, Alfred	AR	111.7	0.0	15	0	Concept	AC 08/21/90
2 Bethel of Elk Forest	R1	0.0	45.9	0	2	Prel	AC 08/21/90
2 Bethel of Elk Forest	R1	0.0	45.9	0	2	Final	AC 10/16/90
2 Lake Forest Estates,Lot10	AR	0.0	3.2	0	1	PF	AC 11/20/90
3 Forest Green Ct. MHP	MH	0.0	15.7	0	45	Prel	AC 02/02/90
3 Forest Green Court,Sec.2	MH	0.0	15.7	0	45	Final	AC 02/20/90
3 Wedgewood Hills,Lots6-50	AR	0.0	111.0	0	0	Prel	T 05/15/90
3 Iron Hill Apt.	RM	31.4	0.0	390	3	Concept	T 07/17/90
3 Iron Hill Apartments	RM	31.4	0.0	390	4	Concept	A 08/21/90
3 Snugg Isle, Lot 6	R2	0.0	0.8	0	1	Prel	AC 08/21/90

1990 MAJOR SUBDIVISION ACTIVITY
 COUNTY-WIDE

ED SUBDIVISION	ZONE TOTAL		SEC. ACRES	TOTAL		SEC. LOTS	STAGE	DEC. DATE
	ACRES	ACRES		LOTS	LOTS			
3 Reed, Howard G.	R1	0.0	28.3	0	3	Prel	AC	09/18/90
3 Reed, Howard G.	R1	0.0	28.3	0	3	Prel	WD	11/20/90
3 Howard Reed	R1	0.0	22.9	0	3	Prel	WD	11/20/90
3 Wedgewood Hills, Lots 6-50	AR	0.0	111.0	0	45	Prel	A	11/20/90
3 Snug Isle, Lot 6	R2	0.0	0.9	0	1	Final	AC	12/18/90
3 Howard Reed	R1	0.0	28.3	0	3	Prel	AC	12/18/90
4 Hunters Crossing, Sec. 1	AR	0.0	49.3	0	16	Final	WD	02/20/90
4 Grand Meadows, Sec. 2	R1	0.0	24.5	0	19	Prel	AC	03/20/90
4 Hunters Crossing, Sec. 1	AR	0.0	49.3	0	16	Final	AC	03/20/90
4 Hunters Crossing, Sec. 2	AR	0.0	81.6	0	12	Prel	AC	03/20/90
4 Nottingham Fields, Sec. 2	AR	0.0	17.0	0	7	Final	WD	03/20/90
4 Nottingham Fields, Sec. 2	AR	0.0	23.3	0	8	Final	WD	03/20/90
4 West Creek Village, Ph. 1	RM	0.0	133.0	0	294	Ext. Prel	AC	04/17/90
4 West Creek Village, Ph. 2	RM	0.0	5.6	0	26	Final	AC	04/17/90
4 Grand Meadows	R1	0.0	24.5	0	19	Final	WD	04/17/90
4 Donald Rhoades	R1	0.0	7.4	0	2	PF	AC	05/15/90
4 Foxcatcher, Sec. 2-C	AR	0.0	12.1	0	8	Prel	WD	05/15/90
4 Grand Meadows	R1	0.0	24.5	0	19	Final	AC	05/15/90
4 Foxcatcher @ Fairhill 2D	AR	0.0	33.4	0	14	Prel	AC	06/19/90
4 Hunters Crossing, Sec. 2	AR	0.0	87.2	0	14	Final	WD	06/19/90
4 Hunters Crossing, Sec. 2	AR	0.0	87.2	0	14	Final	AC	07/17/90
4 Foxcatcher at Fairhill 4	AR	0.0	29.7	0	9	Prel	WD	08/21/90
4 Erin Acres	AR	162.9	0.0	54	0	Concept	D	08/21/90
4 Barrett, Jack C.	AR	0.0	10.6	0	2	PF	AC	09/18/90
4 Johnson, Douglas	AR	60.0	0.0	20	0	Concept	D	09/18/90
4 Foxcatcher, Sec. 2C	AR	0.0	10.1	0	7	Prel	AC	09/18/90
4 Erin Acres	AR	162.9	0.0	54	0	Concept	A	10/16/90
4 Persimmon Creek	RM	40.9	0.0	2825	0	Concept	T	11/20/90
4 Foxcatcher at Fairhill 2C	AR	0.0	10.4	0	7	Final	AC	11/20/90
4 Grand Meadows, Sec. 2	R1	11.6	0.0	106	0	Concept	A	11/20/90
4 Persimmon Creek	RM	40.9	0.0	282	0	Concept	AC	12/18/90

1990 MAJOR SUBDIVISION ACTIVITY
COUNTY-WIDE

ED SUBDIVISION	ZONE	TOTAL ACRES	SEC. ACRES	TOTAL LOTS	SEC. LOTS	STAGE	DEC. DATE
4 Foxcatcher Sec 4	AR	0.0	29.8	0	9	PreI	AC 12/18/90
4 West Creek Village	RM	42.9	0.0	179	0	Final	WD 12/18/90
5 Stoney Run Acres	R	0.0	39.0	0	967	PreI	A 01/16/90
5 Sunset Knoll,Sec.1	AR	0.0	32.0	0	9	PreI	A 01/16/90
5 Sweet Grass Meadows	AR	0.0	26.0	0	7	Final	WD 01/16/90
5 Phillip Wegman	RI	12.1	0.0	18	0	Concept	AC 02/20/90
5 Forest Knoll, Lot5	AR	0.0	0.0	0	0	NA	AC 02/20/90
5 Betty A. Diangelo	RI	0.0	9.6	0	3	PF	WD 02/20/90
5 Northwoods, Sec.1	RM	0.0	6.7	0	10	Final	T 03/20/90
5 Sweet Grass Meadows	AR	0.0	25.9	0	7	Final	AC 03/20/90
5 Chesapeake Club,Ph.1,Sec1	RM	0.0	189.1	0	568	Ext.Site	AC 04/17/90
5 Cecil Woods MHP	MH	0.0	30.7	0	1379	Ext. Fin	WD 04/17/90
5 Arundel Sec. C,1.G	AR	0.0	17.0	0	19	Final	AC 04/17/90
5 Mariner's Cove,Sec.2	AR	0.0	3.2	0	2	PF	AC 04/17/90
5 Mariner's Cove, Sec. 3	AR	0.0	2.7	0	1	PF	AC 04/17/90
5 Arundel,Sec. C,B1.F	AR	0.0	2.1	0	2	PreI	AC 04/17/90
5 Pierce, Wm. & Mildred	RI	0.0	9.6	0	3	PF	WD 04/17/90
5 Northwoods, Sec. 1	RM	0.0	6.7	0	10	Final	AC 04/17/90
5 Joseph F. Eckman	AR	216.6	0.0	72	0	Concept	AC 04/17/90
5 Tyler Estates	RI	0.0	12.1	0	18	PreI	AC 04/17/90
5 Wm. & Mildred Pierce	RI	0.0	9.6	0	3	PF	AC 05/15/90
5 Sunset Knoll, Sec. 1	AR	0.0	31.7	0	9	Final	AC 05/15/90
5 St. John's Manor West	AR	0.0	3.0	0	3	PF	D 06/19/90
5 Arundel,Sec.C,B1. F	AR	0.0	2.0	0	2	Final	AC 06/19/90
5 Proctor's Seat,Sec.2	AR	69.4	0.0	11	0	Concept	D 06/19/90
5 Pembrey, Lot 45	AR	0.0	6.3	0	1	Final	W 07/17/90
5 Mariner's Cove, Sec.5	AR	0.0	2.6	0	4	Final	AC 07/17/90
5 Harold E. Demond	AR	148.8	0.0	49	0	Concept	DA 07/17/90
5 Proctor's Seat, Sec. 2	AR	69.4	0.0	5	0	Concept	AC 07/17/90
5 Pembrey. Lot 45	AR	0.0	6.3	0	1	Final	WD 08/21/90
5 Ebenezer, Plat 2, Lot 3	AR	0.0	10.0	0	3	PF	AC 08/21/90

1990 MAJOR SUBDIVISION ACTIVITY
COUNTY-WIDE

ED SUBDIVISION	ZONE TOTAL		SEC. TOTAL		STAGE	DEC.	DATE
	ACRES	ACRES	LOTS	LOTS			
5 Jackson Mill Farms, Sec1	AR	0.0	70.3	0	28 Prel	AC	08/21/90
5 St. John's Manor West	AR	0.0	3.0	0	3 PF	AC	08/21/90
5 Pembrey. lot 45	AR	0.0	6.3	0	1 Final	AC	09/18/90
5 Wilson, Alden	R1	0.0	5.1	0	2 PF	AC	09/18/90
5 Proctor's Seat, Sec.2	AR	0.0	9.3	0	4 Prel	AC	09/18/90
5 Proctor's Seat, Sec. 2	AR	0.0	9.3	0	4 Final	AC	09/18/90
5 Schutzman, Mel	AR	12.3	0.0	4	0 Concept	A	10/16/90
5 Demond, Harold E.	AR	148.8	0.0	35	0 Concept	A	10/16/90
5 Harold Demond	AR	0.0	4.4	0	2 Prel	AC	11/20/90
5 Harold Demond	AR	0.0	4.5	0	2 Final	A	12/18/90
5 Wilson Woods,Sec2,15-15A	AR	0.0	34.8	0	2 Prel	AC	12/18/90
6 Mason-Dixon Village MHP	MH	0.0	20.6	0	38 ¹⁰ Final	AC	02/20/90
6 Chelsea @ Nottingham	AR	108.0	0.0	53	0 Concept	AC	02/20/90
6 Chelsea @ Nottingham,L.29	AR	0.0	5.6	0	1 PF	AC	02/20/90
6 Principio Heights II	AR	0.0	9.8	0	3 PF	D	03/20/90
6 John Osani	AR	18.5	0.0	4	0 Concept	D	04/17/90
6 Nottingham Fields,Sec.2	AR	0.0	17.0	0	7 Final	AC	04/17/90
6 Haven Lane Estates, SecD	AR	0.0	3.1	0	2 Prel	D	04/17/90
6 Orchard Knoll,Sec.4	AR	74.8	0.0	24	0 Concept	AC	04/17/90
6 Chelsea of Nottingham,1	AR	0.0	24.8	0	24 Final	WD	05/15/90
6 Lands of Lisa Harvey	AR	0.0	7.4	0	2 PF	WD	05/15/90
6 Colony Acres. Sec. 2	AR	0.0	2.7	0	1 PF	AC	05/15/90
6 Coach and Four	AR	90.4	0.0	27	0 Concept	AC	06/19/90
6 Harvey, Lisa (Lands of)	AR	0.0	7.4	0	2 PF	AC	06/19/90
6 Chelsea @ Nottingham	AR	0.0	24.8	0	24 Final	WD	06/19/90
6 Principio Heights, Sec.2	AR	0.0	9.0	0	2 PF	WD	07/17/90
6 Chelsea of Nottingham	AR	0.0	24.8	0	24 Final	AC	07/17/90
6 Nottingham Fields,Sec.3	AR	0.0	63.3	0	20 Prel	AC	07/17/90
6 Principio Heights II	AR	0.0	9.8	0	2 PF	AC	08/21/90
6 Coach and Four	AR	0.0	61.4	0	16 Prel	AC	10/16/90
7 Bentley,Sec.1&2	AR	0.0	65.0	0	20 Final	WD	01/16/90

