

2001 ANNUAL REPORT
CECIL COUNTY, MARYLAND



**PREPARED BY:
THE CECIL COUNTY OFFICE OF PLANNING,
ZONING, PARKS & RECREATION FOR THE
CECIL COUNTY PLANNING COMMISSION**

MARCH 2002

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SUMMARY OF PLANNING ACTIVITIES FOR 2001

The Office of Planning, Zoning, Parks & Recreation continued to process a heavy workload in 2001, 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 2001, 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 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 2001, the Planning Commission reviewed concept, preliminary and final major subdivision applications. Of those applications, twenty-four (24) were granted final approval, resulting in the creation of two hundred fifty-eight (258) new lots. Seventeen (17) preliminary plats received approval, potentially creating four hundred sixteen (416) lots. Thirteen (13) concept plans were approved involving the potential creation of four hundred thirty-two (432) new lots in 2001. The most active district was Election District Five, which received ten (10) final approvals, four (4) preliminary approvals, and four (4) concept approvals. Election District Five created the most lots as well, with the final approval of one hundred twenty-four (124).

Minor Subdivisions – The Office of Planning, Zoning, Parks & Recreation approved eighty (80) minor subdivision applications in 2001. Fifty four (54) of the approved minor subdivisions created ninety one (91) new lots. The remainder of the submittals were for add-ons or agricultural transfers. The most active Election Districts were Election Districts Five and Nine, which each received thirteen (13) applications. Election District Nine created the most lots with nineteen (19).

Site Plans – A total of eight (8) site plans were approved by the Office of Planning, Zoning, Parks & Recreation in 2001.

Rezoning – During 2001, the Planning Commission made recommendation to the Board of County Commissioners on a total of nine (9) rezoning applications. The County Commissioners approved six (6) applications.

Special Exceptions – The Planning Commission and Board of Appeals heard forty-nine (49) requests for special exception in 2001, forty-three (43) of which were approved by the Board of Appeals.

Variances and Appeals – The Board of Appeals heard twenty-six (26) variance requests in 2001, and approved nineteen (19). Three (3) appeals of the Office of Planning, Zoning, Parks & Recreation decisions and administrative enforcement actions were heard by the Board of Appeals, two (2) of which were affirmed and one (1) reversed.

Agricultural Preservation – The Planning Commission heard twenty-eight (28) applications to form Agricultural Land Preservation Districts totaling 3,211 acres in 2001. All twenty-eight (28) applications received favorable recommendation from the Agricultural Preservation Advisory Board, the Planning Commission, and the Board of County Commissioners. Nine thousand one hundred eighty-eight (9,188) acres have had easements purchased to permanently preserve the land for agricultural purposes. The total acreage now participating in the program is seventeen thousand seven hundred ninety (17,790).

Building Permits – The Office of Planning and Zoning processed nine hundred eighty-eight (988) permits for residential development in the County, of which thirty-eight (38) were within the Chesapeake Bay Critical Area. The estimated value of construction for 2001 was \$68,988,573.41. There was approximately 2,176,441 square feet of residential space constructed in the County in 2001.

Zoning Violations – The Office of Planning, Zoning, Parks & Recreation investigated one hundred ninety-eight (198) zoning complaints and found one hundred forty-six (146) violations in 2001.

Historic District Applications – The Historic District Commission and the Planning Commission made recommendation to the Board of County Commissioners on four (4) applications for historic designation in 2001. The Board of County Commissioners approved all four applications.

THE CECIL COUNTY PLANNING COMMISSION

2001 Members:

Mr. Carl Walbeck, Chairman

Ms. Cynthia Rossetti, Vice Chairperson

Mr. Josh Brown*

Mr. George Coudon

Ms. Diane Hair

Mr. Timothy Smith

Ms. Michelle Bloothoofd*

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 County Courthouse.

* served partial year

THE CECIL COUNTY BOARD OF APPEALS

2001 Members:

Mr. William Underwood, Chairman

Ms. Maria Mastrippolito

Mr. Beecher Rasnake

Mr. John Upp

Mr. Peter Wood

Mr. Bill Jeanes, Alternate

Mr. Richard E. 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, Zoning, Parks & Recreation. 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.

**THE CECIL COUNTY AGRICULTURAL LAND PRESERVATION ADVISORY
BOARD**

2001 Members:

Mr. Robert Knutsen, Chairman

Mr. Daniel Derr, Vice Chairman

Mr. David Davis

Mr. 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 Board's duties include the following:

1. To advise the County governing body with respect to the establishment of agricultural districts and the approval of purchase 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 Section 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

2001 Members:

Mr. Douglas Lort, Chairman

Mr. Robert Cameron

Ms. Rose Cinelli

Ms. Deborah Smith

Mr. Ed Smith

Ms. Sue Stroble

Mr. Darwin Struble

Mr. Harry Hepbron, Ex-Officio Member

The County Commissioners appoint the Board of Parks & 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 HISTORIC DISTRICT COMMISSION

2001 Members:

Mr. Ed Cairns, Chairman

Ms. Sally Cairns

Mr. Mike Dixon

Ms. Eloise Davis

Ms. Audrey Edwards

Mr. Ron Edwards

Mr. Mike Pugh

The Historic District Commission is appointed by the Board of County Commissioners. The Commission's duties include making recommendations to the Planning Commission and Board of County Commissioners on nominations for historic designation, to recommend that designation be rescinded, and to educate and inform the citizens of the County as to the architectural and historic heritage of the County.

