

2000 ANNUAL REPORT **CECIL COUNTY, MARYLAND**



**PREPARED BY:
THE CECIL COUNTY
OFFICE OF PLANNING AND ZONING
FOR THE CECIL COUNTY PLANNING COMMISSION**

MARCH 2001

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SUMMARY OF PLANNING ACTIVITIES FOR 2000

The Office of Planning and Zoning continued to process a heavy workload in 2000, as many of the tasks this office regularly engages in maintained or exceeded the levels from the previous year. The office's activities concerning rezonings, special exceptions, variances, subdivisions, zoning violations, building permits, agricultural preservation, forest conservation, Critical Area issues, and other associated projects presented this office with a number of challenging and varied assignments.

With respect to compliance with Section 5-7A-02, Finance and Procurement Article, and per Section 3.09, Article 66B during calendar year 2000, all County projects using State funding were reviewed for consistency with the County's Comprehensive Plan prior to approval. This review is completed as part of the Capital Improvement Program (C.I.P.) process. All projects found in the C.I.P. were determined to be consistent with the Comprehensive Plan. Additionally, all the changes in development patterns in the County were consistent with each other and with the adopted plans of the jurisdiction.

APPLICATIONS PROCESSED

Major Subdivisions - During 2000, the Planning Commission reviewed concept, preliminary, and final major subdivision applications. Of those applications, thirty-seven (37) were granted final approval, resulting in the creation of three hundred fifty-five (355) new lots. Sixteen (16) preliminary plats received approval, potentially creating two hundred forty-eight (248) lots. Nine (9) concept plans were approved involving the potential creation of two hundred ninety-three (293) new lots in 2000. The most active district was Election District Five, which received fourteen (14) final approvals, five (5) preliminary approvals, and four (4) concept approvals. Election District Five created the most lots as well, with the final approval of two hundred nineteen (219).

Minor Subdivisions - The Office of Planning and Zoning approved sixty-seven (67) minor subdivision applications in 2000. Thirty-four (34) of the approved applications created fifty-two (52) new lots. The remainder were submittals for additions of land or agricultural transfers. The most active district was Election District Five, which received eleven (11) applications, although only six (6) lots were created. Election Districts One, Three, and Nine received minor subdivision approvals for the creation of eight (8) lots each.

Site Plans - A total of twenty-one (21) site plans were approved by the Office of Planning and Zoning in 2000.

Rezoning - During 2000, the Planning Commission made recommendations to the Board of County Commissioners on a total of four (4) rezoning applications. The County Commissioners denied all four applications.

Special Exceptions - The Planning Commission and Board of Appeals heard forty-six (46) requests for special exception in 2000, thirty-seven (37) of which were approved by the Board of Appeals.

Variances and Appeals - The Board of Appeals heard thirty-one (31) variance requests in 2000, and approved twenty-one (21). Seven (7) appeals of the Office of Planning and Zoning decisions and administrative or enforcement actions were heard by the Board of Appeals, six (6) of which were affirmed and one (1) reversed.

Agricultural Preservation - The Planning Commission heard eight (8) applications to form Agricultural Land Preservation Districts totaling 1271.48 acres in 2000. All eight (8) applications received favorable recommendations from the Agricultural Preservation Advisory Board, the Planning Commission, and the Board of County Commissioners. Eight thousand seven hundred eight (8,708) acres have had easements purchased to permanently preserve the land for agricultural purposes. The total acreage now participating in the Program is fourteen thousand six hundred sixty-two (14,662) impressive acres.

Building Permits - The Office of Planning and Zoning processed six hundred six (606) permits for residential development in the County, of which 38 were within the Chesapeake Bay Critical Area. The estimated value of construction for 2000 was \$63,735,756. There was approximately 1,945,932 square feet of residential space constructed in the County in 2000.

Zoning Violations - The Office of Planning and Zoning investigated one hundred eighty (180) zoning complaints and found one hundred fifty-eight (158) violations.

THE CECIL COUNTY PLANNING COMMISSION

2000 Members:

Mr. Carl Walbeck, Chairman

Ms. Michelle Bloothoofd, Vice-Chairman

Mr. George Coudon

Ms. Diane Hair

Ms. Cynthia Rossetti

Ms. Cathy McNatt*

Mr. Timothy Smith*

Mr. Russell Farrell, Alternate

Ms. Clara Campbell, Legal Counsel

Ms. Phyllis Kilby, Ex-Officio Member

The Cecil County Planning Commission is appointed by the Board of County Commissioners. The Planning Commission serves as a citizen review board and makes recommendations to the Board of Appeals or County Commissioners regarding rezoning cases, special exceptions, amendments or changes to the County ordinances. The Planning Commission has authority to approve all major subdivisions of land.

Planning Commission public meetings are scheduled on the third Monday of each month. Subdivision proposals are heard at 1:00 p.m. in the Planning Office Conference Room. Rezoning, special exceptions, and other cases are heard at 7:00 p.m. in Courtroom 1 of the Cecil County Courthouse.

*served partial year

THE CECIL COUNTY BOARD OF APPEALS

2000 Members:

Mr. John B. Upp, Chairman

Mr. William Underwood

Mr. Beecher Rasnake

Ms. Nancy Polk*

Ms. Maria Mastrippolito*

Mr. Douglas Cain*

Mr. Peter Wood*

Mr. William Jeanes, Alternate

Mr. Richard Jackson, Legal Counsel

The Cecil County Board of Appeals is appointed by the Board of County Commissioners, and serves as the citizen review board for administrative decisions of the Office of Planning and Zoning. The Board is a quasi-judicial board, which makes decisions on special exceptions, variances, and appeals.

The Board of Appeals holds public meetings on the fourth Tuesday of each month at 7:00 p.m. in Courtroom 1 of the Cecil County Courthouse.

*served partial year

**THE CECIL COUNTY AGRICULTURAL LAND
PRESERVATION ADVISORY BOARD (APAB)**

2000 Members:

Mr. Robert Knutsen, Chairman

Mr. David Davis

Mr. Daniel Derr, Vice-Chairman

Ms. Wayne Stafford

Mr. Jack McKeown

Appointed by the Board of County Commissioners, this Board reviews applications to the Maryland Agricultural Land Preservation Foundation (MALPF) and makes recommendations to the County Commissioners and/or the MALPF Board of Trustees. More specifically, the APAB duties include the following:

1. To advise the County governing body with respect to the establishment of agricultural districts and the approval of purchases of easements by the Foundation within the County;
2. To assist the County governing body in reviewing the status of agricultural districts and land under easement;
3. To advise the Foundation concerning County priorities for agricultural preservation;
4. To approve or disapprove an application by the County for certification under § 5-408 of the State Finance and Procurement Article;
5. To promote preservation of agriculture within the County by offering information and assistance to farmers with respect to establishment of districts and purchase of easements; and
6. To perform any other duties as assigned by the County governing body.

THE CECIL COUNTY BOARD OF PARKS & RECREATION

2000 Members:

Mr. Douglas Lort, Chairman

Mr. Mel Bacon

Ms. Rose Cinelli

Mr. Robert Porter

Mr. Darwin Struble

Mr. Maurice Tenney

Ms. Deborah Smith

Mr. Harry Hepbron, Ex-Officio Member

The County Commissioners appoint the Board of Parks and Recreation. The Board is authorized to determine all questions of general policy relating to parks and public recreation in Cecil County, to supervise the expenditure of funds appropriate to these purposes, and to keep the Board of County Commissioners informed as to the availability of Federal and State funds for these purposes.

**THE CECIL COUNTY OFFICE OF PLANNING & ZONING
AND PARKS & RECREATION**

2000 Staff:

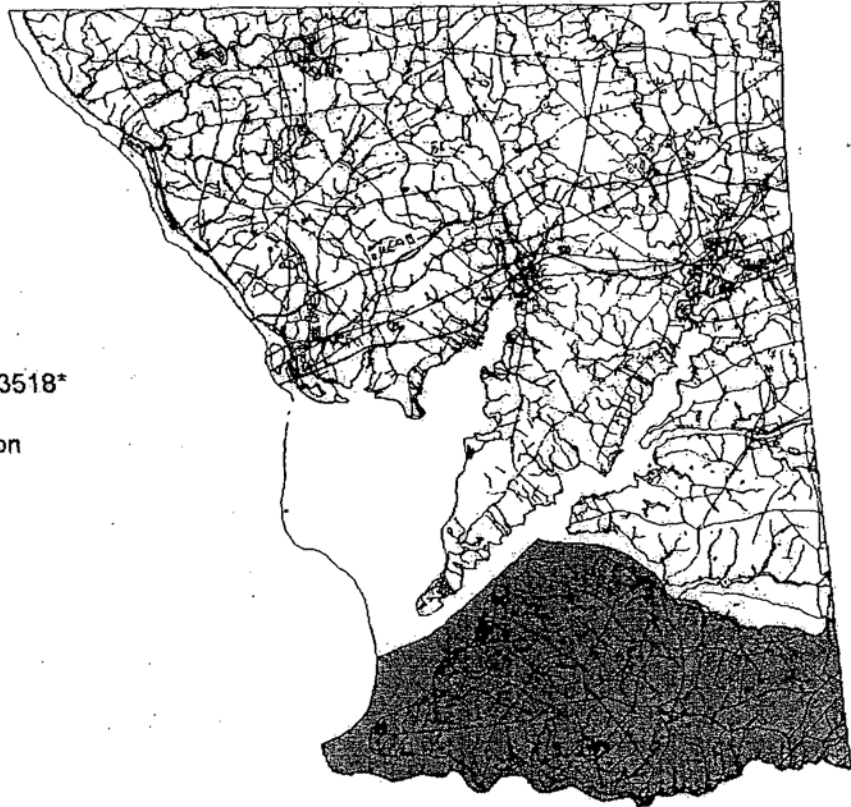
Eric S. Sennstrom, AICP	-	Director
Louis E. Brammer	-	Compliance Inspector
Anthony Di Giacomo, AICP	-	Principal Planner
Sandra M. Edwards	-	Planner II
Anna Foster	-	Office Services Specialist
Clifford I. Houston*	-	Zoning Administrator
Joseph Johnson	-	Resource Plans Reviewer
Michael Little	-	Plans Reviewer
Vicky Rinkerman	-	Administrative Assistant
Deborah J. Sample	-	Administrative Assistant
Joan Schwartzman	-	Office Services Specialist
Antoni I. Sekowski*	-	Zoning Administrator
Brad Shockley	-	Planner I
Edward Slicer	-	Manager, Parks & Recreation

*partial year

The Office of Planning, Zoning, and Parks & Recreation provides staff support to the Board of County Commissioners, the Planning Commission, the Board of Appeals, as well as other Boards and Commissions for the County. The office also implements the goals and objectives of the County's Comprehensive Plan through the administration of the Zoning Ordinance, Subdivision Regulations, and the Land Preservation and Recreation Plan. Members of the staff participate in various committees and represent the County on numerous State and Regional governmental organizations.