1990 MAJOR SUBDIVISION ACTIVITY
COUNTY-WIDE

ED SUBDIVISION	ZONE	TOTAL ACRES	SEC. ACRES	TOTAL LOTS	SEC. LOTS	STAGE	DEC.	DATE
7 Montgomery Brothers Inc.	AR	101.7	0.0	33	0	Concept	A	01/16/90
7 Bentley,Sec.1 & 2	AR	0.0	65.4	0	20	Final	AC	02/20/90
7 The Bluffs, Sec. 3	AR	0.0	12.5	0	10	Final	WD	02/20/90
7 The Bluffs, Sec. 3	AR	0.0	12.5	0	11	Final	A	03/20/90
7 Holland Acres, Sec.7	R1	0.0	14.3	0	12	Prel	AC	05/15/90
7 Holland Acres, Sec. 7	R1	0.0	14.3	0	12	Final	AC	08/21/90
7 Rock Run Estates	AR	0.0	6.9	0	6	Prel	AC	10/16/90
8 Topeka, Lot 4, Sec. 1	AR	0.0	10.7	0	2	PF	AC	02/20/90
8 Topeka, Lot 24	AR	0.0	4.8	0	1	Prel	AC	02/20/90
8 Ali-Abad	AR	0.0	8.3	0	3	Ext. Fin	AC	03/20/90
8 Topeka Lot 24,Resub	AR	0.0	2.0	0	1	Final	AC	03/20/90
8 Conowingo Manor, Sec. 2	AR	0.0	30.8	0	15	Prel	AC	04/17/90
8 Conowingo Manor,Sec.2	AR	0.0	30.5	0	15	Final	WD	05/15/90
8 Frank Ragan , Lot 1	AR	0.0	6.5	0	1	Prel	AC	06/19/90
8 Topeka, Resub.Lot15,A &B	AR	0.0	15.1	0	3	Prel	AC	06/19/90
8 Comer, Steven (Lands of)	AR	0.0	1.0	0	1	PF	AC	06/19/90
8 Conowingo Manor, Sec.2	AR	0.0	30.5	0	15	Final	AC	06/19/90
8 Frank D. Ragan	AR	0.0	6.5	0	1	Final	A	07/17/90
8 Topeka East,Sec 2-D 15-19	AR	63.6	0.0	5	0	Rev.Prel	AC	12/18/90
8 Trotter Knoll	AR	120.4	0.0	40	0	Concept	A	02/20/90
9 Chantilly Manor,Sec.2	AR	0.0	10.4	0	6	Final	WD	02/20/90
9 Tailwinds Estates, Sec.1	AR	0.0	21.9	0	11	Prel	AC	03/20/90
9 Chantilly Manor,Sec.2	AR	0.0	10.3	0	6	Final	AC	03/20/90
9 Beulah Land, Lot 75	AR	0.0	0.7	0	1	PF	AC	03/20/90
9 Beulah Land,Sec.5	AR	0.0	35.3	0	20	Prel	AC	04/17/90
9 Shah Valley, Sec. 2	AR	0.0	1.5	0	1	PF	AC	05/15/90
9 Fairfield, Sec. 3	AR	137.3	0.0	35	0	Concept	AC	06/19/90
9 Rock Hill	AR	73.2	0.0	23	0	Concept	AC	07/17/90
9 Charles W. Cross	AR	0.0	12.6	0	4	Prel	AC	07/17/90
9 Fairfield, Sec.3	AR	0.0	137.3	0	34	Prel	AC	07/17/90
9 Beulah Land, Sec. V	AR	0.0	35.2	0	20	Final	AC	08/21/90

1990 MAJOR SUBDIVISION ACTIVITY
COUNTY-WIDE

ED SUBDIVISION	ZONE	TOTAL ACRES	SEC. ACRES	TOTAL LOTS	SEC. LOTS	STAGE	DEC. DATE
9 Cross, Charles	AR	0.0	12.6	0	4	Final	08/21/90
9 Peoples, John A.	AR	81.6	0.0	27	0	Concept	10/16/90
9 Shah Valley, Sec. 2	AR	0.0	11.3	0	12	Final	11/20/90
9 Shah Valley, Lots 43-44	AR	0.0	1.7	0	2	PF	12/18/90
*** Total ***							

Footnotes:

1. Mobile Home Park
2. Mobile Home Park
3. Apartments
4. Apartments
5. Apartments & Townhouses
6. Apartments & Townhouses
7. Townhouses
8. Condominiums
9. Mobile Home Park
10. Mobile Home Park

CECIL COUNTY
1990 MAJOR SUBDIVISION ACTIVITY
CONCEPT PLAT APPROVALS

SUBDIVISION	DATE	ED ZONE	ACRES	LOTS
1 Montgomery Brothers Inc.	01/16/90	7 AR	101.7	33
2 Trotter Knoll	02/20/90	9 AR	120.4	40
3 Philip Wegman	02/20/90	5 R1	12.1	18
4 William B. Cullen	02/20/90	1 AR	190.0	38
5 Chelsea @ Nottingham	02/20/90	6 AR	108.0	53
6 Scotchman's Glen	02/20/90	1 AR	187.0	40
7 Joseph F. Eckman	04/17/90	5 AR	216.6	72
8 Orchard Knoll, Sec. 4	04/17/90	6 AR	74.8	24
9 Bridle Run	05/15/90	2 AR	76.8	15
10 Coach and Four	06/19/90	6 AR	90.4	27
11 Fairfields, Sec. 3	06/19/90	9 AR	137.3	35
12 Rock Hill	07/17/90	9 AR	73.2	23
13 Bayview Estates, Sec. 2	07/17/90	1 AR	81.4	9
14 Proctor's Seat, Sec. 2	07/17/90	5 AR	69.4	5
15 Iron Hill Apartments	08/21/90	3 RM	31.4	390 1
16 Dent, Alfred	08/21/90	2 AR	111.7	15
17 Schutzman, Mel	10/16/90	5 AR	12.3	4
18 Peoples, John A.	10/16/90	9 AR	81.6	27
19 Erin Acres	10/16/90	4 AR	162.9	54
20 Demond, Harold E.	10/16/90	5 AR	148.8	35
21 Grand Meadows, Sec. 2	11/20/90	4 R1	11.6	10
22 Persimmon Creek	12/18/90	4 RM	40.9	282 2
*** Total ***			2140	1249

- 1 - Apartments
- 2 - Apartments & Townhouses

APPENDIX C

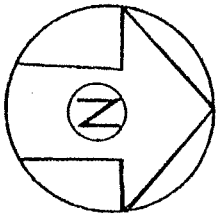
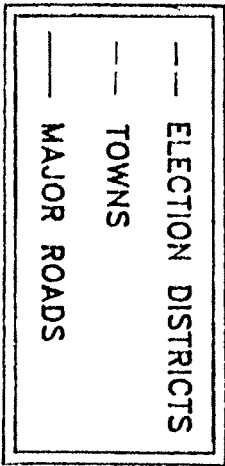
1990 APPROVED MAJOR SUBDIVISIONS - CONCEPTS
BY ELECTION DISTRICT

ELECTION DISTRICT	NUMBER OF LOTS	ACREAGE
1	87	458.4
2	30	188.5
3	390 ¹	31.4
4	346 ²	215.4
5	134	459.2
6	104	272.4
7	33	101.7
8	0	0
9	125	412.5
TOTALS	1,249	2,139.5