THE CECIL COUNTY AGRICULTURAL RECONCILIATION COMMITTEE

2001 Members:

Mr. Ewing McDowell

Ms. Mary Sheeler

Mr. Mike Sheeler

Ms. Nancy Simperts

Mr. Rex Sizemore

The Agricultural Reconciliation Committee is appointed by the Board of County Commissioners. The Committee's duties include arbitrating and mediating disputes and issue opinions on whether agricultural operations are being conducted in accordance with best management practices.

THE CECIL COUNTY OFFICE OF PLANNING, ZONING, PARKS & RECREATION

2001 Staff:

Mr. Eric S. Sennstrom, AICP	Director
Mr. David Black*	Plans Reviewer
Mr. Louis E. Brammer	Compliance Inspector
Ms. Jodee Cangialosi*	Planner I
Ms. Gale Dempsey	Administrative Assistant
Mr. Anthony Di Giacomo, AICP	Principal Planner
Ms. Sandra M. Edwards	Planner II
Ms. Anna Foster	Office Services Specialist
Mr. Clifford I. Houston	Zoning Administrator
Mr. Joseph Johnson	Resource Plans Reviewer
Ms. Betty Patterson	Office Services Specialist
Ms. Deborah Sample	Administrative Assistant
Mr. Edward Slicer	Manager, Parks & Rec
Mr. Brad Shockley*	Plans Reviewer

* partial year

The Office of Planning, Zoning, Parks & Recreation provides staff support to the Board of County Commissioners, the Planning Commission, the Board of Appeals, the Ag Preservation Advisory Board, the Historic District Commission 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: 3,933*

*2000 Census



DEVELOPMENT INFORMATION

Nine (9) minor subdivisions were approved in 2001. Of these, six (6) subdivisions were approved creating ten (10) lots. The balance were add-ons that did not create any new lots.

No major subdivisions received concept approval in 2001.

No major subdivisions received preliminary approval in 2001.

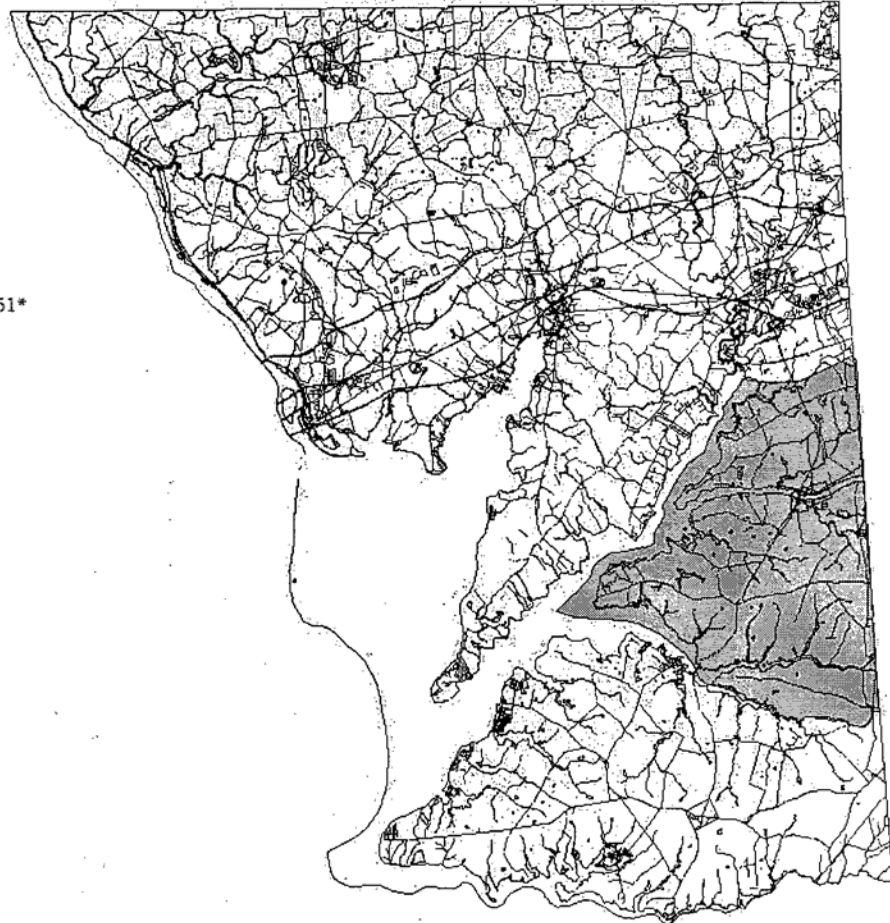
Major subdivisions receiving final approval in 2001 created two (2) lots.

No site plans were approved for commercial or industrial activity in 2001.

Fifty-eight (58) building permits were issued for residential purposes, with a total estimated construction cost of \$9,626,767.41.

ELECTION DISTRICT #2 CHESAPEAKE CITY

Town - Chesapeake City
District Population: 5,351*
*2000 Census



DEVELOPMENT INFORMATION

Seven (7) minor subdivisions were approved in 2001. Of these, two (2) 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 2001.

No major subdivisions received preliminary approval in 2001.

Major subdivisions receiving final approval in 2001 created nine (9) lots.

No site plans were approved for commercial or industrial activity in 2001.