ELECTION DISTRICT #1 CECILTON

Town - Cecilton
District Population: 3518*
*1996 MDP Projection



DEVELOPMENT INFORMATION

Six (6) minor subdivisions were approved in 2000. Of these, four (4) subdivisions were approved creating eight (8) lots. The balance were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2000 proposed the creation of seventy-six (76) lots.

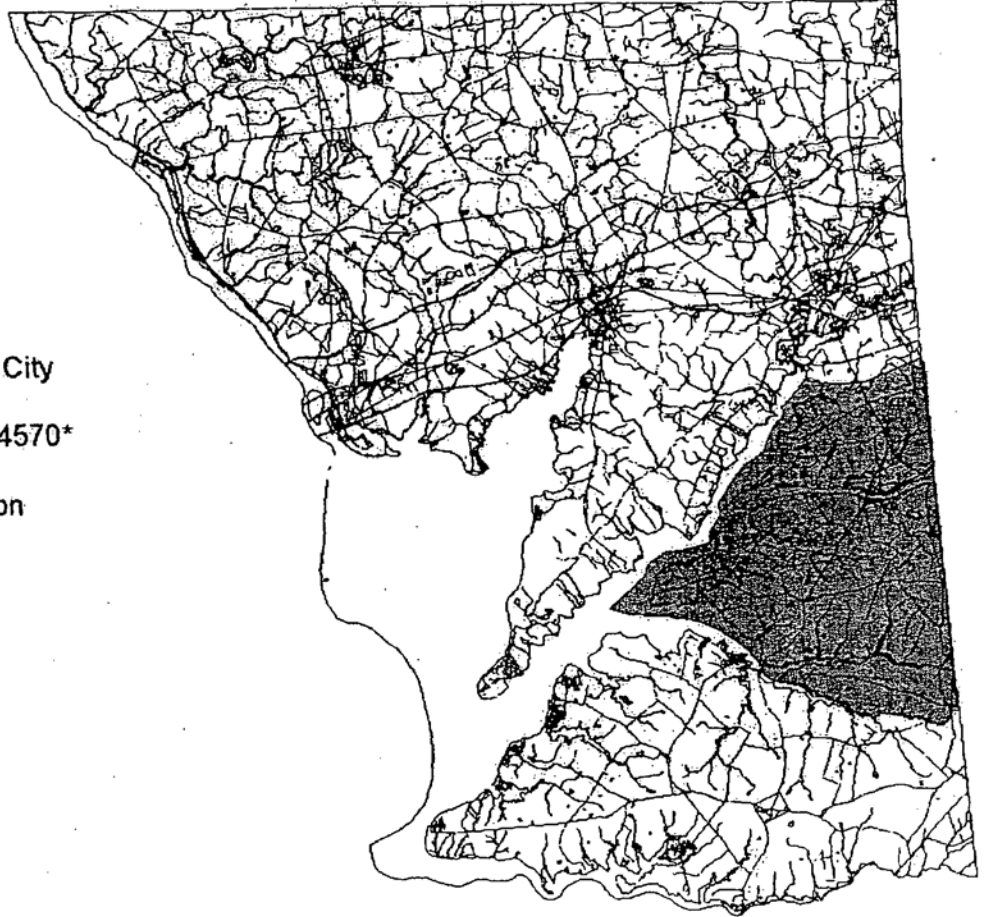
Major subdivisions receiving preliminary approval in 2000 proposed the creation of fifty-nine (59) lots.

Major subdivisions receiving final approval in 2000 created twenty-two (22) lots.

One site plan was approved for commercial or industrial activity in 2000.

Sixty-five (65) building permits were issued for residential purposes, with a total estimated construction cost of \$9,069,200.

ELECTION DISTRICT #2 CHESAPEAKE CITY



Town - Chesapeake City

District Population: 4570*

*1996 MDP Projection

DEVELOPMENT INFORMATION

Five (5) minor subdivisions were approved in 2000. Of these, one (1) subdivision was approved creating one (1) lot. The balance were add-ons that did not create any new lots.

No major subdivisions received concept approval in 2000.

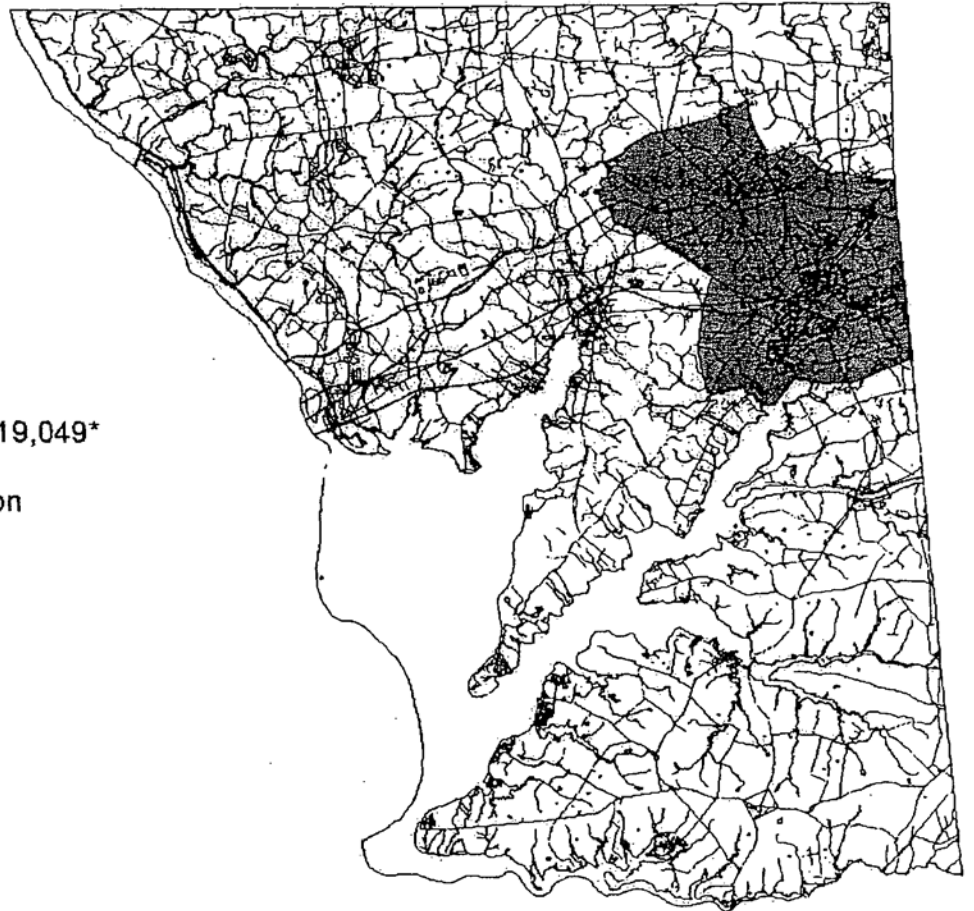
Major subdivisions receiving preliminary approval in 2000 proposed the creation of twenty-one (21) lots.

Major subdivisions receiving final approval in 2000 created eighteen (18) lots.

One site plan was approved for commercial or industrial activity in 2000.

Thirty-two (32) building permits were issued for residential purposes, with a total estimated construction cost of \$4,345,510.

ELECTION DISTRICT #3 ELKTON



Town - Elkton

District Population: 19,049*

*1996 MDP Projection

DEVELOPMENT INFORMATION

Ten (10) minor subdivisions were approved in 2000. Of these, four (4) subdivisions were approved creating eight (8) lots. The balance were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2000 proposed the creation of ninety-six (96) lots.