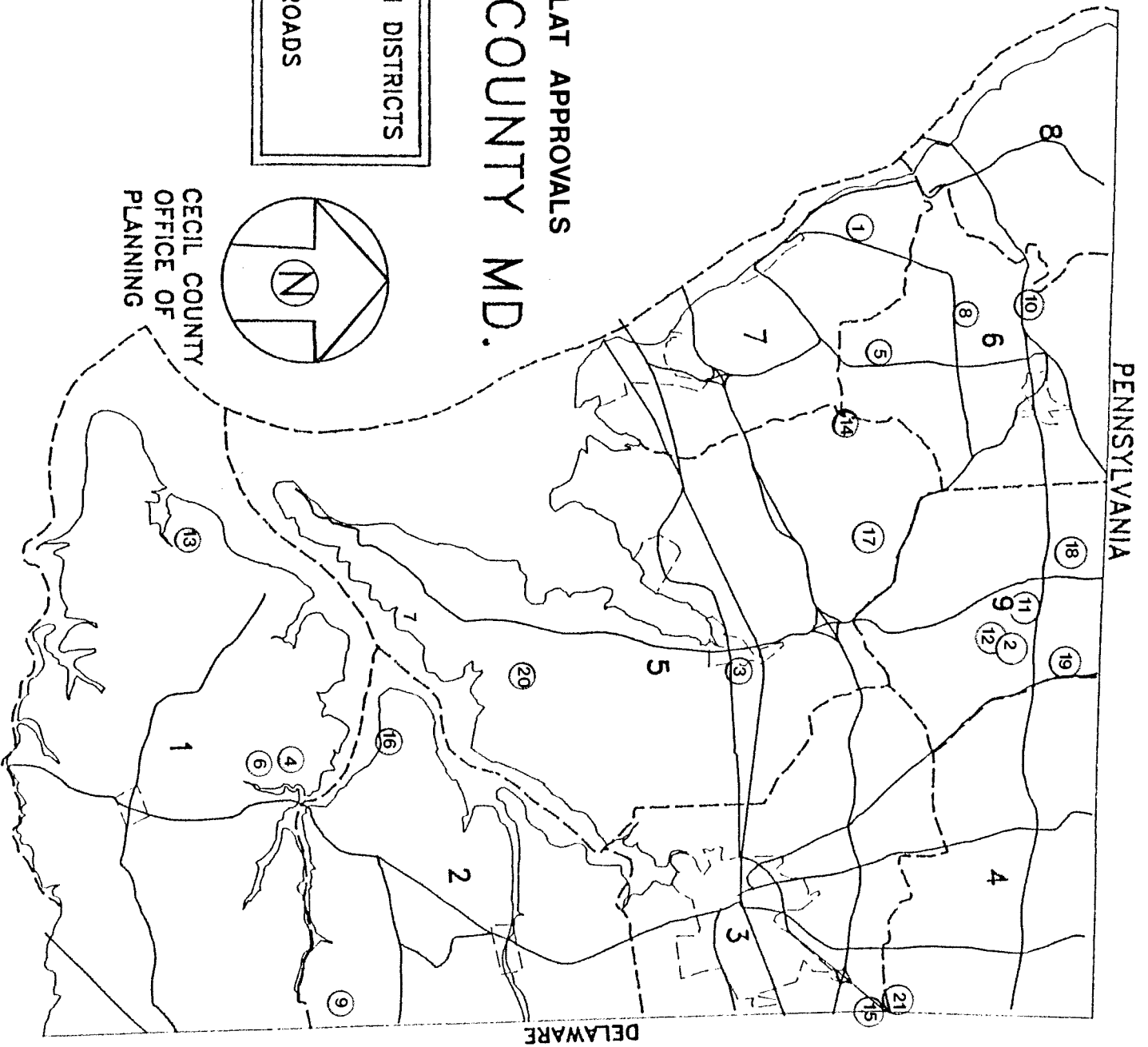
1 - Apartments

2 - Includes 282 apartments and townhouses

1990
CONCEPT PLAT APPROVALS
CECIL COUNTY MD.



CECIL COUNTY
OFFICE OF
PLANNING



CECIL COUNTY
 MAJOR SUBDIVISION ACTIVITY
 PRELIMINARY-FINAL PLAT APPROVALS

ED	SUBDIVISION	DATE	ZONE	ACRES	LOTS
1	1 Shortie's Acres	11/20/90	AR	10.3	2
2	2 Lake Forest Estates, Sec1	11/20/90	AR	3.2	1
3	4 Donald Rhoades	05/15/90	R1	7.4	2
4	4 Barrett, Jack C.	09/18/90	AR	10.6	2
5	5 Mariner's Cove, Sec.2	04/17/90	AR	3.2	2
6	5 Mariner's Cove, Sec. 3	04/17/90	AR	2.7	1
7	5 Wm. & Mildred Pierce	05/15/90	R1	9.6	3
8	5 Ebenezer, Plat 2, Lot 3	08/21/90	AR	10.0	3
9	5 St. John's Manor West	08/21/90	AR	3.0	3
10	5 Wilson, Alden	09/18/90	R1	5.1	2
11	6 Chelsea @ Nottingham, L.29	02/20/90	AR	5.6	1
12	6 Colony Acres. Sec. 2	05/15/90	AR	2.7	1
13	6 Harvey, Lisa (Lands of)	06/19/90	AR	7.4	2
14	6 Principio Heights II	08/21/90	AR	9.8	2
15	8 Topeka, Lot 4, Sec.1	02/20/90	AR	10.7	2
16	8 Comer, Steven (Lands of)	06/19/90	AR	1.0	1
17	9 Beulah Land, Sec. 5	03/20/90	AR	0.7	1
18	9 Shah Valley, Sec. 2	05/15/90	AR	1.5	1
19	9 Shah Valley, Lots 43-44	12/18/90	AR	1.7	2
	*** Total ***				
	**			106.2	34

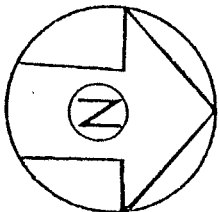
1990 APPROVED MAJOR SUBDIVISIONS - FINAL AND PRELIMINARY-FINAL
PLATS BY ELECTION DISTRICT

ELECTION DISTRICT	NUMBER OF LOTS	ACREAGE
1	29	148.5
2	37	91.5
3	46 ¹	16.6
4	86	195.0
5	72	139.6
6	75 ²	87.9
7	43	92.2
8	20	50.7
9	46	73.3
TOTALS	454	895.3

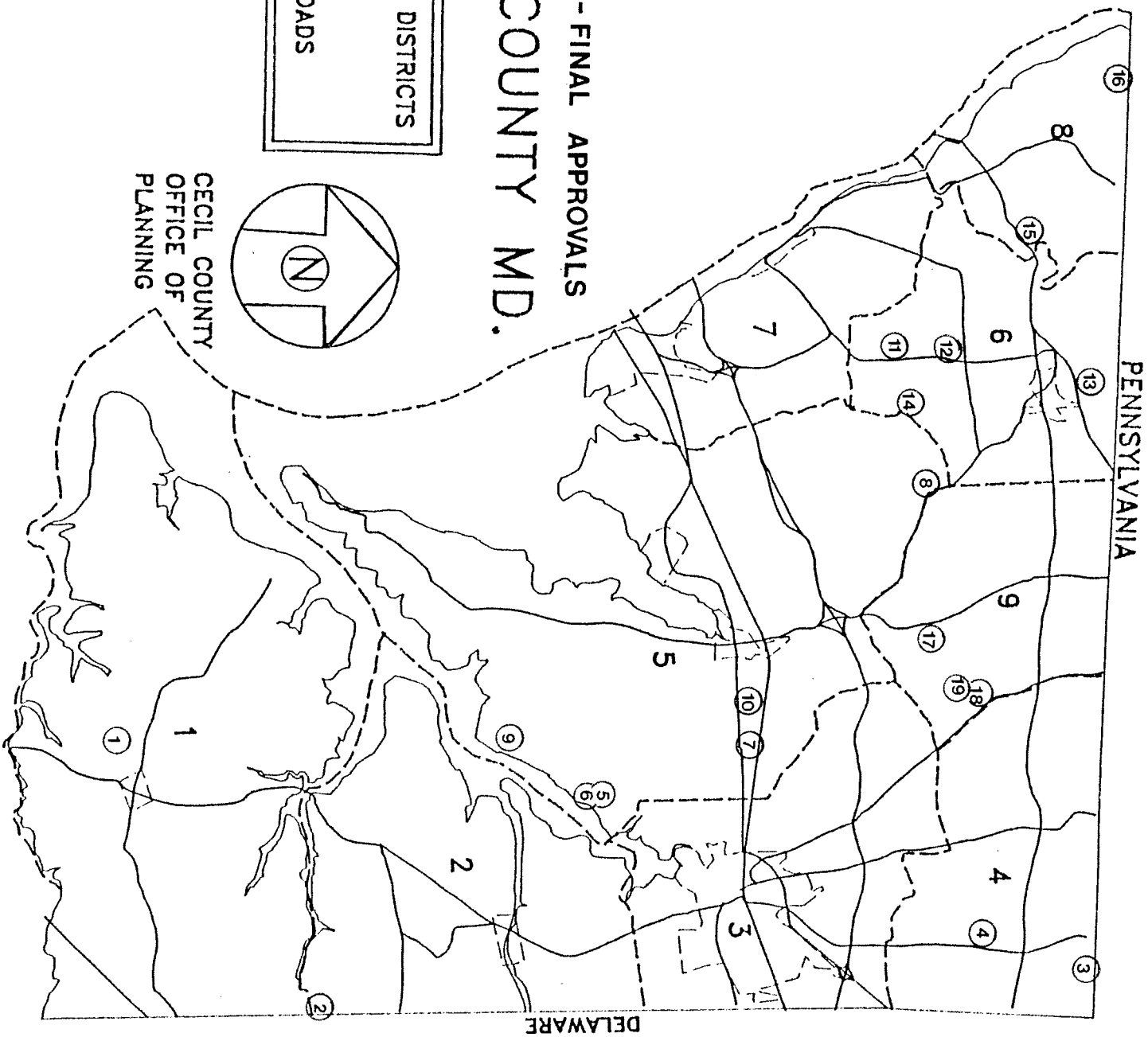
1 - Includes 45 mobile home sites
2 - Includes 38 mobile home sites

1990
PRELIMINARY - FINAL APPROVALS
CECIL COUNTY MD.

---	ELECTION DISTRICTS
- - -	TOWNS
---	MAJOR ROADS



CECIL COUNTY
OFFICE OF
PLANNING



1990 MAJOR SUBDIVISION ACTIVITY
FINAL PLAT APPROVALS

ELECTION DISTRICT ONE

SUBDIVISION	DATE	ED ZONE	ACRES	LOTS
3 Strawberry Hill, Sec. 5	09/18/90	1 AR	45.1	3
6 Pearce Creek, Lots 25-48	12/18/90	1 AR	93.1	24
*** Total ***			138.2	27

ELECTION DISTRICT TWO

SUBDIVISION	DATE	ED ZONE	ACRES	LOTS
7 Sunnybrook Estates, Sec.1	01/16/90	2 AR	31.0	29
8 Lake Forest Estates, Sec.1	05/15/90	2 AR	12.4	5
4 Bethel of Elk Forest	10/16/90	2 R1	45.9	2
*** Total ***			89.3	36

ELECTION DISTRICT THREE

SUBDIVISION	DATE	ED ZONE	ACRES	LOTS
9 Forest Green Court, Sec.2	02/20/90	3 MH	15.7	45 ¹
5 Snug Isle, Lot 6	12/18/90	3 R2	0.9	1
*** Total ***			16.6	46

ELECTION DISTRICT FOUR

SUBDIVISION	DATE	ED ZONE	ACRES	LOTS
10 Hunters Crossing, Sec.1	03/20/90	4 AR	49.3	16
11 West creek Village, Ph.2	04/17/90	4 RM	5.6	26
12 Grand Meadows	05/15/90	4 R1	24.5	19
10 Hunters Crossing, Sec.2	07/17/90	4 AR	87.2	14
13 Foxcatcher at Fairhill 2C	11/20/90	4 AR	10.4	7
*** Total ***			177.0	82

1990 MAJOR SUBDIVISION ACTIVITY
FINAL PLAT APPROVALS

ELECTION DISTRICT FIVE

SUBDIVISION	DATE	ED ZONE	ACRES	LOTS
14 Sweet Grass Meadows	03/20/90	5 AR	25.9	7
15 Arundel Sec. C, l.G	04/17/90	5 AR	17.0	19
16 Northwoods, Sec. 1	04/17/90	5 RM	6.7	10
17 Sunset Knoll, Sec. 1	05/15/90	5 AR	31.7	9
18 Arundel, Sec. C, Bl. F	06/19/90	5 AR	2.0	2
19 Mariner's Cove, Sec. 5	07/17/90	5 AR	2.6	4
2 Pembrey. lot 45	09/18/90	5 AR	6.3	1
20 Proctor's Seat, Sec. 2	09/18/90	5 AR	9.3	4
21 Harold Demond	12/18/90	5 AR	4.5	2
*** Total ***			106.0	58

ELECTION DISTRICT SIX

SUBDIVISION	DATE	ED ZONE	ACRES	LOTS
22 Mason-Dixon Village MHP	02/20/90	6 MH	20.6	38 ²
23 Nottingham Fields, Sec. 2	04/17/90	6 AR	17.0	7
24 Chelsea of Nottingham	07/17/90	6 AR	24.8	24
*** Total ***			62.4	69