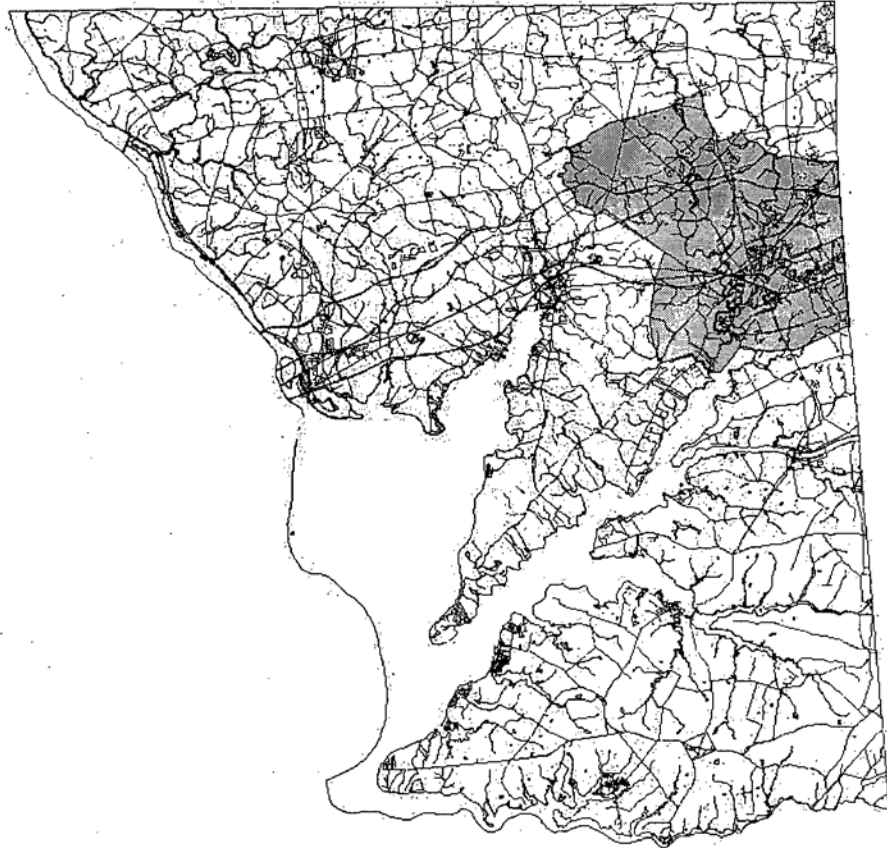
Forty-seven (47) building permits were issued for residential purposes, with a total estimated construction cost of \$5,259,925.00.

ELECTION DISTRICT #3 ELKTON

Town - Elkton

District Population: 22,523*

*2000 Census



DEVELOPMENT INFORMATION

Eleven (11) minor subdivisions were approved in 2001. Of these, six (6) subdivisions were approved creating thirteen (13) lots. The balance were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2001 proposed the creation of twelve (12) lots.

Major subdivisions receiving preliminary approval in 2001 proposed the creation of one hundred five (105) lots.

Major subdivisions receiving final approval in 2001 created four (4) lots.

No site plans were approved for commercial or industrial activity in 2001.

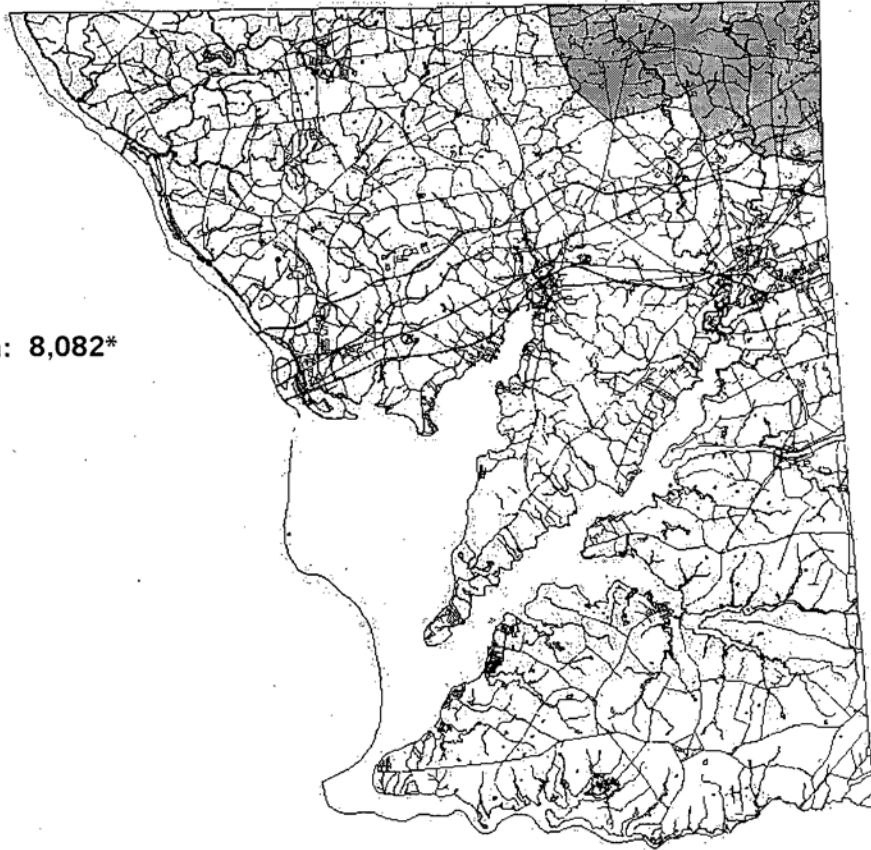
Fifty-five (55) building permits were issued for residential purposes, with a total estimated construction cost of \$5,518,740.00.

ELECTION DISTRICT #4 FAIRHILL

Village - Fairhill

District Population: 8,082*

*2000 Census



DEVELOPMENT INFORMATION

Five (5) minor subdivisions were approved in 2001. Of these, four (4) subdivisions were approved creating four (4) lots. The balance was an add-on that did not create any new lots.