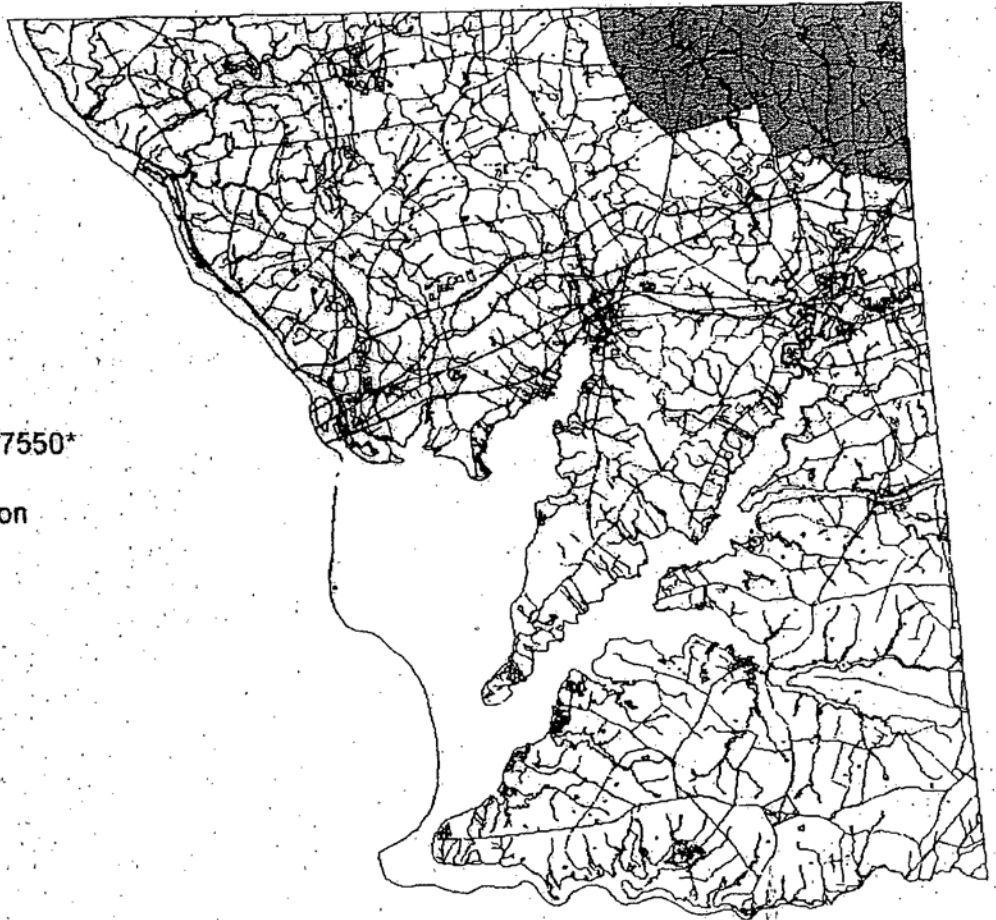
No major subdivisions received preliminary approval in 2000.

Major subdivisions receiving final approval in 2000 created ten (10) lots.

Two site plans were approved for commercial or industrial activity in 2000.

Forty-three (43) building permits were issued for residential purposes, with a total estimated construction cost of \$4,069,701.

ELECTION DISTRICT #4 FAIRHILL



Village - Fairhill

District Population: 7550*

*1996 MDP Projection

DEVELOPMENT INFORMATION

Five (5) minor subdivisions were approved in 2000, which created seven (7) lots.

No major subdivisions received concept approval in 2000.

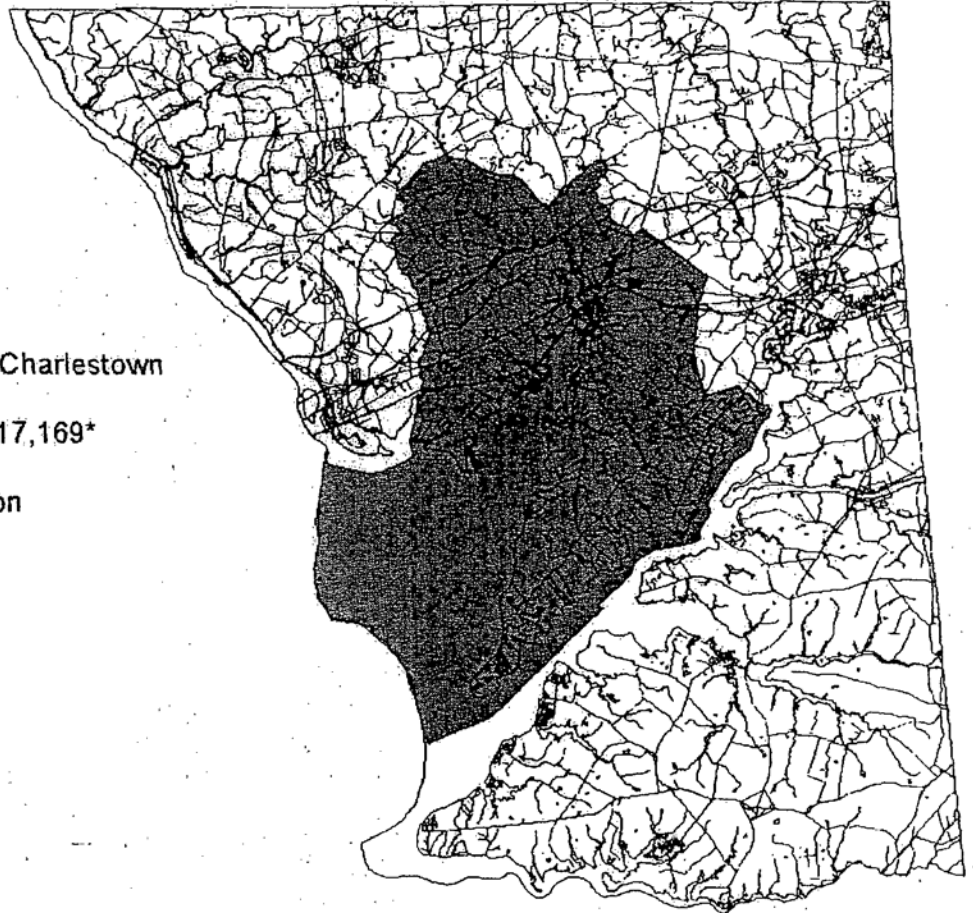
No major subdivisions received preliminary approval in 2000.

Major subdivisions receiving final approval in 2000 created fifteen (15) lots.

Four (4) site plans were approved for commercial or industrial activity in 2000.

Seventy-nine (79) building permits were issued for residential purposes, with a total estimated construction cost of \$7,949,400.

ELECTION DISTRICT #5 NORTH EAST



Towns - North East, Charlestown

District Population: 17,169*

*1996 MDP Projection

DEVELOPMENT INFORMATION

Eleven (11) minor subdivisions were approved in 2000. Of these, five (5) subdivisions were approved creating six (6) lots. The balance were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2000 proposed the creation of forty-six (46) lots.

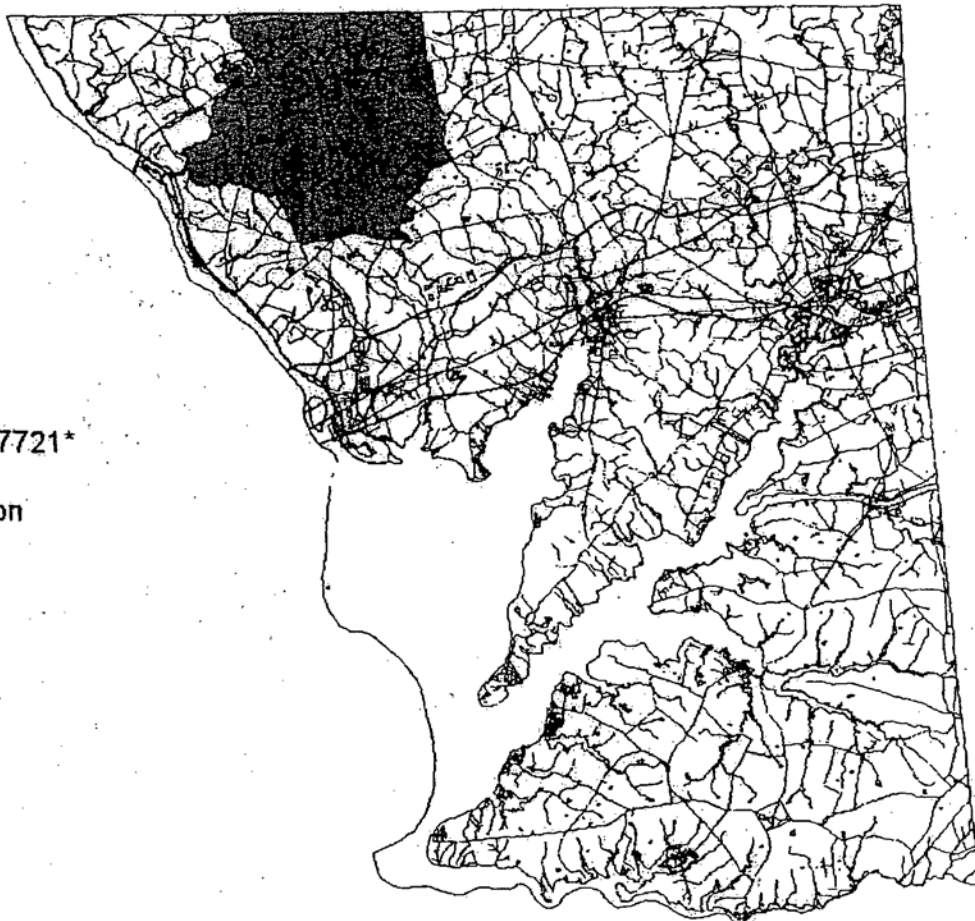
Major subdivisions receiving preliminary approval in 2000 proposed the creation of eighty-two (82) lots.

Major subdivisions receiving final approval in 2000 created two hundred nineteen (219) lots.

Eight (8) site plans were approved for commercial or industrial activity in 2000.

Two hundred forty-seven (247) building permits were issued for residential purposes, with a total estimated construction cost of \$22,880,575.

ELECTION DISTRICT #6 RISING SUN



Town - Rising Sun

District Population: 7721*

*1996 MDP Projection

DEVELOPMENT INFORMATION

Six (6) minor subdivisions were approved in 2000. Of these, five (5) subdivisions were approved creating six (6) lots. The balance were add-ons that did not create any new lots.

No major subdivisions received concept approval in 2000.

Major subdivisions receiving preliminary approval in 2000 proposed the creation of one (1) lot.

Major subdivisions receiving final approval in 2000 created fourteen (14) lots.

Two site plans were approved for commercial or industrial activity in 2000.