ELECTION DISTRICT SEVEN

SUBDIVISION	DATE	ED ZONE	ACRES	LOTS
1 Bentley, Sec. 1 & 2	02/20/90	7 AR	65.4	20
25 The Bluffs, Sec. 3	03/20/90	7 AR	12.5	11
26 Holland Acres, Sec. 7	08/21/90	7 R1	14.3	12
*** Total ***			92.2	43

ELECTION DISTRICT EIGHT

SUBDIVISION	DATE	ED ZONE	ACRES	LOTS
27 Topeka Lot 24, Resub	03/20/90	8 AR	2.0	1
28 Conowingo Manor, Sec. 2	06/19/90	8 AR	30.5	15
29 Frank D. Ragan	07/17/90	8 AR	6.5	1
*** Total ***			39.0	17

1990 MAJOR SUBDIVISION ACTIVITY
FINAL PLAT APPROVALS

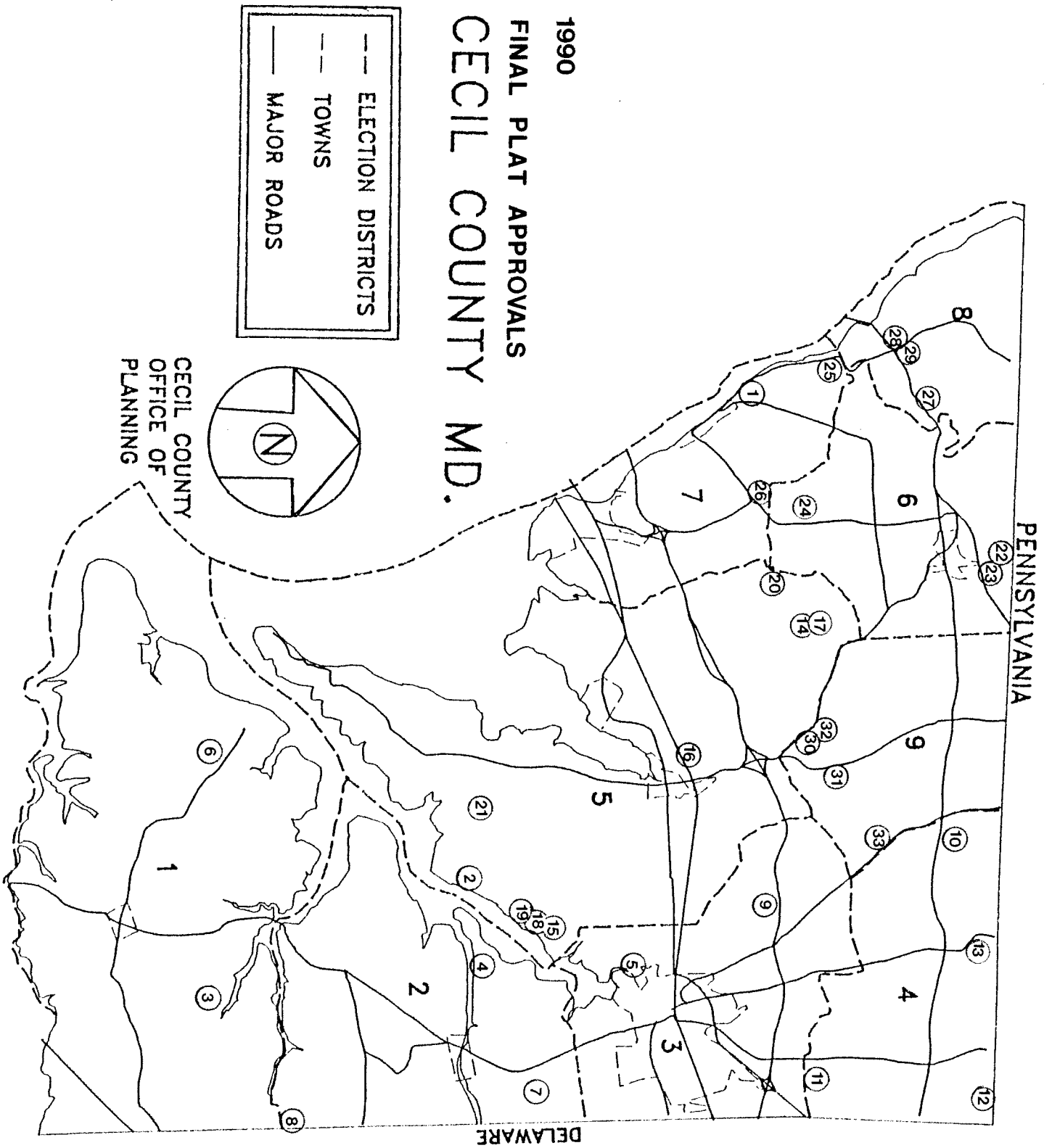
ELECTION DISTRICT NINE

SUBDIVISION	DATE	ED ZONE	ACRES	LOTS
30 Chantilly Manor, Sec. 2	03/20/90	9 AR	10.3	6
31 Beulah Land, Sec. V	08/21/90	9 AR	35.2	20
32 Cross, Charles	08/21/90	9 AR	12.6	4
33 Shah Valley, Sec. 2	11/20/90	9 AR	11.3	12
*** Total ***			69.4	42

1 - Mobile Home Park
2 - Mobile Home Park

1990 MAJOR SUBDIVISION ACTIVITY
APPROVED FINAL PLATS IN THE
CRITICAL AREA

SUBDIVISION	DATE	ED	BASE	CA	CA ACRES	CA LOTS
1 Bentley, Sec. 1 & 2	02/20/90	7	AR	RCA	5.9	0
2 Pembrey, Lot 45	09/18/90	5	AR	LDA	1.4	1
3 Strawberry Hill, Sec. 5	09-18-90	1	AR	RCA	45.1	3
4 Bethel of Elk Forest	10/16/90	2	R1	RCA	45.9	2
5 Snug Isle, Lot 6	12/18/90	3	R2	LDA	0.9	1
Total					99.2	7



CECIL COUNTY
1990 SITE PLAN APPROVALS

NAME	DATE	LOCATION	ED	COMM SF	OFFICE SF	INDUS SF	OTHER SF
Himont	01/18/90	Rte 316 and Rte 277	3	0	0	145454	0
Cecil County Med. Offices	02/01/90	Rte. 40	5	0	7038	0	0
EIk Neck Elementary	02/02/90	Racine School Rd.	5	0	0	0	47920
Robert Jackson	03/05/90	KIRK Rd.	4	0	0	0	4400
Gore,Appleton Site Bldg 5	05/02/90	Rte. 279	3	0	0	63000	0
Albert Biggs Jr.	05/14/90	Rte. 274	6	11160	0	0	0
McMillan	09/07/90	Rte 272	9	18720	0	0	0
Rising Sun Elementary	09/20/90	Hopewell Rd.	6	0	0	0	28496
Joe Mahoney	09/28/90	Rte. 272	9	3072	1280	0	0
Cecil County Training Cen	11/14/90	Rte. 40	3	0	0	0	1712

*** Total ***

32952 8318 208454 82528

Page No. 1
01/22/91

CECIL COUNTY
1990 MINOR SUBDIVISION ACTIVITY
APPROVED LOTS

NUMBER	LAST NAME	DATE	LOTS	ACREAGE
2150	CRESWELL	01/08/90	2	3.28
2151	POTTER	01/17/90	2	3.11
2152	WARD	01/18/90	1	1.51
2154	BONNER	01/19/90	1	1.41
2155	VAN DYKE	01/19/90	1	33.80
2156	LOY	01/26/90	2	1.27
2157	WINFIELDS FARMS	01/30/90	1	65.10
2159	IRWIN	02/01/90	1	1.07
2160	DEMOND	02/01/90	3	3.78
2162	KREIDER	02/07/90	2	4.04
2169	QUIET ACRE FRMS	03/14/90	1	1.49
2172	SHIVERY	03/14/90	2	6.90
2173	MINK	03/14/90	1	1.03
2174	WINIARCZYK	03/14/90	2	55.66
2176	ARCHES	03/21/90	1	8.13
2177	FOSSETT	03/21/90	2	18.74
2178	PERKINS	03/30/90	1	6.86
2180	BOLTON	04/03/90	1	1.00
2181	POIST, ESTATE OF	04/05/90	1	3.00
2182	JESCON BUILDERS	04/09/90	3	2.29
2183	PERKINS	04/11/90	1	7.53
2184	KYLE	04/25/90	1	19.70
2188	FRY	05/01/90	1	1.57
2189	WINDFIELD FARMS	05/02/90	3	187.03
2164	MATHEWS	02/26/90	1	0.75
2191	WILLIS, WILLIAMS	05/07/90	1	1.52
2192	WILSON	05/07/90	2	6.21
2194	WINIARCZYK	05/10/90	1	3.06
2195	CRAIG	05/10/90	1	1.51
2199	RAKES	05/11/90	1	2.00
2200	PATCHIN	05/11/90	2	2.01
2202	WALLACE	05/14/90	1	4.51
2203	McMULLEN	05/15/90	1	2.64
2204	ABRAMS	05/15/90	1	1.82
2205	CRAIG	05/16/90	1	1.29
2206	BREWER	05/17/90	1	1.59
2207	ORR	05/25/90	1	1.29
2208	ROBERTSON	05/25/90	5	5.99
2210	KNUTSEN	05/30/90	1	0.79
2211	YAEGER	06/01/90	3	21.18
2212	PIERCE	06/07/90	1	1.05
2213	DOORDAN	06/12/90	4	45.90
2214	WILSON	06/12/90	3	59.25
2215	MOBILE TRUST	06/15/90	1	3.00
2216	WILLIAMS	06/14/90	1	1.16
2217	KISER	06/14/90	1	16.20
2218	ST AUGUSTINE AS	06/14/90	2	130.93
2219	CENTURY CONSTR.	06/18/90	3	3.13
2220	BENHAM JR.	06/18/90	1	0.77