No major subdivisions received concept approval in 2001.

No major subdivisions received preliminary approval in 2001.

No major subdivisions received final approval in 2001.

No site plans were approved for commercial or industrial activity in 2001.

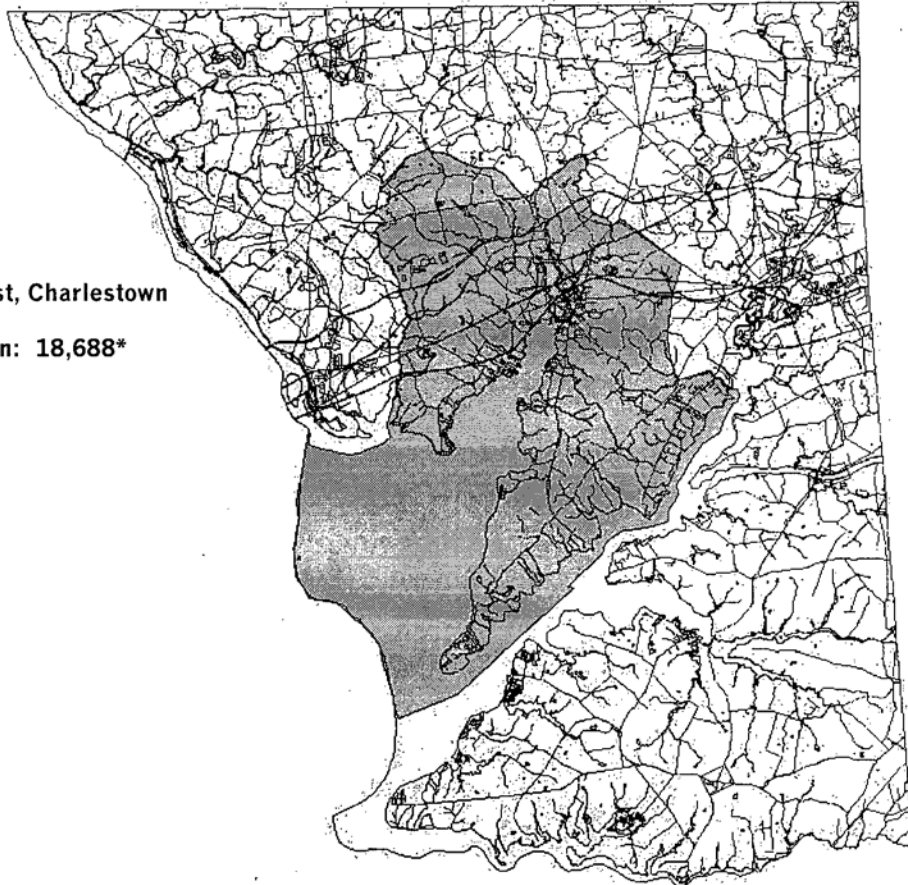
Forty-six (46) building permits were issued for residential purposes, with a total estimated construction cost of \$5,963,900.00.

ELECTION DISTRICT #5 NORTH EAST

Towns: North East, Charlestown

District Population: 18,688*

*2000 Census



DEVELOPMENT INFORMATION

Thirteen (13) minor subdivisions were approved in 2001. Of these, ten (10) subdivisions were approved creating sixteen (16) lots. The balance were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2001 proposed the creation of two hundred fifteen (215) lots.

Major subdivisions receiving preliminary approval in 2001 proposed the creation of one hundred sixteen (116) lots.

Major subdivisions receiving final approval in 2001 created one hundred twenty-four (124) lots.

Six (6) site plans were approved for commercial or industrial activity in 2001.

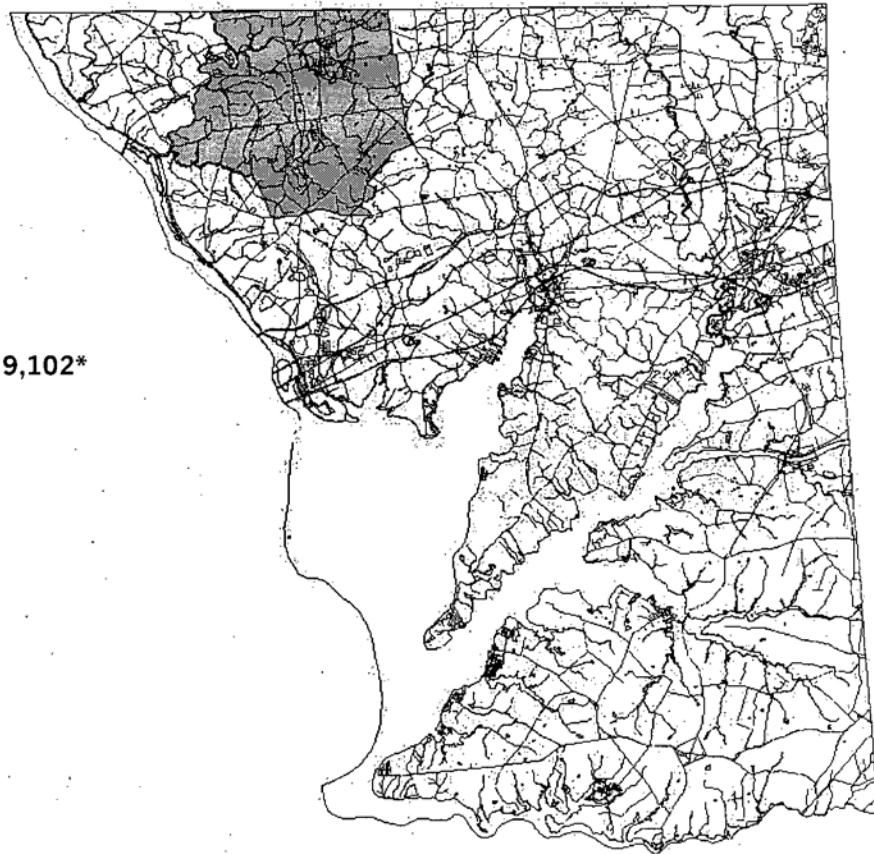
Two hundred nine (209) building permits were issued for residential purposes, with a total estimated construction cost of \$24,310,015.00.