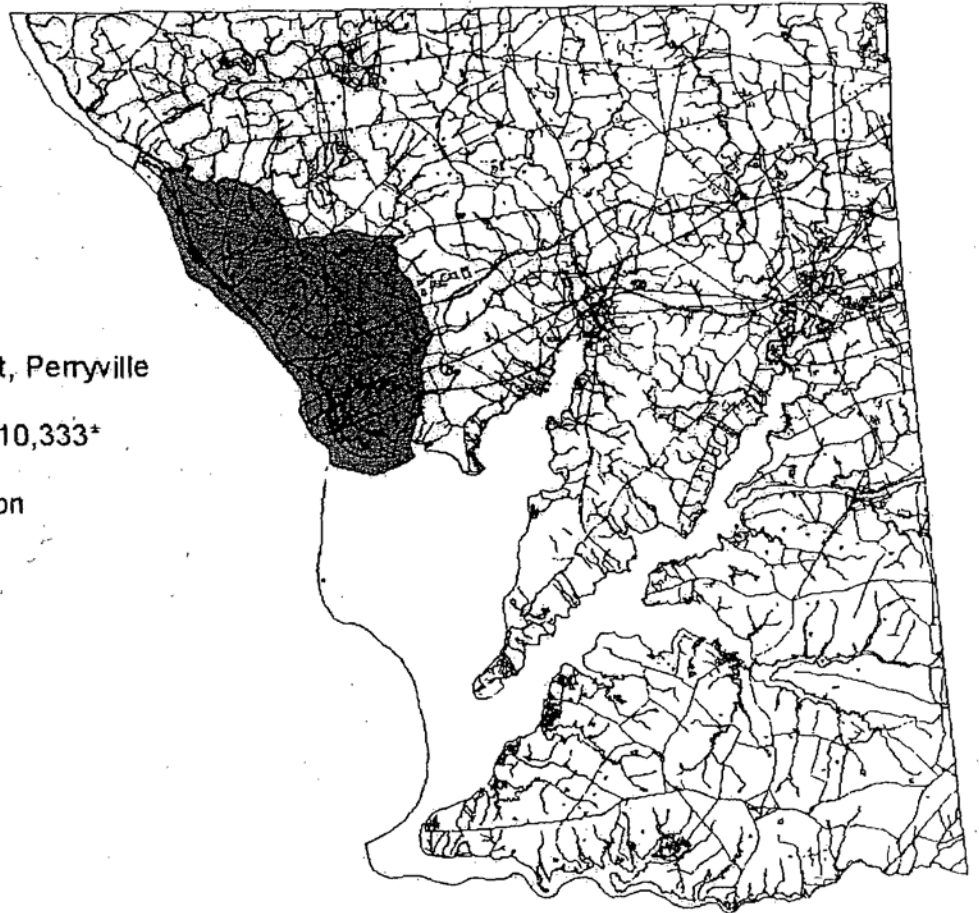
Sixty-one (61) building permits were issued for residential purposes, with a total estimated construction cost of \$7,046,420.

ELECTION DISTRICT #7 PORT DEPOSIT

Towns - Port Deposit, Perryville

District Population: 10,333*

*1996 MDP Projection



DEVELOPMENT INFORMATION

Seven (7) minor subdivisions were approved in 2000. Of these, five (5) subdivisions were approved creating five (5) lots. The balance were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2000 proposed the creation of seventy-five (75) lots.

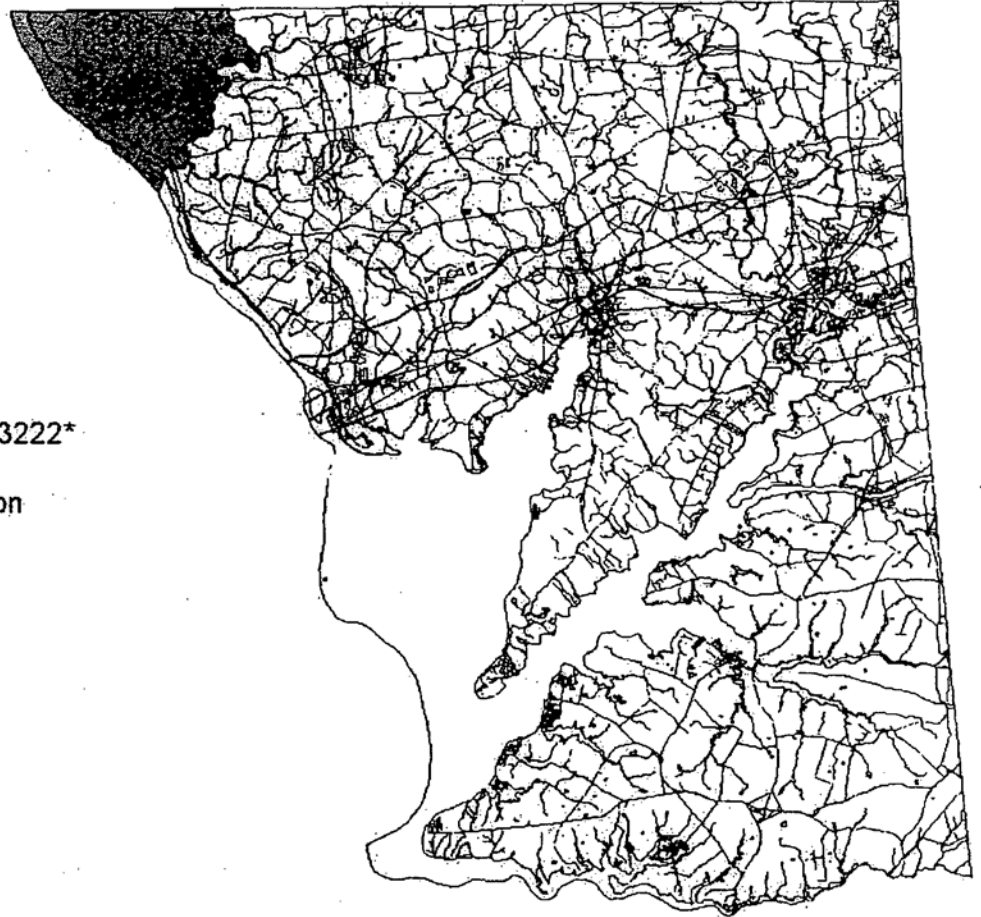
Major subdivisions receiving preliminary approval in 2000 proposed the creation of forty-five (45) lots.

Major subdivisions receiving final approval in 2000 created fifteen (15) lots.

Two site plans were approved for commercial or industrial activity in 2000.

Twenty-one (21) building permits were issued for residential purposes, with a total estimated construction cost of \$2,186,200.

ELECTION DISTRICT #8 CONOWINGO



Village - Conowingo

District Population: 3222*

*1996 MDP Projection

DEVELOPMENT INFORMATION

Seven (7) minor subdivisions were approved in 2000. Of these, three (3) subdivisions were approved creating three (3) lots. The balance were add-ons that did not create any new lots.

No major subdivisions received concept approval in 2000.

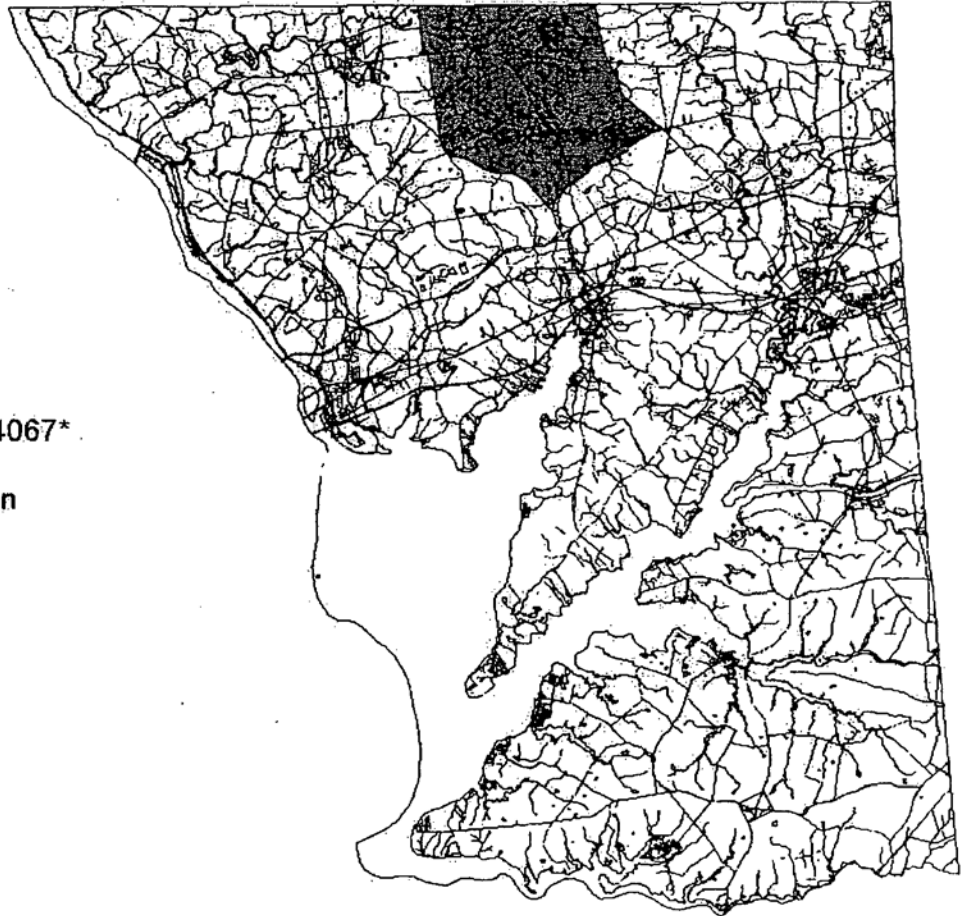
No major subdivisions received preliminary approval in 2000.

No major subdivisions received final approval in 2000.

One site plan was approved for commercial or industrial activity in 2000.

Thirty-four (34) building permits were issued for residential purposes, with a total estimated construction cost of \$3,176,750.

ELECTION DISTRICT #9 CALVERT



Village - Calvert

District Population: 4067*

*1996 MDP Projection

DEVELOPMENT INFORMATION

Ten (10) minor subdivisions were approved in 2000. Of these, seven (7) subdivisions were approved creating eight (8) lots. The balance were add-ons that did not create any new lots.

No major subdivisions received concept approval in 2000.

Major subdivisions receiving preliminary approval in 2000 proposed the creation of forty (40) lots.