CECIL COUNTY
1990 MINOR SUBDIVISION ACTIVITY
APPROVED LOTS

NUMBER	LAST NAME	DATE	LOTS	ACREAGE
2222	RESSEL	06/22/90	4	5.34
2223	WEBB	06/22/90	1	1.04
2224	REYNOLDS	06/26/90	1	1.50
2225	LOCKARD	06/26/90	1	13.78
2226	JOHNSON	07/02/90	2	5.26
2227	CLIMENT	07/03/90	2	5.00
2228	GRIER	07/03/90	1	38.68
2233	TOLWINSKI	07/18/90	1	0.91
2234	CRONIN	07/18/90	1	23.89
2237	ZEISBERG	07/22/90	1	1.34
2238	CRONIN	07/22/90	1	2.76
2240	MELAUGH	07/30/90	1	3.49
2241	PRICE	07/30/90	1	2.00
2242	DEANER	08/08/90	1	10.49
2245	HOLBROOK	08/09/90	1	2.91
2246	FEUCHT, JR	08/09/90	5	20.32
2247	MILLER	08/13/90	1	3.00
2248	CRANE	08/13/90	1	1.00
2250	HERRON	08/20/90	1	4.00
2251	WILLIS	08/30/90	1	33.70
2252	HALL	08/30/90	2	12.07
2253	JACKSON	09/05/90	2	1.00
2254	CLARK	09/05/90	1	1.28
2255	WILSON	09/05/90	1	5.04
2257	RASNAKE	09/12/90	5	19.43
2258	PLEASANTON	09/13/90	1	2.52
2259	COMBS	09/17/90	1	3.09
2260	BARE	09/18/90	1	1.50
2261	MACE	09/20/90	1	22.00
2263	DEMOND	09/21/90	1	10.08
2264	FOESMAN	09/21/90	2	10.49
2265	KING	09/25/90	1	3.04
2266	PUTNAM	09/27/90	1	18.43
2267	MCMULLEN	09/27/90	3	25.19
2269	PURSLEY	10/01/90	1	8.73
2270	STANLEY	10/01/90	2	5.13
2271	VERMEERSCH	10/04/90	1	1.02
2272	PEOPLES	10/09/90	1	1.09
2273	PERMENTER	10/09/90	2	4.10
2274	GIBSON	10/11/90	3	14.41
2275	BOUNEY	10/11/90	2	9.60
2276	RIDDLE	10/11/90	2	5.00
2277	BARTON	10/12/90	5	4.45
2279	CASH	10/16/90	2	3.97
2280	FADELEY	10/16/90	2	2.00
2281	REEVES	10/16/90	1	1.00
2282	HOLLINGER	10/16/90	1	1.00
2283	ARCHER	10/19/90	1	1.99
2286	WILLIAMS	10/31/90	2	53.17

CECIL COUNTY
1990 MINOR SUBDIVISION ACTIVITY
APPROVED LOTS

NUMBER	LAST NAME	DATE	LOTS	ACREAGE
2287	ROLAND	11/16/90	1	2.00
2290	PENINSULA IND.	11/20/90	1	2.85
2291	HOWELL	11/20/90	1	3.61
2292	REMMEL	11/21/90	1	4.71
2293	CHILDRESS	11/23/90	1	9.48
2294	HARRISON	11/23/90	2	9.43
2295	WHEATLY	11/27/90	1	5.42
2296	GUTMAN	11/27/90	1	3.65
2297	MACE	11/27/90	1	2.86
2298	HARRISON, JR	11/27/90	2	9.43
2299	DAVIS	11/29/90	2	155.32
2300	CARTER	12/03/90	1	4.35
2301	JONES	12/03/90	2	2.47
2302	CONNERS	12/10/90	1	1.00
2305	McKINNEY	12/12/90	1	24.20
2306	McMULLEN	12/14/90	1	1.10
2308	PEVERLY	12/20/90	1	3.00
*** Total ***				179 1435.96

1990
APPROVED MINOR SUBDIVISION/PER MONTH
BY ELECTION DISTRICTS

	T	1	2	3	4	5	6	7	8	9
JANUARY	8	0	0	1	1	2	2	1	1	0
FEBRUARY	4	0	0	0	0	3	0	0	1	0
MARCH	8	1	0	4	0	0	2	0	1	0
APRIL	4	1	0	1	1	0	1	1	0	0
MAY	16	2	1	1	1	2	3	1	3	2
JUNE	14	1	2	1	1	5	3	1	0	0
JULY	9	3	1	1	2	1	0	0	0	1
AUGUST	8	0	1	1	1	0	2	1	1	1
SEPTEMBER	14	0	1	1	0	5	3	2	0	2
OCTOBER	16	0	1	6	1	3	0	3	0	1
NOVEMBER	7	1	1	2	0	2	0	0	1	0
DECEMBER	7	1	0	0	0	1	2	3	0	0
TOTAL	115	10	8	19	8	24	18	13	8	7

1990
APPROVED MINOR SUB LOTS/PER MONTH BY ELECTION DISTRICT

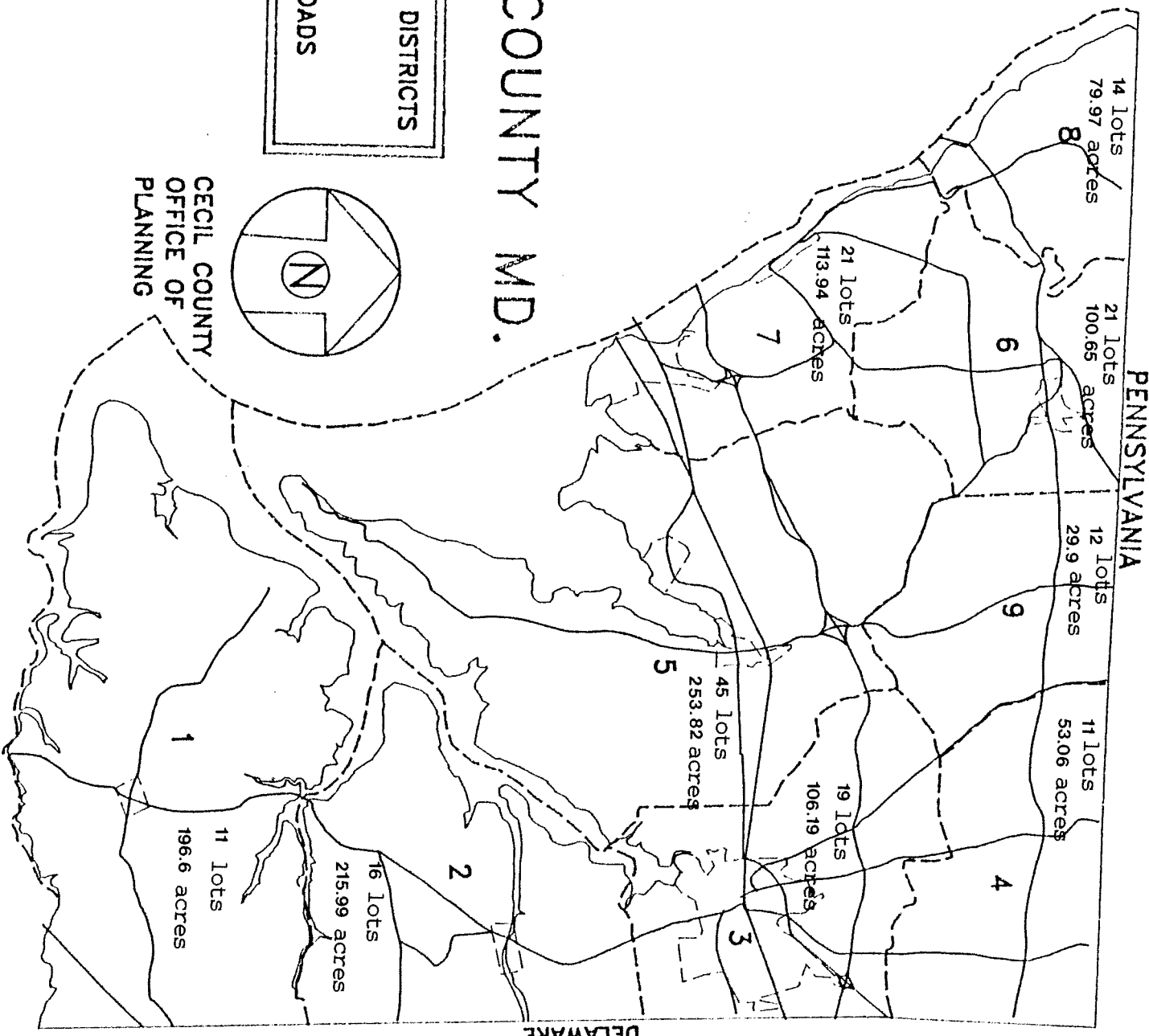
	T	1	2	3	4	5	6	7	8	9
JANUARY	10	0	0	1	1	1	3	2	2	0
FEBRUARY	6	0	0	0	0	5	0	0	1	0
MARCH	10	1	0	4	0	0	3	0	2	0
APRIL	7	1	0	1	3	0	1	1	0	0
MAY	25	2	3	1	1	4	3	1	7	3
JUNE	27	1	3	3	1	15	3	1	0	0
JULY	11	3	1	2	3	1	0	0	0	1
AUGUST	13	0	5	1	1	0	2	2	1	1
SEPTEMBER	21	0	1	1	0	6	3	4	0	6
OCTOBER	28	0	2	9	1	9	0	6	0	1
NOVEMBER	14	2	1	4	0	3	2	0	1	0
DECEMBER	8	1	0	0	0	1	2	4	0	0
TOTAL	179	11	16	27	11	45	22	21	14	12

PENNSYLVANIA

CECIL COUNTY MD.

DELAWARE

1990
170 lots
1150.12 acres

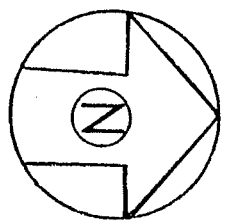


File #	Name	1990 REZONING APPLICATIONS				
		Acreage	E.D.	From - To	P.C.	C.C.
90 - 1	COOPER, D.L.	0.33	5	R-1 to MH	A	A
90 - 2	BOYD, E. J.	0.46	7	R-1 to MH	D	D
90 - 3	ELKTON INVEST.	0.54	5	R-2 to RM	D	D
90 - 4	TRI-STATE MTR	193.7	5	AR to M-1	D	WD
90 - 5	ROWLAND, R.	0.35	5	R-1 to MH	A	A
90 - 6	MACKEY, R. J.	0.19	5	R-2 to MH	D	D
90 - 7	ELKTON P.G. PTR	2.00	3	M-1 to C-2	A	A
90 - 8	BAKER, C.C.	1.85	3	R-1 to C-2	D	D
90 - 9	HANDY, M.P.	1.39	3	R-2 to C-2	D	A
90 -10	LEWIS, R.T.	20.00	2	RCA to LDA	A	*
90 -11	VAN DYKE, J.R.	2.00	6	R-1 to C-2	D	A
90 -12	PENIN. LAND DEV.	60.00	9	R-1 to R-2 R-2 to C-1	D	WD
90 -13	HODGE, R.	4.5	5	R-1 to M2	D	*
90 -14	SHIEL, P.E.	1.0	5	R-1 to MH	D	*