ELECTION DISTRICT #6 RISING SUN

Town - Rising Sun

District Population: 9,102*

*2000 Census



DEVELOPMENT INFORMATION

Ten (10) minor subdivisions were approved in 2001. Of these, nine (9) subdivisions were approved creating seventeen (17) lots. The balance were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2001 proposed the creation of nineteen (19) lots.

Major subdivisions receiving preliminary approval in 2001 proposed the creation of nineteen (19) lots.

Major subdivisions receiving final approval in 2001 created seventeen (17) lots.

One site plan was approved for commercial or industrial activity in 2001.

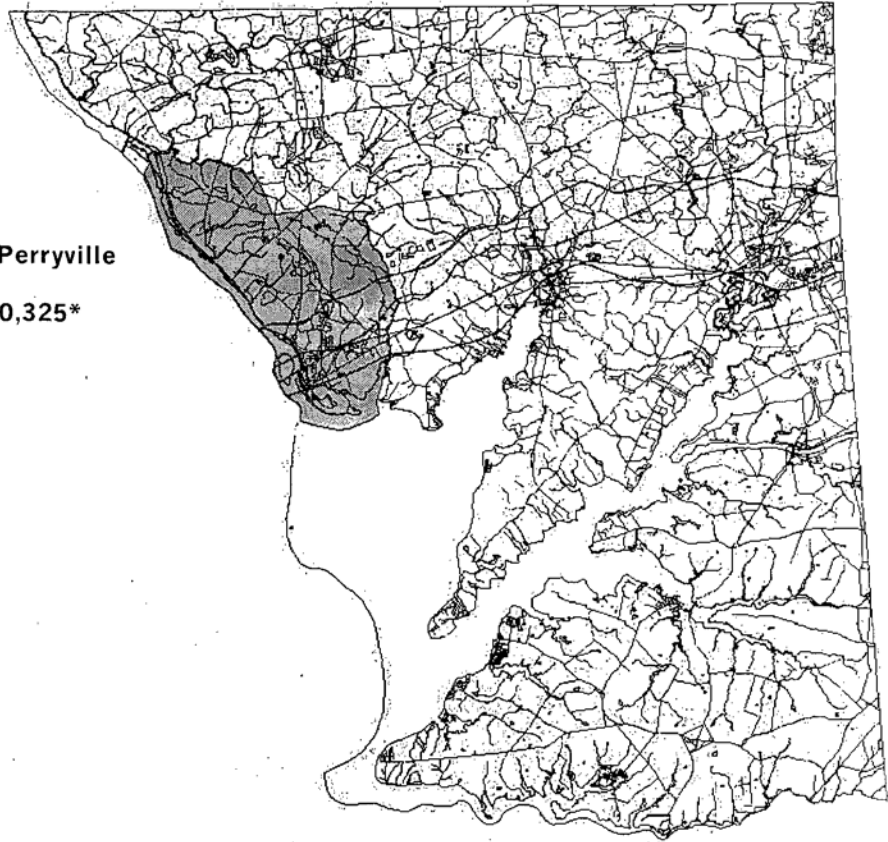
Sixty-one (61) building permits were issued for residential purposes, with a total estimated construction cost of \$7,084,760.00.

ELECTION DISTRICT #7 PORT DEPOSIT

Towns - Port Deposit, Perryville

District Population: 10,325*

*2000 Census



DEVELOPMENT INFORMATION

Five (5) minor subdivisions were approved in 2001. Of these, three (3) 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 2001 proposed the creation of one hundred seventeen (117) lots.

Major subdivisions receiving preliminary approval in 2001 proposed the creation of eighty-eight (88) lots.

Major subdivisions receiving final approval in 2001 created seventy-six (76) lots.

Two site plans were approved for commercial or industrial activity in 2001.