Major subdivisions receiving final approval in 2000 created forty-two (42) lots.

No site plans were approved for commercial or industrial activity in 2000.

Twenty-four (24) building permits were issued for residential purposes in 2000 with a total estimated constructions cost of \$3,012,000.

APPENDICES

2000 MAJOR SUBDIVISION ACTIVITY

APPROVED CONCEPT SUBMITTALS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Susquehanna Hills, Lots 5-79	7	NAR	309.2	75	54.5				RCD
Shady Beach, LLC	5	NAR	130.66	23	17.99				RCD
Knight House, LLC	1	SAR	207.2	7		RCA	17.6	1	RPD
Montgomery Bros., Inc. (Lands of)	5	SR	36.76	23	15.46				SD
Meadows at Anchorage Lndng L20-38	1	SAR	157.4	19	24				RPD
Preserve at Anchorage Lndng Lis 1-43	1	SAR	338.8	42	70	RCA	109.8	5	RPD
Leadstar, LLC	3	NAR	31	6					RCD
Rollins, Edward D. E., III (Lands of)	1	SAR	324.92	8		RCA	50.39	2	RPD
Pines at Cherry Hill, Lots 1-90	3	VR	37.6	90	14.3				SD
TOTALS			1573.5	293	196.25		177.79	8	

APPROVED PRELIMINARY SUBMITTALS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Rock Run Estates, Sec 3, L26-44	7	NAR	33.9	19					RCD
Fair Hill West, Lots 14-53	9	RR	146.2	40	24.8				RCD
Knight House, LLC	1	SAR	207.2	7		RCA	17.6	1	RPD
Coach & Four, Lot 24	6	RR	3.7912	1					RCD
Bethel Springs	5	SR	36.76	23	15.46				SD
Old York Estates, Sec. II, Lts 10-27	5	NAR	94.596	18	18				RCD
Colenda, Sarah W. (Lands of)	7	SR	11.8	1					DD
Davis, Virginia L. (Lands of)	1	SAR	195.15	3					RPD
Racine Estates @ Vill. Of Elk Neck	5	SR	52.86	6					SD
Rock Run Estates, Sec 4, L45-69	7	NAR	26.61	25					RCD
Leadstar, Lots 5-10	2	NAR	31	6					RCD
Chesapeake Club, Lots 105-109	5	RM	9.97	5	5.15				DD
Susquehanna, Sec. 1, L 7-19,44-63,68-75	1	NAR	67.965	41	15.903				RCD
Villages of Elk Neck, Sec III, Woodholme 3	5	SR	49.04	30	3.8				SD
Graham Farm Estates	2	SAR	92.44	15	57.619	RCA	53.0266	2	RPD
Rollins, Edward D. E., III (Lands of)	1	SAR	324.92	8		RCA	50.39	2	RPD
TOTALS			1384.2	248	140.7		121.0	5	

- LUD - LAND USE DISTRICT**
 DD - Development District
 SD - Suburban District
 TD - Town District
 RCD - Rural Conservation District
 RPD - Resource Protection District

2000 MAJOR SUBDIVISION ACTIVITY

APPROVED FINAL SUBMITTALS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Forest Knoll, Sec. 1, Lts 8-22	5	SR	30.7	15	9.1				SD
Warner Woods, Lots 1-10	3	NAR	30.9	10	5.5				RCD
Smith Creek, Lots 1-4	1	SAR	34.4	4					RPD
Smith Creek, Lot 5	1	SAR	138.85	1					RPD
Mount Gomerie, Ph 2, Lts 4-18	4	NAR	57.2	15					RCD
ChesapeakeClub, Units31&32, Ph8	5	RM	0.209	2					DD
Butler's Crossing, Sec 1, L4-7&10	1	SAR	193.449	5					RPD
Albeck Farms, Lot 11	9	NAR	127.36	1					RCD
Susquehanna, Lot 5	7	NAR	139.58	1					RCD
Susquehanna, Lot 6	7	NAR	31.173	1					RCD
Small, Frank & Mabel	5	DR	6.428	3					DD
Merlyn Park, Ph 1, Sec 1, Lts 1-11	7	SR	20.669	11	5.832				SD
Sunnybrook Est., Sec. 3, Lots 63-74	2	RR	16.1646	12					RCD
Montgomery Oaks, Sec 1, Ph II, Lt 54	5	DR	0.37	1					DD
Old York Estates, Sec. 1, Lts 5-9	5	NAR	25.404	5					RCD
Coach & Four, Lot 24	6	RR	3.7912	1					RCD
Meadow Run, Sec. 3, Lots 38-70	5	SR	37.2304	33	6.2692				SD
Wellingborough Est, Lot 51	6	NAR	13.2	1	0.8				RCD
Wellingborough Est, Lots 17-20	6	TR	3.7	4					RCD
Old York Estates, Sec II, Lts 10-13	5	NAR	28.945	4					RCD
Todd Estates, Lots 5-9	5	SR	7.48	5					SD
Knight House, LLC	1	SAR	207.2	7		RCA	17.6	1	RPD
Montgomery Bros., Inc. (Lands of)	6	SR	9.566	6					RCD
Whitaker Woods, Phases III-V	5	SR	72.85	69	16.75				SD
Racine Estates @ Vill. Of Elk Neck	5	SR	52.86	6					SD
Old York Estates, Sec. III, Lts 14-53	5	NAR	65.651	13	18.028				RCD
Fair Hill West, Lots 14-53	9	RR	146.2	40	24.8				RCD
Rock Run Estates, Lot 70	7	NAR	31.046	1					RCD
Harrison, John (Lds of)	5	BG	14.71	3					DD
Davis, Virginia L. (Lands of), Lots 2-4	1	SAR	195.15	3					RPD
Miller, F. G., et al. (Lands of)	9	NAR	181.12	1					RCD
Butler's Crossing, Sec. 2, Lots 8-9	1	SAR	143.46	2					RPD
Colenda, Sarah W. (Lands of)	7	SR	2	1					DD
Harrison, John (Lds of)	5	BG	14.71	3					DD
Leedstar, Lots 5-10	2	NAR	31	6					RCD
Northwoods, Sec. 3, Lots 39-95	5	RM	15.7605	57	1.6321				SD
West Nottingham Academy, Lot 5, Sec. 1	6	RR	7.457	2					RCD
TOTALS			2137.8	355	88.7		17.6	1	

2000 MAJOR SUBDIVISION ACTIVITY

APPROVED GROWTH ALLOCATION

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
The National Humane Society (Lds of)	1	SAR	146.8	0		RCA	100		RPD
Cecil County Airpark	3	SR	64.7			RCA	37.6		RCD
TOTAL			211.5	0	0		137.6	0	

APPROVED MODIFICATIONS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Fox Valley Farms	2	SAR			26.33				RPD
West Creek Village Apts	4	RM	39.5508						
TOTAL			39.6	0	26.33		0	0	

MINOR SUBDIVISION APPROVED IN 2000

By Election District

ELECTION DISTRICT 1

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	CAD
HERPEL, DOROTHY	64	13	5	1	SAR	RPD	0	0.800	
BOOTH, JAMISON & CRAWFORD	56	5	133	1	SAR	RPD	1	43.700	
UPP, ANDREW	67	1	108	1	SAR	RPD	1	31.320	
CULLEN, JANET	52	14	6	1	SAR	RPD	4	8.210	
DUDKEWITZ, RONALD	57	15	66	1	SAR	RPD	0	10.170	
BAILEY, MARGARET	61	3	4	1	SAR	RPD	2	7.800	
TOTALS							8	102.0	

ELECTION DISTRICT 2

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	CAD
PLEASANTON, PATRICK	53	17/23	6 & 40	2	SAR	RPD	0	115.300	
CHES. CITY VOL. FIRE CO./MAJOR	43	20	6	2	SAR	RPD	0	31.570	
DURRETT, WESLEY	43	6	71&72	2	RR	TD	0	1.120	
LUTHERMEAD, LLLP	48	11	94	2	SAR	RPD	1	1.000	
AUGUSTINE PROPERTIES,A50 LLC	48	11	68	2	RR	RPD	0	21 s.f.	
TOTALS							1	149.0	

ELECTION DISTRICT 3

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	CAD
DIEMONT, CAROL	13	23	368	3	RR	RCD	2	4.300	
EDMANSON, GARRETT	20	20	117&866	3	NAR	RCD	0	10.530	
LEEDSTAR, L.L.C.	20	15	124	3	NAR	RCD	2	2.200	
LEEDSTAR, L.L.C.	20	15	124	3	NAR	RCD	2	10.100	
EDMANSON, GARRETT	20	20	117&86	3	NAR	RCD	0	3.800	
VANDYKE, JERRY	26	2	441	3	SR	SD	0	0.703	
LEEDSTAR, L.L.C.	20	15	124	3	NAR	RCD	0	11.300	
REMLE, INC.	26	15	165	3	SR	DD	2	19.860	
SUN & STAR, LLC	32	3	20	3	M2	DD	0	14.000	
HICKS, DONALD	27	1	1060	3	SR	SD	0	4.500	
TOTALS							8	81.3	

LUD - LAND USE DISTRICT

DD - Development District

SD - Suburban District

TD - Town District

RCD - Rural Conservation District

RPD - Resource Protection District

MINOR SUBDIVISION APPROVED IN 2000

**By Election District
(Continued)**

ELECTION DISTRICT 4

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	CAD
BEAMER, LARRY	13	20	75	4	NAR	RCD	2	10.100	
HOWELL, EDWARD	13	14	183	4	NAR	RCD	1	2.070	
WILLIS, SAMUEL	14	6	106	4	SR	SD	2	3.690	
LAFFERTY	6	14	2	4	NAR	RCD	1	19.000	
NIETERT, ROBERT	13	10	56	4	NAR	RCD	1	1.960	
TOTALS							7	36.8	