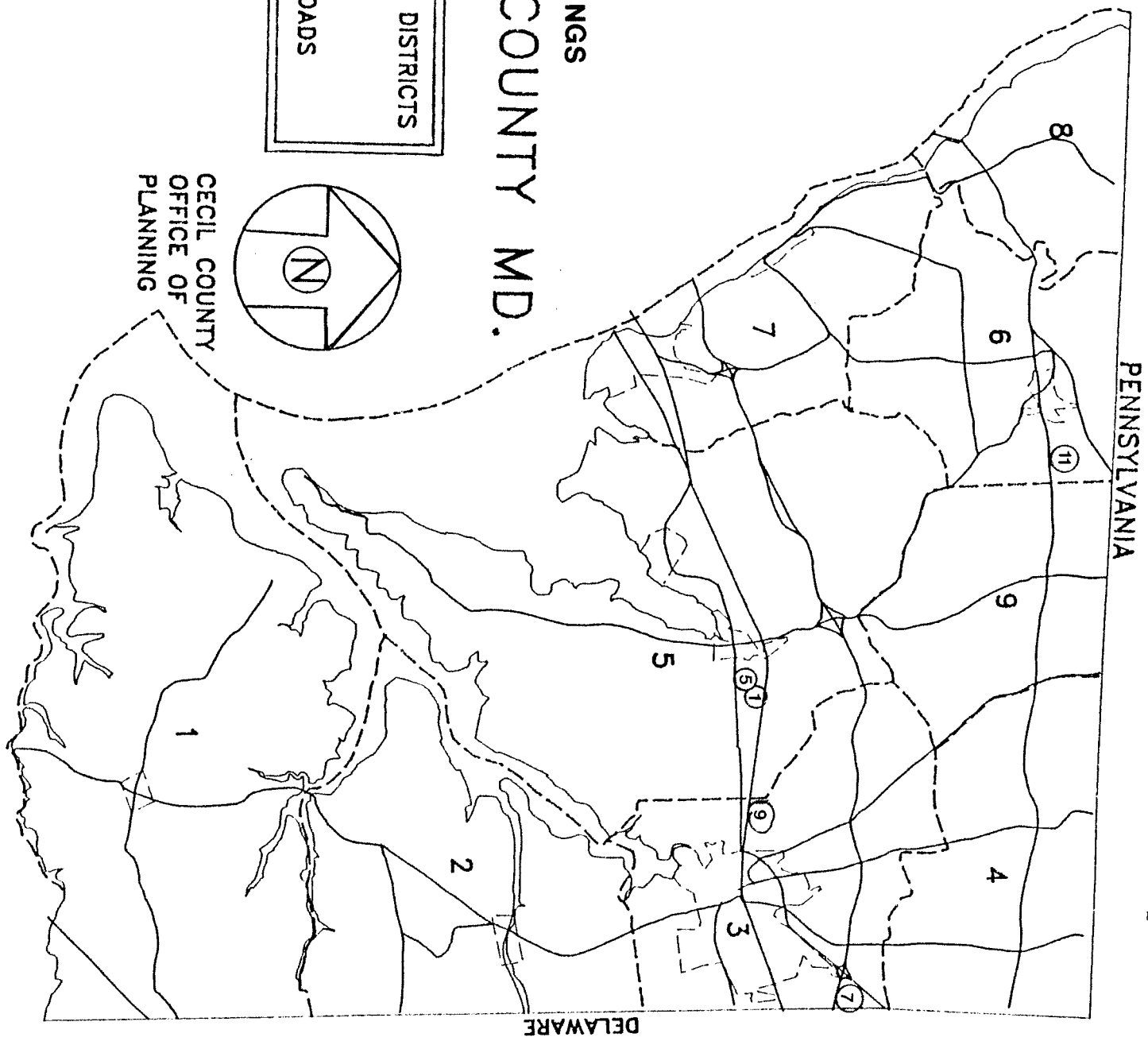
* No decision by County Commissioners to date.

1990 REZONINGS CECIL COUNTY MD.

---	ELECTION DISTRICTS
- - -	TOWNS
---	MAJOR ROADS



CECIL COUNTY
OFFICE OF
PLANNING



DELAWARE

PENNSYLVANIA

1990
 BOARD OF APPEALS
 ACTIVITY

I.	REQUESTED SPECIAL EXCEPTIONS	57
	A. APPROVED MOBILE SPECIAL EXCEPTIONS . . .	39
	1. Farm Help	13
	2. Renewal	11
	3. Placement	6
	4. Security	5
	5. Sick Family	2
	6. Construction	2
	B. SPECIAL EXCEPTION: IN HOME OCCUPATION .	8
	C. SPECIAL EXCEPTIONS DENIED	5
	D. SPECIAL EXCEPTIONS WITHDRAWN	3
	E. NO DECISION	2
II.	REQUESTED VARIANCES	21
	A. APPROVED	18
	B. DENIED	2
	C. WITHDRAWN	1
III.	APPEALS	12
	A. ADMINISTRATIVE	10
	B. SUBDIVISION	2

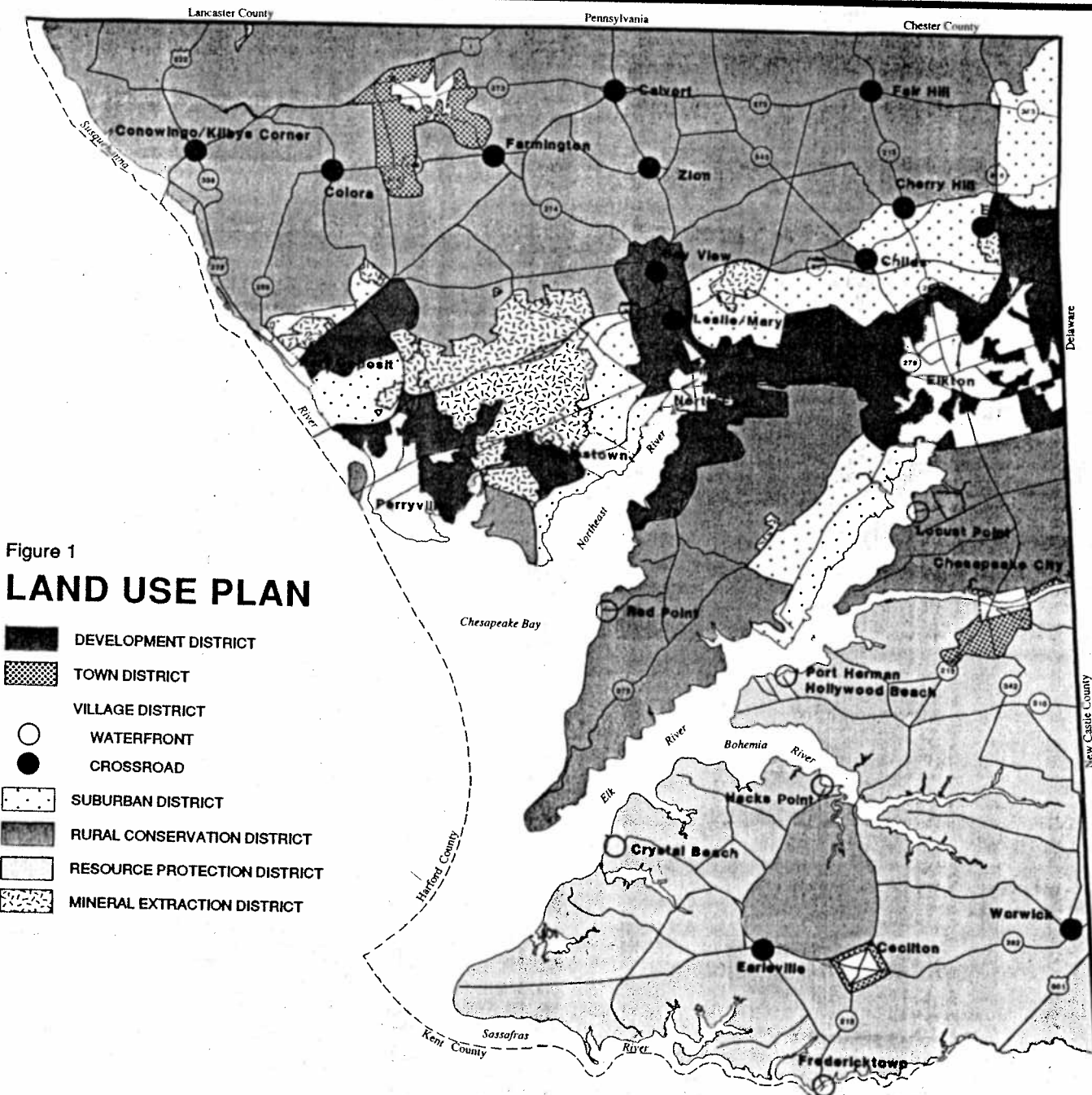









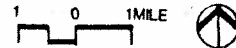


Figure 1
LAND USE PLAN

-  DEVELOPMENT DISTRICT
-  TOWN DISTRICT
-  VILLAGE DISTRICT
-  WATERFRONT
-  CROSSROAD
-  SUBURBAN DISTRICT
-  RURAL CONSERVATION DISTRICT
-  RESOURCE PROTECTION DISTRICT
-  MINERAL EXTRACTION DISTRICT

**CECIL COUNTY MARYLAND
COMPREHENSIVE PLAN 1990**

OFFICE OF PLANNING AND ZONING
ROGERS, GOLDEN & HALPERN / REDMAN/JOHNSTON ASSOCIATES, LTD
PHILADELPHIA, PA. EASTON, MD.