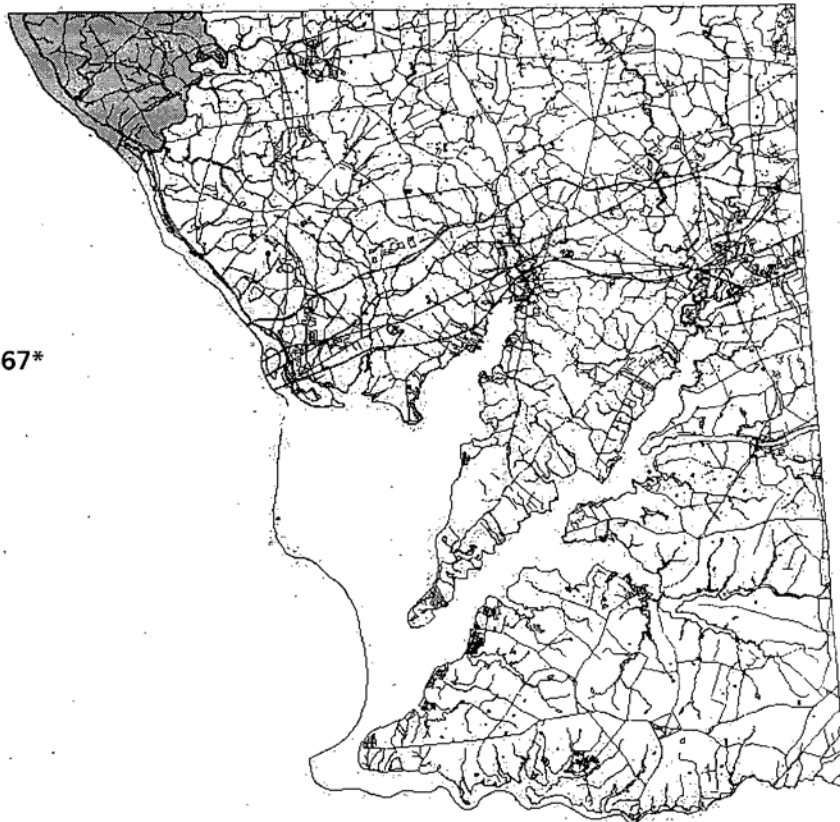
Thirty-two (32) building permits were issued for residential purposes, with a total estimated construction cost of \$3,230,000.00.

ELECTION DISTRICT #8 CONOWINGO

Village - Conowingo

District Population: 3,667*

*2000 Census



DEVELOPMENT INFORMATION

Seven (7) minor subdivisions were approved in 2001. Of these, three (3) subdivisions were approved creating three (3) lots. The balance were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2001 proposed the creation of 29 lots.

Major subdivisions receiving preliminary approval in 2001 proposed the creation of 28 lots.

No major subdivisions received final approval in 2001.

One site plan was approved for commercial or industrial activity in 2001.

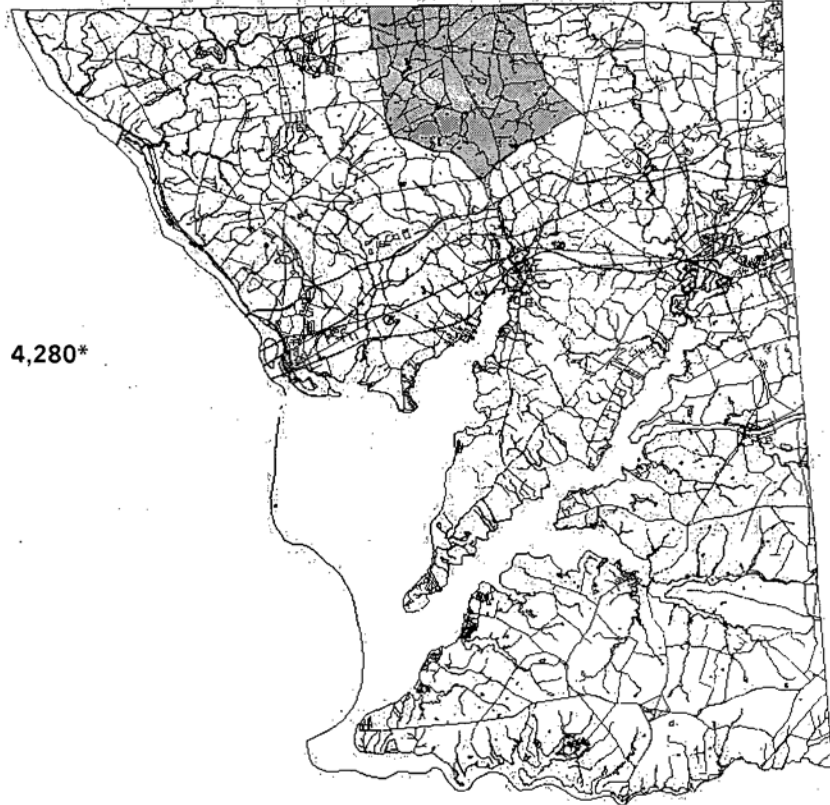
Twenty-seven (27) building permits were issued for residential purposes, with a total estimated construction cost of \$1,596,457.00.

ELECTION DISTRICT #9 CALVERT

Village - Calvert

District Population: 4,280*

*2000 Census



DEVELOPMENT INFORMATION

Thirteen (13) minor subdivisions were approved in 2001. Of these, eleven (11) subdivisions were approved creating nineteen (19) lots. The balance were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2001 proposed the creation of forty (40) lots.

Major subdivisions receiving preliminary approval in 2001 proposed the creation of sixty (60) lots.

Major subdivisions receiving final approval in 2001 created twenty (20) lots.

No site plans were approved for commercial or industrial activity in 2001.

Forty (40) building permits were issued for residential purposes in 2001 with a total estimated construction cost of \$6,398,009.00.

2001 MAJOR SUBDIVISION ACTIVITY

APPROVED CONCEPT SUBMITTALS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Russell, Susan G. (Lands)	7	NAR	134.3	40	20.15	na			RCD
Marley Station (Lds of Remle)	3	SR	16.35	12	2.85				DD
Spring Knoll	7	NAR	90	30	63.00				RCD
Oldfield Acres at Ravens Glen	5	SR	59.1	29	14.1				SD
Springhill	6	NAR	98.5	19	18				RCD
VanWeaver, Robert (Lands of)	9	NAR&VR	70.17	33	22.4				DD
Tarkka, LLC (Lands of)	5	SR	47.53	46	16.12				SD
Roop Road Estates, Lots 1-29	8	NAR	100	29	17.1				RCD
Mank's Pond	5	SR	76.99	37	33.429				SD
Herbst, Edward J., et al., Trustee	7	DR	32.5	8					DD
Mahoney, Edna Pearl (Lds of)	9	NAR	36.832	7					RCD
Cecil Woods (Village of)	5	BG,MH,O	103.99	103	8.3546				DD
Bell, Clyde N., Sr., et al. (Lds of)	7	NAR	117.2	39	24.1	RCA	2.5	0	RCD
TOTALS			983.5	432	239.6036		2.5	0	