ELECTION DISTRICT 5

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	CAD
KNOWLES, OLIVE	41	16	96	5	NAR	RCD	2	4.100	LDA
EVELAND, NELSON	36	10	105	5	SR	DD	1	6.500	
McKINNEY, WILLIAM	36	4	262	5	SR	DD	1	2.559	
SHADY BEACH, LLC	36	12	227	5	NAR	RCD	0	10.500	
HAWLEY, IRIS	31	8	179	5	RM	DD	0	15.700	
LETTTS, MILDRED	31	19	64	5	SR	SD	1	2.600	LDA
			316,317&						
BENNER, J. KENNETH	24	13	318	5	NAR	RCD	0	15.460	
DUBUQUE, ROBERT	24	11	29	5	NAR	RCD	1	47.000	
JOHNSON, DOUGLAS	41	21	138&139	5	RR	RCD	0	0.105	
BOMBA, JAMES	36	8	176	5	SR	DD	0	3.960	
YORK BLDG PRODUCTS, INC.	24	9	93	5	MEA	MED	0	2.000	
TOTALS							6	110.5	

ELECTION DISTRICT 6

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	CAD
BAKER, J. & HOUCK, R.	10	21	92 & 520	6	SR	RCD	1	2.967	
BIGLEY, TIMOTHY	9	11	651	6	NAR	RCD	0	2.548	
PALMER, ROBERT	3	19	105	6	NAR	RCD	1	6.000	
MONTGOMERY BROS.	17	19	32	6	NAR	RCD	2	23.100	
ASTLE, NORMAN	17	12	10	6	NAR	RCD	1	20.000	
PONDEROSA FARMS	11	13	33	6	SR	TD	1	1.400	
TOTALS							6	56.0	

LUD - LAND USE DISTRICT

- DD - Development District
- SD - Suburban District
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- RPD - Resource Protection District

MINOR SUBDIVISION APPROVED IN 2000

**By Election District
(Continued)**

ELECTION DISTRICT 7

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	CAD
HONORE, LAMONT	22	16	227	7	NAR	RCD	1	8.050	
McCARDELL, ROSS	22	6	66	7	NAR	RCD	1	0.940	
RHOADES, CHARLENE	23	9	21,33,643	7	SR	SD	0	1.790	
WACKER, FRANCES LEE	22	4	3	7	NAR	RCD	1	1.200	
COLENDIA, SARAH	30	19	107&108	7	SR	DD	1	2.000	
COUDON, TIMOTHY	34	5	43	7	DR	DD	1	2.540	
MCCOY, ULYSSES	22	11	54	7	NAR	RCD	0	2.200	
TOTALS							5	18.7	

ELECTION DISTRICT 8

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	CAD
RAGAN, LORRAINE	16	1	154	8	BG	RCD	1	0.812	
ELDRETH, KENNETH	9	20	308&383	8	BG	RCD	0	1.400	
JCMD, INC.	16	1	28	8	BG	RCD	0	0.929	
SHAFFER, CHARLES	9	15	92	8	NAR	RCD	1	24.200	
CRONMILLER, FREDERICK	2	13	82/71	8	NAR	RCD	0	0.303	
TITTEL, MARKUS	16	1	272	8	NAR	RCD	1	6.020	
STACKHOUSE, CHARLES	9	15	403	8	NAR	RCD	0	5.490	
TOTALS							3	39.2	

ELECTION DISTRICT 9

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES	CAD
LOWE, ROBERT & RUTH	12	9	265	9	NAR	RCD	2	4.000	
TUERKE, ROBERT (AUSTIN, DORA)	19	4	393	9	NAR	RCD	0	1.930	
RACINE, DAVID	19	13	39	9	SR	RCD	1	3.680	
RACINE, DAVID	19	13	617 & 39	9	BG & SR	RCD	0	0.388	
CHAPMAN, CATHERINE	12	1	244	9	RR&NAR	RCD	0	6.030	
HOLLOWAY, MARK	5	22	22	9	RR	RCD	1	2.000	
RACINE, DAVID (ESTATE OF)	19	13	39	9	NAR	RCD	1	8.600	
RACINE, DAVID (ESTATE OF)	19	13	39	9	BG	RCD	1	4.800	
MONTGOMERY, PAUL & RICHARD	11	3	420	9	NAR	RCD	1	2.610	
MASON, HENRY	5	20	8	9	NAR	RCD	1	2.020	
TOTALS							8	36.1	

LUD - LAND USE DISTRICT

DD - Development District

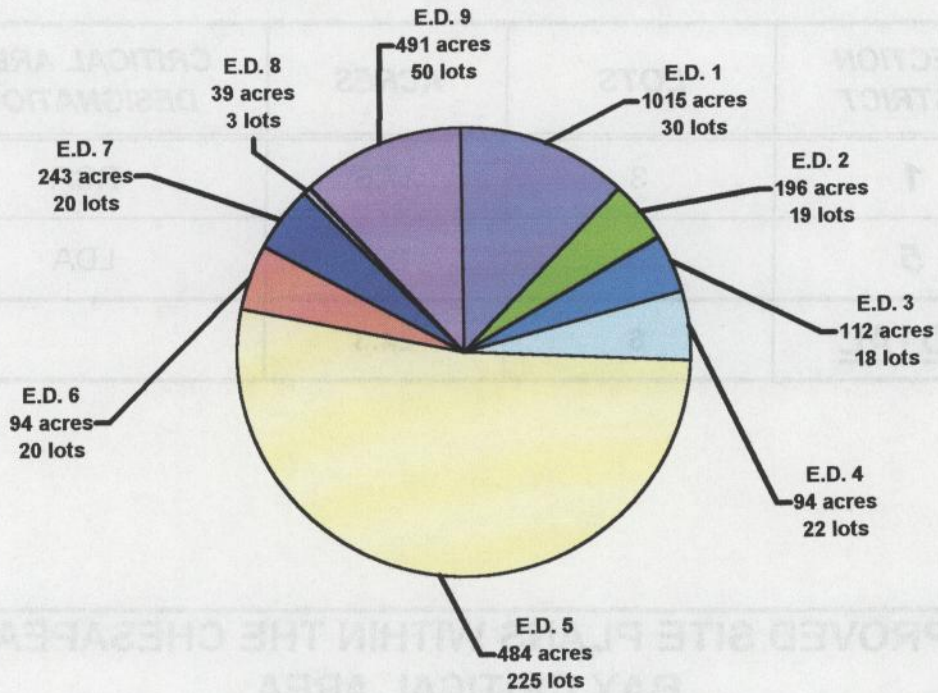
SD - Suburban District

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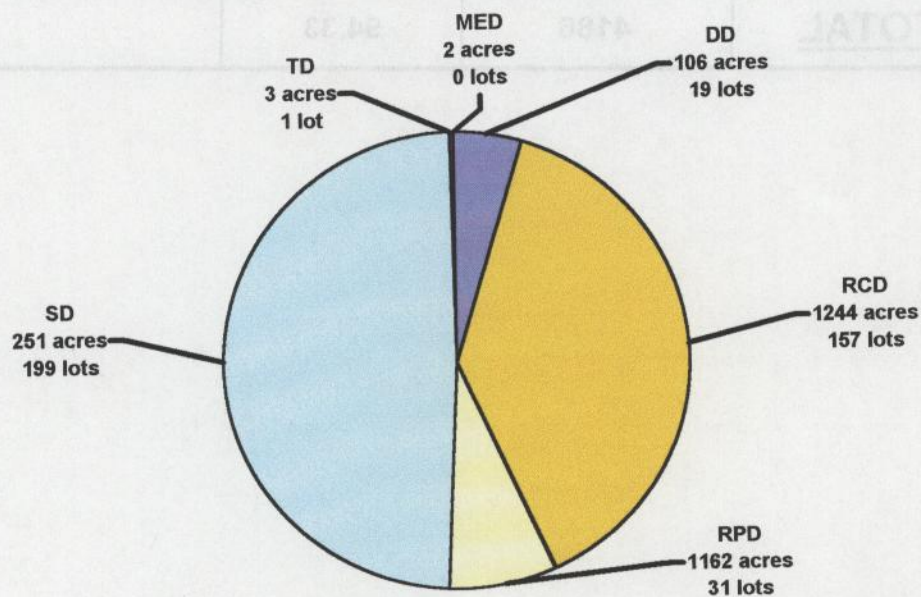
APPROVED LOTS & ACRES BY ELECTION DISTRICT*



*Pie charts are based on number of approved lots

Total lots approved: 407

APPROVED LOTS & ACRES BY LAND USE DISTRICT*



**APPROVED LOTS & ACRES WITHIN THE
CHESAPEAKE BAY CRITICAL AREA**

<i>ELECTION DISTRICT</i>	<i>LOTS</i>	<i>ACRES</i>	<i>CRITICAL AREA DESIGNATION</i>
1	3	17.6	RCA
5	3	6.7	LDA
<u>TOTAL</u>	6	24.3	

**APPROVED SITE PLANS WITHIN THE CHESAPEAKE
BAY CRITICAL AREA**

<i>ELECTION DISTRICT</i>	<i>BUILDING SQUARE FEET</i>	<i>ACRES</i>	<i>CRITICAL AREA DESIGNATION</i>
5	3300	7.33	LDA
5	886	87	RCA
<u>TOTAL</u>	4186	94.33	

BUILDING PERMITS ISSUED - 2000

CRITICAL AREA

Month	Permits Issued in Critical Area	New Dwellings in Critical Area
January	16	1
February	13	6
March	32	3
April	17	2
May	40	4
June	36	2
July	19	3
August	32	7
September	22	2
October	21	3
November	18	2
December	10	3
TOTALS	276	38