MARYLAND AGRICULTURAL LAND PRESERVATION PROGRAM
PARTICIPANTS, CECIL COUNTY, 12/90

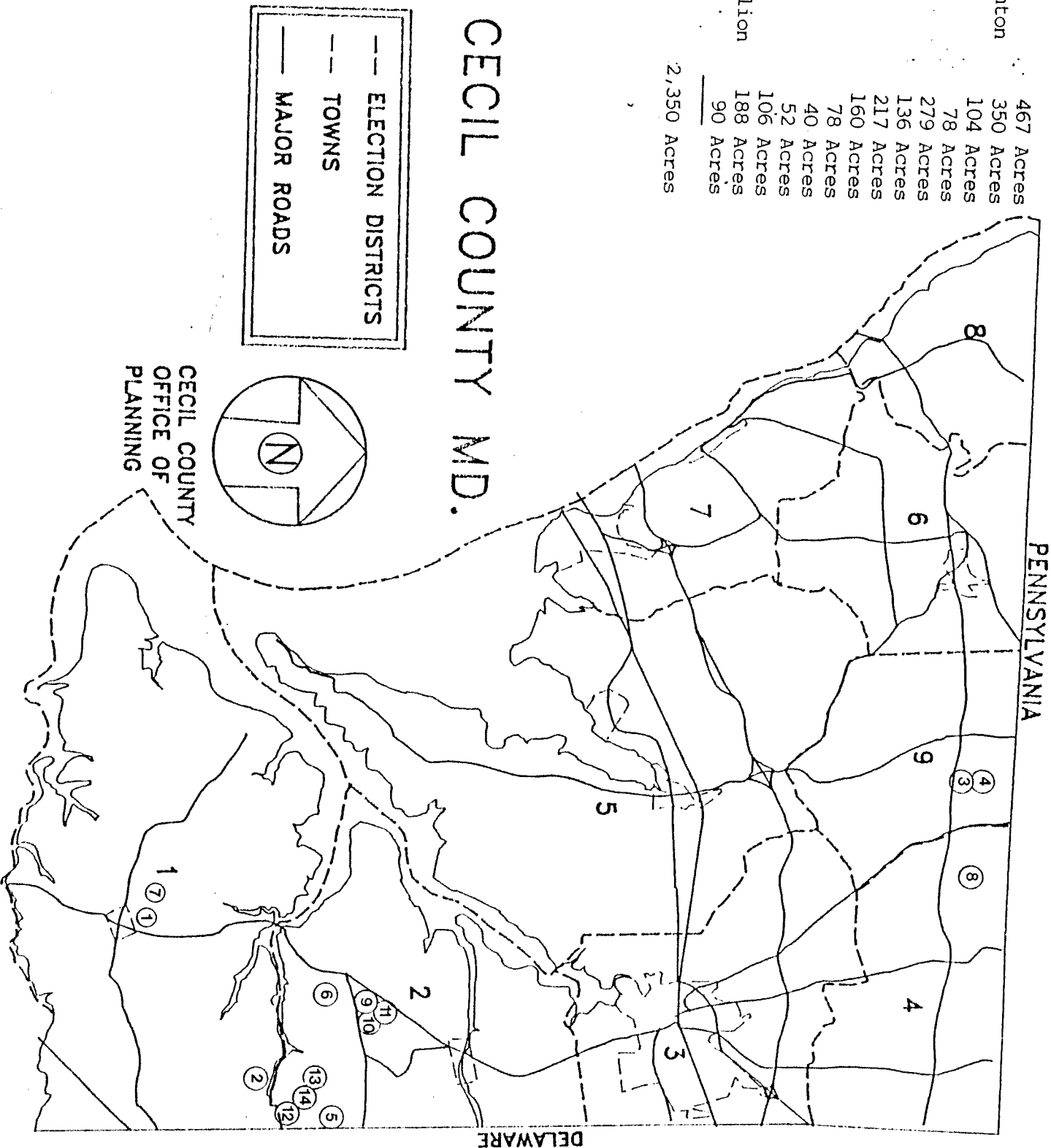
1. Bohemia Stables . . .	336.8	
	103.4	
	102.2	
	230.11	
	63.07	
2. Penowa Farms	316.16	
3. Helena DuPont Wright	237.0	
	182.5	
4. R. Golden	109.44	
	106.07	
	109.44	
5. C. Irwin	76.0	
6. S. Siple	59.73	
7. M. McLeary	103.32	
8. J. Haines	32.35	Easement Sold
9. D. Mackie	142.18	
10. J. V. Mackie	136.57	Easement Sold
11. F. Durborow	23.36	
12. P. DuPont	182.64	Easement Sold
13. R. Mackie	229.0	Easement Sold
	159.98	Easement Sold
14. Joseph Mackie	231.0	Easement Sold
15. S. Snyder	46.66	
16. Albeck Farm	100.0	
	90.0	
17. F. G. Miller	199.0	Easement Sold
	104.0	Easement Sold
18. Quiet Acre Farm	368.0	Easement Pending
19. David Davis	278.0	Easement Pending
	189.0	
20. Ed Stubbs Farm	122.0	
21. Louisa Pleasanton	350.0	Easement Pending
22. Walton Mason	104.0	
23. Walter Hill	78.76	
24. Creamery Road Farm	155.299	
	72.796	
	52.825	
25. Allaire C. DuPont	73.77	- District & Easement Pending
	63.07	- District & Easement Pending
26. Cathey Allison	217.00	- District & Easement Pending
27. Albert Ewing	160.00	- District & Easement Pending
28. Kathi Burris	78.939	- District & Easement Pending
29. Gary Stover	40.00	- District & Easement Pending
30. David Williams	52.00	- District & Easement Pending
31. Roland Farm	106.65	- District & Easement Pending
32. Northview Stallion Station	188.05	- District & Easement Pending
33. Creamery Road Farm	90.26	- District & Easement Pending
	5,582.615	- Acres AG Districts
	1,069.739	Pending
	<u>6,652.354</u>	Total Pending & Ag Districts
	2,270.54	- Acres Easements Sold

APPROVED AG DISTRICTS

APPENDIX U

1. David Davis	467 Acres
2. Louisa Pleasanton	350 Acres
3. Walton Mason	104 Acres
4. Walter Hill	78 Acres
5. Creamery Road	279 Acres
6. Allaire Dupont	136 Acres
7. Cathey Allison	217 Acres
8. Albert Ewing	160 Acres
9. Kathi Burris	78 Acres
10. Gary Stover	40 Acres
11. David Williams	52 Acres
12. Roland Farm	106 Acres
13. Northview Stallion	188 Acres
14. Creamery Road	90 Acres
Total	2,350 Acres

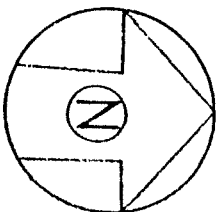
CECIL COUNTY MD.



--- ELECTION DISTRICTS

--- TOWNS

--- MAJOR ROADS



CECIL COUNTY
OFFICE OF
PLANNING

1990 SUMMARY
BUILDING PERMIT INFORMATION*

<u>COST \$/SQ. FT.</u>	<u>TOTAL \$</u>	<u>AVE \$/UNIT</u>	<u>TOTAL SQ FT</u>	<u>AVE SQ FT</u>
26.86 - Commercial	\$ 9,659,000	459,952	446,862	17,788
23.47 - Single Family	30,537,000	71,200	1,301,316	2,992
21.74 - MUR	596,000	35,059	27,404	1,612
20.76 - Manufactured Home	6,554,200	41,275	315,647	1,442
20.74 - Industrial	4,431,500	1,107,875	213,650	53,412

Source: Information provided by
*Department of Licences & Inspections
Covers County and all Towns except Elkton

BUILDING PERMITS ISSUED
1990

SINGLE FAMILY ESTIMATED COST*

	<u>E.D.</u>										
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>		
JAN	2,712,000	65,538	501,000	265,000	330,000	166,000	495,000	690,000	110,000	113,000	-
FEB	1,928,000	56,705	53,000	125,000	-	160,000	548,000	300,000	557,000	20,000	165,000
MAR	3,065,000	61,300	509,000	254,000	40,000	330,000	374,000	590,000	365,000	493,000	110,000
APR	2,957,000	67,204	264,000	540,000	115,000	68,000	720,000	362,000	217,000	196,000	455,000
MAY	3,723,000	67,691	398,000	455,000	52,000	469,000	737,000	584,000	678,000	40,000	310,000
JUN	2,947,000	70,166	360,000	405,000	177,000	173,000	815,000	390,000	182,000	305,000	140,000
JUL	2,775,000	81,678	450,000	268,000	169,000	104,000	499,000	375,000	250,000	160,000	500,000
AUG	3,114,000	79,846	820,000	60,000	261,000	239,000	1124,000	250,000	190,000	75,000	95,000
SEP	1,489,000	64,739	-	315,000	140,000	207,000	275,000	155,000	172,000	75,000	150,000
OCT	2,912,000	69,333	375,000	-	500,000	210,000	787,000	555,000	280,000	110,000	95,000
NOV	935,000	71,923	-	160,000	25,000	240,000	65,000	165,000	100,000	80,000	100,000
DEC	1,980,000	94,286	300,000	435,000	140,000	342,000	150,000	90,000	215,000	-	308,000
TOTAL	30,537,000	71,200	-	1990							

SINGLE FAMILY SQUARE FEET*

	<u>E.D.</u>										
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>		
JAN	108,624	2,785	10,113	9,743	11,943	8,736	20,890	32,553	5,944	8,702	-
FEB	102,929	3,027	3,120	3,915	-	13,828	30,702	15,968	25,400	3,096	6,900
MAR	144,667	2,893	9,648	11,497	1,890	12,642	24,145	31,421	24,020	19,220	9,964
APR	122,169	2,776	10,460	14,641	3,136	4,610	30,469	19,844	10,016	10,228	18,765
MAY	166,803	3,032	9,682	17,900	3,856	27,791	43,321	21,582	23,536	2,592	16,543
JUN	121,503	2,761	5,346	8,579	14,863	5,744	37,434	20,618	7,864	12,537	8,116
JUL	115,761	3,405	17,795	6,736	10,443	8,000	22,564	16,780	8,267	7,216	17,940
AUG	114,734	2,942	20,879	3,824	7,878	10,814	36,204	17,177	10,028	3,622	4,308
SEP	65,298	2,839	-	12,096	6,765	10,590	11,282	6,675	7,216	4,734	5,940
OCT	130,276	3,101	11,600	-	25,445	9,972	38,980	23,487	12,140	4,464	4,186
NOV	40,100	3,065	-	7,352	616	6,771	4,314	6,944	4,516	3,052	4,335
DEC	68,452	3,259	12,121	8,734	5,230	9,163	4,099	4,412	10,676	-	14,027
TOTAL	1,301,316	2,992	-								

*Source: Building Permit Applicant Information

MULTI UNIT RESIDENTIAL ESTIMATED COST*

E.D.

	TOTAL \$	AVE. \$	1	2	3	4	5	6	7	8	9	10
JAN	65,000	32,500	65,000	-	-	-	-	-	-	-	-	-
FEB	-	-	-	-	-	-	-	-	-	-	-	-
MAR	-	-	-	-	-	-	-	-	-	-	-	-
APR	-	-	-	-	-	-	-	-	-	-	-	-
MAY	-	-	-	-	-	-	-	-	-	-	-	-
JUN	-	-	-	-	-	-	-	-	-	-	-	-
JUL	-	-	-	-	-	-	-	-	-	-	-	-
AUG	531,000	35,400	-	-	-	-	-	-	531,000	-	-	-
SEP	-	-	-	-	-	-	-	-	-	-	-	-
OCT	-	-	-	-	-	-	-	-	-	-	-	-
NOV	-	-	-	-	-	-	-	-	-	-	-	-
DEC	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL \$	596,000	35,059	-	-	-	-	-	-	-	-	-	-

MULTI UNIT RESIDENTIAL - SQUARE FEET*

E.D.