APPROVED PRELIMINARY SUBMITTALS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Montgomery's Friendship, Sec. 2	7	NAR	92.64	20	6.00				RCD
Pines at Cherry Hill, Lots 1-90	3	VR	37.75	90	14.35				SD
Kenneth O. Lester Co., Inc.	3	BI	41.81	4					DD
Springhill	6	NAR	98.5	19	18				RCD
Calvert Acres, Sec 5, Lots 47-65	9	RR	45.3	19	0.18				RCD
Beaver Lodge	5	NAR	106.1	20	16.05				RCD
Rock Run Estates, Sec 5, L71-101	7	NAR	63.14	31	8.38				RCD
Montgomery's Indian Springs	9	NAR&VR	68.67	33	23.25				DD
Bethel Springs, Sec. 2, Lots 24-69	5	SR	47.53	46	17.6				SD
Marley Station (Lds of Remle)	3	SR	16.34	11	2.45				DD
Hirschy, Ronald & Wanda	7	NAR	10	2					RCD
Spring Knoll	7	NAR	91.41	30	56.99				RCD
Winfield	9	NAR	97.2	8					RCD
Oldfield at Ravens Glen, Lots 1-19	5	SR	58.998	19	21.66				SD
Forest Knoll, Section 2, L23-53	5	SR	49.3	31	7.4				SD
Roop Road Estates, Lots 2-29	8	NAR	94.48	28	17.1				RCD
Herbst, Edward J., et al., Lots 1-5	7	DR	32.5	5					DD
TOTALS			1051.6	416.0	209.4	0.0	0.0	0.0	

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

2001 MAJOR SUBDIVISION ACTIVITY

APPROVED FINAL SUBMITTALS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Rollins, Edward E.D (Lands of)	1	SAR	324.92	8		RCA	50.39	2	RPD
Montgomery's Friendship, Sec. 1	7	NAR	42.743	20	14.31				RCD
Bethel Springs, Lots 1-22	5	SR	23.057	22	13.09				SD
Merlyn Park, Ph 2 of Sec. 1, L12-18	7	SR	34.161	7	1.971				SD
Rock Run Estates, Sec 4, L45-63	7	NAR	19.689	19					RCD
Ches Club, Vill of Cross Creek North	5	RM	1.06	8	0.09				DD
Kenneth O. Lester Co., Inc.	3	BI	41.81	4					DD
Villages Elk Neck, Sec III, Wdlim 3	5	SR	49.439	30	3.787				SD
Thomasville, Sec 2, L 9-25 & COS	6	NAR	73.16	17	0.81				RCD
Chesapeake Club, Lotominium 104	5	RM	0.72	1					DD
Chesapeake Club, Lots 105-109	5	RM	9.023	4	5.145				DD
Old York Ests, Sec II, Lot 11A&27	5	NAR	10.4	2					RCD
Whitaker Woods, Phases VI & VII	5	SR	18.871	26	2.245				SD
Graham Farm Estates, Sec 1, L1-7	2	SAR	20.355	7	4.84				RPD
Hirschy, Ronald & Wanda	7	NAR	10	2					RCD
Montgomery's Friendship, Sec 2	7	NAR	92.64	20	6.00				RCD
Calvert Acres, Sec 5, Lots 46-64	9	RR	45.3	19	0.29				RCD
Winfield, Lot 4	9	NAR	2.073	1					RCD
Graham Farm Estates, Sec 2, L14&15	2	SAR	54.7357	2	29.38				RPD
Montgomery Oaks, Sec 1, Ph 2, L51-53	5	DR	1.24	3					DD
Beaver Lodge, Lots 2-21 & COS	5	NAR	104.0	20	16.05				RCD
Montgmy Oak, S1, Ph 2, L23-28, 49-50	5	DR	2.28	8					DD
Spring Knoll, Ph 1, Lot 1	7	NAR	4.615	1					RCD
Rock Run Estates, Sec 4, L63-69	7	NAR	7.75	7					RCD
TOTALS			994.1	258	98.0		50.39	2	

EXPANDED CRITICAL AREA & REVISED GROWTH ALLOCATION

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Cecil County Airport (Raintree)	3	SR				RCA&IDA	72.56	0	
TOTAL			0	0	0		72.56	0	

APPROVED AMENDMENTS OR WAIVERS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Great Oak, Phase 2	6	SR							RCD
Chesapeake Ridge	5	RM							DD
TOTAL			0.0	0	0		0	0	

MINOR SUBDIVISIONS

Election District 1

OWNER NAME	MAP	BLOCK	PARCEL	ED	ZONING	ACCTID	LAND/USE	LOTS	ACRES	CAD	NOTES
Brockley, Mary J.	56	14	31	1	SAR	0801004875	RPD	1	3.070		
DePasquale, Robert	58	15	33	1	SAR	0801032208	RPD	1	20.040		
Eastern Shore Land Conservancy	62	7	2	1	SAR	0801009958	RPD	4	322.800	RCA	
HECKSCHER, MARTIN	62	16	17	1	SAR	0801013890	RPD	1	2.000		
Herman Panacek Jr. & Joan Byerly	58	24	12 & 14	1	SAR&RR		RPD	0	106.000		Ag Transfer
McHenry, Josephine & David Jefferies	63	18	13	1	SAR/RR	0801007475	RPD	1	3.340		
PANACEK, HERMAN	58	24	13/14	1	SAR/RR	0801005685	RPD	0	105.000		Add-on only
Piri, Joseph	63		41	1	SAR	0801007505	RPD	2	4.300		
Watson, Lester	59	14	4	1	VR	0801013068	RPD	0	1.410		Add-on only