SITE PLANS - 2000

APPROVAL DATE	NAME	LOCATION	ED ZONING	PROPOSED USE	PROPOSED SQ. FT.	TOTAL ACRES	TAX MAP	PARCEL
1/7/00	Cargill, Inc.	Appleton Road	4 M1	Offices	1440	49.89	21	808
1/24/00	B & H Auto Parts	U. S. Rte. 40 & Marley Road	5 M2	Auto Parts storage	3200	8.80	26	318
2/3/00	F. B. Associates, Inc.	Triumph Industrial Park	3 M2	Warehouse	3600	1.41	26	523
3/16/00	Northeast Racing & Sports Club	U.S. Rte. 40 & Main Street	5 BG	Off-track betting & rest.	13550	1.54	25	528
3/28/00	Perryville IA Site	I-95 and Goosemar Rd -Perryvill	7 NAR	fiber-optic booster station	1644	4.05	24	49
4/6/00	Thymly Products	Colora Road	6 M1	Dry Warehouse (food)	5645	4.11	17	52
4/12/00	Performance Food Group	MD Rte. 279	3 BI	Food Dist. Warehouse	123246	21.86	21	123
4/19/00	W.L. Gore, Cherry Hill Site	MD Rte. 213	4 M1	manufacturing	5350	20.80	20	22
4/19/00	Bayside Community Network (Cecil County Activity Center)	U.S. Rte. 40	1 DR/BG	training & activity for handicapped	5380	15.40	32 & 26	443 & 406
4/21/00	Ritchie Bros. Auctioneers	U.S. Rte. 40	5 M1	auction-const equip	46430	193.70	30	11
5/2/00	High's of Baltimore, Inc.	MD Rte. 273 & Appleton Rd	4 BL	Convenience str	2424	2.76	14	2
5/30/00	Builders Supply & Lumber Co.	Bethel Church Road	5 M1	storage & stone loading	754024	33.15	25	66 & 136
6/12/00	Triton Marina Properties LLC	Plum Point Road	5 MB	restaurant & office	3300	7.33	37	368
6/12/00	Landhope Corp/Joe Marshall Site	MD Rte. 276	7 BG/NAR	Convenience str	5021	3.37	23	669
7/24/00	North East Western Auto	West Pulaski Highway	5 BG	auto parts store	4000	2.80	25	125
8/14/00	Bay View Elementary School	MD Rte. 272	5 SR	school		64.43	25	399
8/29/00	Nottingham Dev Co, Inc.-Phase 2	Rock Sprngs & Woody Brown	8 BG	Mini Storage	6620	2.13	2	122
9/20/00	Bainbridge Mini Storage LLC	Camp Mfg. Rd & Theodore Rd.	6 BI&NAR	Mini Storage	39204	7.65	23	p/o 193
9/28/00	Sandy Cove Palmer Auditor. Add	Sandy Cove Road	5 NAR	Public Facility	886	202.00	36	148
11/6/00	Fair Hill, L.L.C.	MD Rte. 273	4 BL	Conv. Store/Farmer's Mkt	2864	2.02	13	714
12/4/00	Vol. Fire Co. No. 1 of Ches. City	MD Rte. 213	2 SAR	firehouse & emer svc sta	8180	34.73	43	6

NEW AGRICULTURAL PRESERVATION DISTRICTS
APPROVED IN 2000

MAP KEY	OWNER	TAX MAP	GRID	PARCEL	ACRES	ELECTION DISTRICT
1	Virginia Davis	57	16	6	166.85	1
2	Harvey McNatt, et al.	18	22	34	158.4	5
3	Edgardo & Leticia Nieves	58	15	27	279	1
4	Edgardo & Leticia Nieves	58	15	42	50	1
5	Walt Drummond	59	19	27	70.7	1
6	Gerald & Diane Sizemore	56	19	81	178.6	1
7	Obenshain Family, LLC	62	4	52	155.47	1
8	Northview Stallion Station, Inc.	48	17	18	212.46	2
TOTAL ACRES					1271.48	

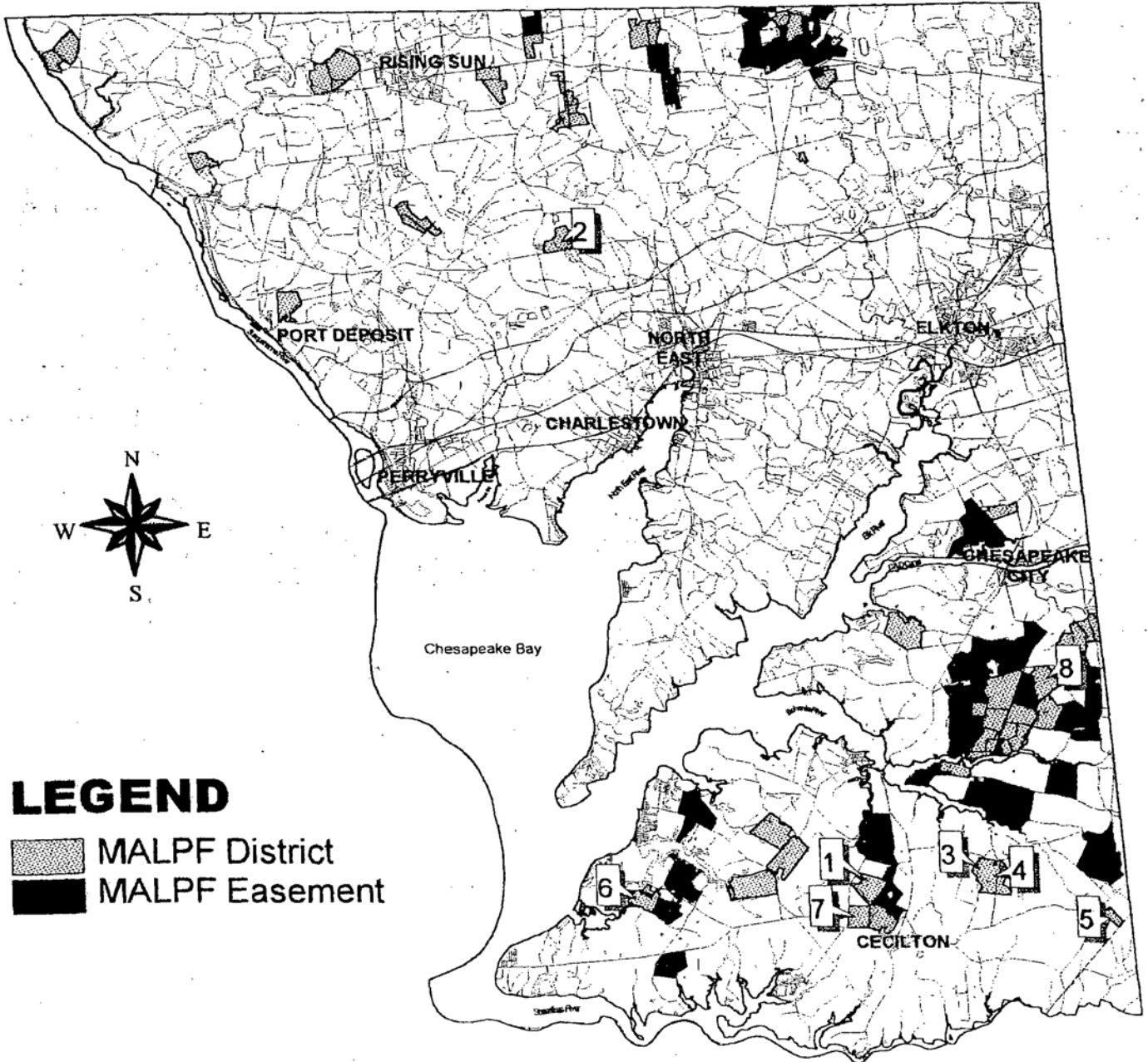
In 2000, eight applications were received to form Agricultural Preservation Districts, and all eight were approved by the County Agricultural Preservation Advisory Board, Planning Commission, and Board of County Commissioners. The combined acres for the eight applications totaled 1,271.48 acres.

As of 12/31/00:



TOTAL ACRES IN AGRICULTURAL DISTRICTS	=	5,953.59
TOTAL ACRES SUBJECT TO AN EASEMENT	=	<u>8,708.27</u>
TOTAL ACRES IN MALPF PROGRAM		14,661.86

CECIL COUNTY, MD

Participation In The
Maryland Agricultural Land Preservation Foundation Program
(Applications reviewed in 2000 are keyed to the table on the previous page)