	TOTAL SQ FT	AVE SQ FT	1	2	3	4	5	6	7	8	9	10
JAN	3,024	1,512	3,024	-	-	-	-	-	-	-	-	-
FEB	-	-	-	-	-	-	-	-	-	-	-	-
MAR	-	-	-	-	-	-	-	-	-	-	-	-
APR	-	-	-	-	-	-	-	-	-	-	-	-
MAY	-	-	-	-	-	-	-	-	-	-	-	-
JUN	-	-	-	-	-	-	-	-	-	-	-	-
JUL	-	-	-	-	-	-	-	-	-	-	-	-
AUG	24,380	1,625	-	-	-	-	-	-	24,380	-	-	-
SEP	-	-	-	-	-	-	-	-	-	-	-	-
OCT	-	-	-	-	-	-	-	-	-	-	-	-
NOV	-	-	-	-	-	-	-	-	-	-	-	-
DEC	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL SQ FT	27,404	1,612	-	-	-	-	-	-	-	-	-	-

*Source: Building Permits, Applicant Information

MANUFACTURED HOME ESTIMATED COST*

	E.D.									
	A	1	2	3	4	5	6	7	8	9
JAN	323,000	64,600	70,000	-	88,000	-	-	120,000	45,000	-
FEB	224,000	44,800	86,000	-	-	-	75,000	3,000	40,000	20,000
MAR	149,000	49,666	54,000	50,000	-	-	-	-	-	45,000
APR	157,000	39,250	-	-	-	-	71,000	-	68,000	18,000
MAY	48,000	48,000	-	-	-	-	-	-	-	-
JUN	748,000	46,750	81,000	103,000	-	100,000	222,000	55,000	140,000	47,000
JUL	487,000	54,111	110,000	119,000	-	57,000	121,000	-	-	80,000
AUG	785,000	29,074	118,000	-	115,000	-	281,000	15,000	-	211,000
SEP	851,000	25,029	87,000	-	60,000	30,000	638,000	-	-	36,000
OCT	1,394,000	25,815	68,000	50,000	-	-	805,000	50,000	310,000	111,000
NOV	1,401,000	25,944	68,000	50,000	-	-	810,000	51,000	311,000	111,000
DEC	507,200	42,266	-	63,000	-	80,000	221,000	55,000	62,000	26,000
TOTAL S	6,554,200	41,275				1990				

MANUFACTURED HOME SQUARE FEET*

	E.D.									
	A	1	2	3	4	5	6	7	8	9
JAN	5,578	1,116	3,456	-	3,136	-	-	-	-	2,916
FEB	9,124	1,625	2,368	-	-	-	4,070	576	1,450	660
MAR	5,904	1,968	976	3,048	-	-	-	-	-	1,880
APR	3,956	989	-	-	-	-	1,832	-	1,144	980
MAY	1,568	1,568	-	-	-	-	-	-	-	-
JUN	35,536	2,221	3,136	4,088	-	6,208	6,552	3,540	9,324	2,688
JUL	15,348	1,705	3,600	2,332	-	2,464	4,036	-	-	2,916
AUG	40,004	1,482	4,844	-	5,040	-	14,760	980	-	11,676
SEP	44,054	1,296	2,942	-	5,208	1,120	33,328	-	-	1,456
OCT	65,742	1,217	2,112	2,464	-	-	42,476	2,064	11,106	5,520
NOV	66,332	1,301	2,084	14,336	548	980	43,456	-	1,960	2,968
DEC	22,501	1,875	-	1,548	-	3,932	11,297	2,112	2,660	952
TOTAL SQ FT	315,647	1,442								

*Includes Mobile Home, Modular, and Double-wide
 Source: Building Permits, Applicant Information

1990

COMMERCIAL ESTIMATED COST*

E.D.

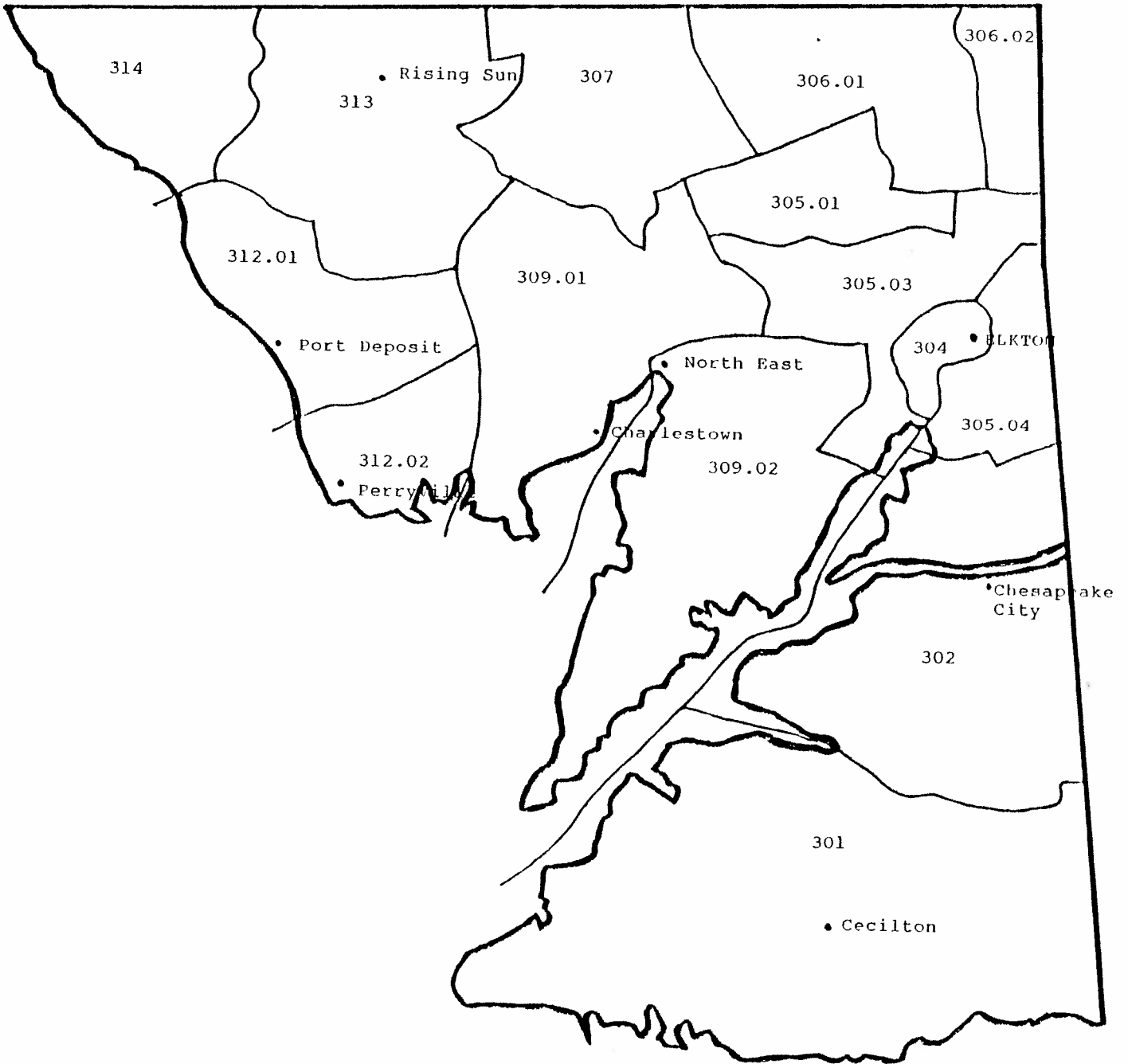
	1	2	3	4	5	6	7	8	9
JAN	-	15,000	-	-	-	10,000	8,000,000	-	-
FEB	-	-	86,000	-	-	-	-	-	-
MAR	-	-	-	-	-	-	-	-	-
APR	-	-	-	-	25,000	-	-	-	-
MAY	-	-	30,000	-	-	220,000	-	-	-
JUN	-	-	-	-	-	-	-	-	-
JUL	-	-	-	-	-	-	-	-	-
AUG	-	-	-	-	-	-	-	-	-
SEP	-	-	-	400,000	-	-	-	-	250,000
OCT	-	-	-	-	-	-	-	-	200,000
NOV	-	-	-	-	-	-	-	-	-
DEC	-	-	-	1990	-	-	-	-	-
TOTAL \$	9,659,000	459,952							

COMMERCIAL SQUARE FEET*

E.D.

	1	2	3	4	5	6	7	8	9
JAN	-	-	-	-	-	-	1,600	153,180	-
FEB	-	-	86,300	-	-	-	-	-	-
MAR	-	-	-	-	-	-	-	-	-
APR	-	-	-	-	3,756	-	-	-	-
MAY	-	-	2,975	-	-	11,160	-	-	-
JUN	-	-	-	-	-	-	-	-	-
JUL	-	-	-	-	-	-	-	-	-
AUG	-	-	-	-	-	-	-	-	-
SEP	-	-	-	19,136	-	-	-	-	18,720
OCT	-	-	-	-	-	-	-	-	4,352
NOV	-	-	-	-	-	-	-	-	-
DEC	-	-	-	-	-	-	-	-	-
TOTAL SQ FT	373,562	17,788							

1990 CENSUS TRACTS



CECIL COUNTY DEMOGRAPHIC
STATISTICS 1990 *

E.D.	CENSUS TRACT	POP.	HSHLDS	PERSON/ HSHLDS	EMP.	MEDIAN INCOME
1	301	5810	2125	2.73	845	\$15,492
2	302	5455	2098	2.6	694	\$18,641
3	304	5307	1998	2.66	7641	\$17,129
	305.01	3696	1201	3.07	751	\$22,455
	305.03	3866	1243	3.11	2880	\$19,856
	305.04	4194	2162	1.93	1585	\$23,901
4	306.01	3074	1060	2.9	219	\$22,989
	306.02	3706	1100	3.36	215	\$31,117
5	309.01	6854	2831	2.42	2008	\$20,814
	309.02	7206	3668	1.96	743	\$20,814
6	313	6235	2663	2.42	1683	\$22,486
7	312.01	5882	1810	3.25	979	\$20,007
	312.02	3878	1452	2.67	640	\$20,007
8	314	2792	998	2.79	337	\$18,926
9	307	3392	1118	3.03	178	\$25,477
TOTAL		71347	27527	2.59	21398	\$21,341

* Based on WILMAPCO 1990 Projections

In an effort to provide the most useful information, the Office of Planning & Zoning and the Planning Commission request that you complete and return the following questionnaire or call (301) 398-0200, Ext. 245, with comments.

Thank you.

Your Name _____

Organization _____

1. What did you find useful in the report?

2. What did you not find useful in the report?

3. What additional information do you think should be included in the report?

OTHER COMMENTS:

Please fold, staple and return.