LEGEND

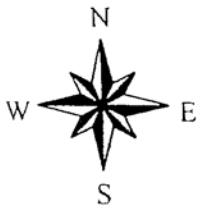
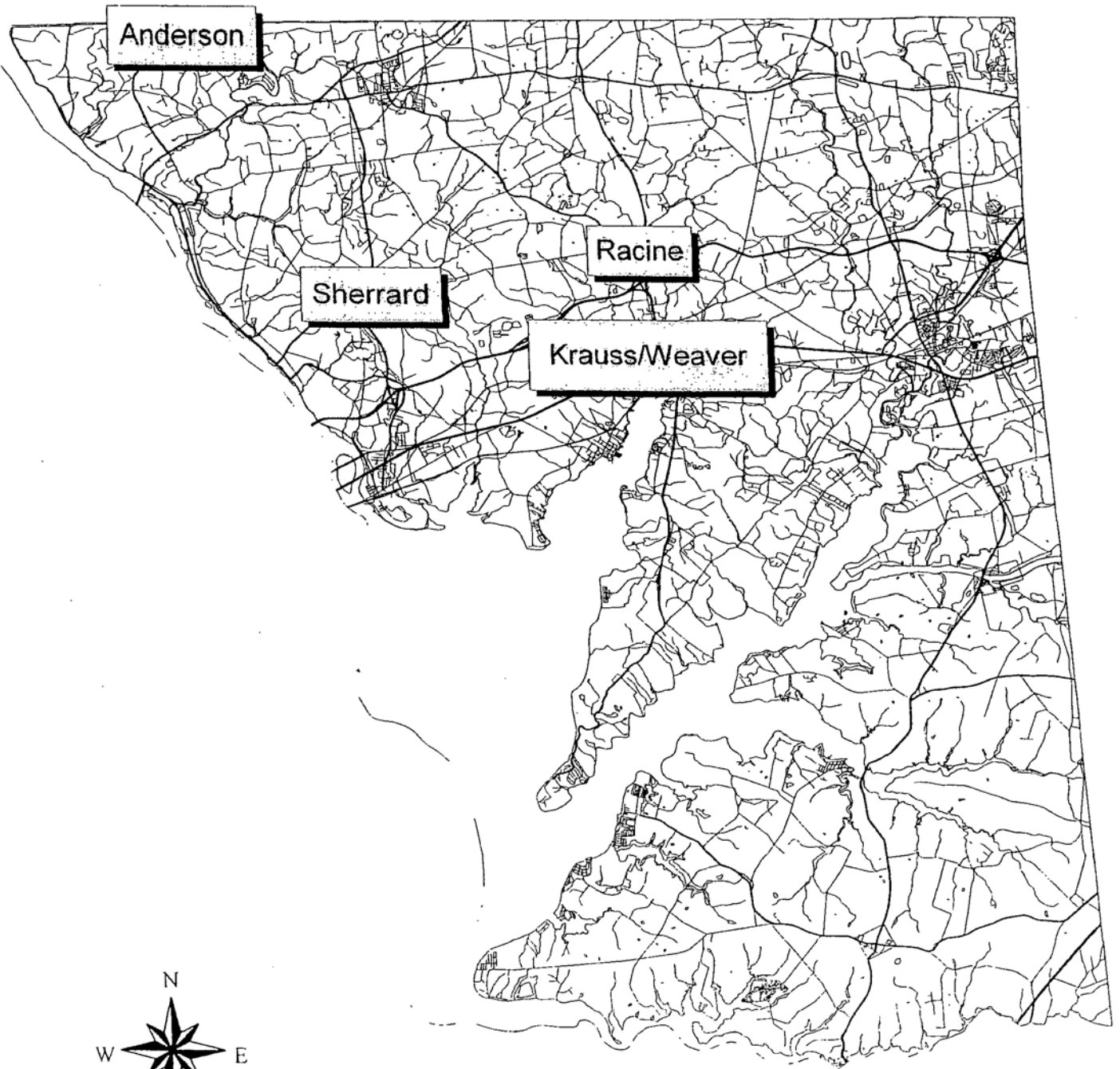
-  MALPF District
-  MALPF Easement

Prepared by the Cecil County Office of Planning and Zoning, February 2001.

REZONINGS - 2000

Election District	Owner Name	Zoned	Requested Zoning	Decision
5	Eugene and Nancy Racine	BL	BG	Disapproved
	Mark Krauss	RM	BG	Disapproved
7	Deryl C. Sherrard	1 acre BG/ 9.339 acres NAR	1 acre BG/ 9.339 acres MH	Disapproved
8	David and Gilda Anderson	RR	BG	Disapproved

2000 Rezoningings



SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2000

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	7	0	0	7
TELECOMMUNICATION	1	0	0	1
OTHER	7	1	1	9
MANUFACTURED HOME	22	3	4	29
Agricultural	4	0	1	5
Hardship	13	3	3	19
Security	5	0	0	5
VARIANCES	21	8	2	31
APPEALS	AFFIRMED	REVERSED		
	6	1	0	7

ZONING COMPLAINTS AND VIOLATIONS

2000

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	17	14
Manufactured Homes (Special Exception)	1	1
Storage Trailer	6	6
Untagged or Inoperative Vehicles	114	109
Salvage Yards	5	4
Illegal Business Operation	16	10
Setbacks	2	0
RV / Travel Trailers	3	3
Signs	2	2
Dwelling Conversion	4	0
Kennels	1	0
Animal Husbandry	2	2
Other	7	7
COURT CASES		16
TOTALS:	180	158

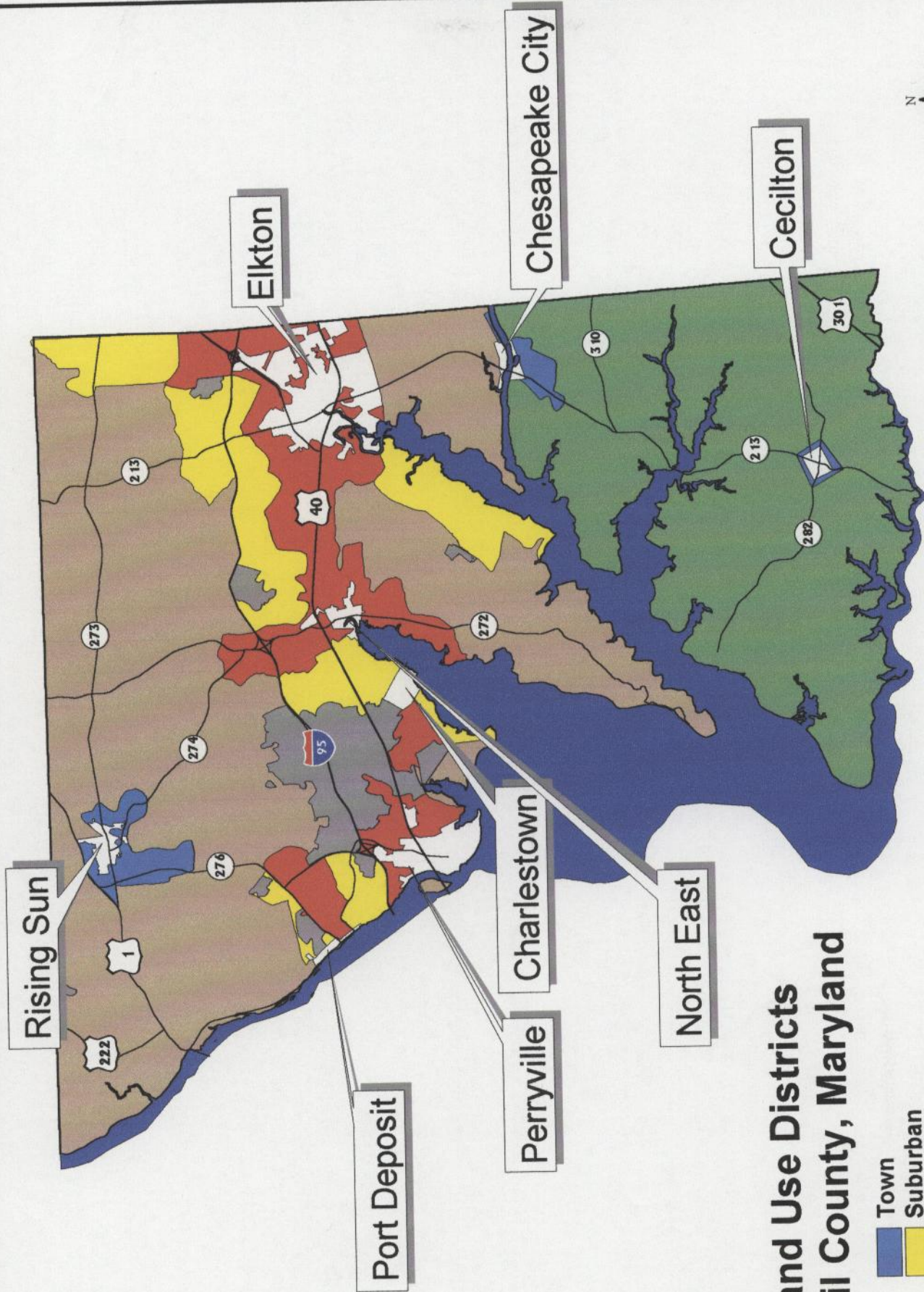
RESIDENTIAL BUILDING PERMIT ACTIVITY - 2000

ELEC DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONST COST
1	DWELLINGS	57	249225	\$8,882,600.00
	MOBILE HOMES	8	4176	\$186,600.00
	TOTALS:	65	253401	\$9,069,200.00
	<hr/>			
2	DWELLINGS	30	110246	\$4,248,610.00
	MOBILE HOMES	2	3292	\$96,900.00
	TOTALS:	32	113538	\$4,345,510.00
	<hr/>			
3	DWELLINGS	37	131662	\$3,876,301.00
	MOBILE HOMES	6	6956	\$193,400.00
	TOTALS:	43	138618	\$4,069,701.00
	<hr/>			
4	DWELLINGS	36	156132	\$5,463,000.00
	MOBILE HOMES	3	3364	\$86,400.00
	TOWNHOUSES	40	77680	\$2,400,000.00
	TOTALS:	79	237176	\$7,949,400.00
	<hr/>			
5	DWELLINGS	190	652693	\$19,597,575.00
	MOBILE HOMES	54	76920	\$2,983,000.00
	TOWNHOUSES	3	8820	\$300,000.00
	TOTALS:	247	738433	\$22,880,575.00
	<hr/>			
6	DWELLINGS	58	199910	\$6,865,720.00
	MOBILE HOMES	3	2604	\$180,700.00
	TOTALS:	61	202514	\$7,046,420.00
	<hr/>			
7	DWELLINGS	17	70519	\$2,082,400.00
	MOBILE HOMES	4	4330	\$103,800.00
	TOTALS:	21	74849	\$2,186,200.00
	<hr/>			
8	DWELLINGS	23	77160	\$2,872,900.00
	MOBILE HOMES	11	12460	\$303,850.00
	TOTALS:	34	89620	\$3,176,750.00
	<hr/>			
9	DWELLINGS	24	97783	\$3,012,000.00
	TOTALS:	24	97783	\$3,012,000.00

RESIDENTIAL BUILDING PERMITS ISSUED IN 2000 BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
DEVELOPMENT	157	20.44%
MINERAL EXTRACTION	5	0.65%
RURAL CONSERVATION	223	29.04%
RESOURCE PROTECTION	84	10.94%
SUBURBAN	117	15.23%
TOWN	20	2.60%
TOWN (incorporated)	162	21.09%
TOTALS	768	100%

59% of building permits issued in Development, Suburban, and Town Districts and in municipalities.



Land Use Districts Cecil County, Maryland

- Town
- Suburban
- Development
- Mineral Extraction
- Resource Protection
- Resource Conservation