Election District 2

OWNER NAME	MAP	BLOCK	PARCEL	ED	ZONING	ACCTID	LAND/USE	LOTS	ACRES	CAD	NOTES
Advena, Dennis	48	2	134	2	SAR		RPD	2	16.640		
Inwin, Charles	44	19	12	2	SAR	0802011123	RPD	1	19		
JOHNSON, DANIEL	44	7	1	2	SAR	0802011271	RPD	0	2.000	RCA	add-on to Bethel Cemetery
McClellan, Trewyn	38	16	514	2	RR	0802024055	RCD	0	13.110		
McCool, Ralph & Gloria	38/42	19/16	25/220	2	NAR	0802004909	RCD	0	0.750		Add-on only
Obershain, Bruce	43	21	440	2	SAR/BL	0802039540	RPD/TO	0	3.018		Add-on only
Whiteoak, Patricia & Lee B. Davis	38		30/31	2	NAR	0802007223	RCD	0	8.450	RCA	Add-on only

Election District 3

OWNER NAME	MAP	BLOCK	PARCEL	ED	ZONING	ACCTID	LAND/USE	LOTS	ACRES	CAD	NOTES
Denver, Frances & Spry Brothers	27	4 & 21	236/106	3	DR/SR	0803007871	DD	0	1.020		Add-on only
Grube, Jacob	20	3	753	3	NAR	0803073297	RCD	0	1.000		Add-on only
GUNS, RONALD	19	17	144	3	NAR	0803026175	RCD	2	1.710		
Luther, Theima	19	8	29	3	NAR	0803019578	RCD	1	2.400		North portion of parcel
MARTINUK, JOSEPH	32	17	89	3	DR		RCD	4	3.090		South portion of parcel
NESTER, HOWARD & JANE	37	5	4	3	SR	0803025063	RCD	1	1.082	RCA	1 lot
Payne, Robert and June	26	22	68/69	3	DR	0803024539	DD	1	3.900		
Powell, Robert	37	10	252	3	SR	08		0	22.800	RCA	Ag transfer only
Rennie, Lands of	26	15	165	3	SR	0803034917	DD	0	0.347		Add-on (Walk thru)
Rennie, The Lands of	26	15	165	3	SR	0803034917	DD	0	0.142		Add-on only (Walk thru)

Election District 4

OWNER NAME	MAP	BLOCK	PARCEL	ED	ZONING	ACCTID	LAND/USE	LOTS	ACRES	CAD	NOTES
Chatham, Edwin J., Jr.	14		3	4	SR	0804002857	SD	1	9.440		
Lomax, Graham	14	12	54	4	SR	0804010493	SD	1	11.540		For cemetery use
Appleton LLC	14	22	381	4	BG/SR	0804011457	SD	0	0.070		
Milbourne, Anna	13	10	18	4	NAR	0804011791	RCD	1	2.060		
Neibert, Robert	13	10	56	4	NAR	0804000072	RCD	1	15.800		

MINOR SUBDIVISIONS

Election District 5

OWNER NAME	MAP	BLOCK	PARCEL	E	D	ZONING	ACCTID	LANDUSE	LOTS	ACRES	CAD	NOTES
Atkinson, Eugene	31	8	1071	5	MH	0805011949	SD	0	0.414			Add-on only
Carter, William	36	12	396	5	NAR	0805017874	RCD	1	1.190			
DAN BANKS CO., INC.	25	2	605	5	DR	0805059364	DD	1	0.500			
FUNK, ROBERT	26	13	641	5	SR	0805107458	DD	1	10.600			
Granger, Stanley	19	20	74	5	BL	0805027322	DD	1	0.500			
Hamilton, Clifton	26	20	265	5	BG	0805028639	DD	1	2.150			
MCGRADY, HARVEY	18	8	19	5	NAR	0805041449	RCD	1	2.000			
McKnight, Robert	24	4	38	5	NAR	0805029139	RCD	1	7.000			
MONTGOMERY BROS INC	24	18	54	5	SR	0805053234	SD	0	23.000			
Nelson, Kevin & James Kimmel	35	15	127	5	NAR	0805034812	RCD	4	18.980			
Spence, George	36	6	225	5	NAR	0805051878	RCD	1	2.100			
Squires, Thomas	31	2	942	5	BG/RM	0805107793	DD	0	2.190			Add-on only
WEED, RAYMOND	37	21	18	5	SR	0805038057	SD	4	81.000			

Election District 6

OWNER NAME	MAP	BLOCK	PARCEL	E	D	ZONING	ACCTID	LANDUSE	LOTS	ACRES	CAD	NOTES
ATLANTIC MANAGEMENT	16	9	526	6	NAR	0806030024	RCD	3	9.730			
BLAIR, RAYMOND	10	1	775	6	NAR	0806045529	RCD	0	3.620			Add-on only
Eckroade, Robert	10	14	255	6	NAR	0806019692	RCD	1	2.230			
Estate of Grace Gibney	10	12	104	6	TR	0806006264	RCD	2	3.110			
Friscoe, Alan M.	3	22	794	6	TR	0806048919	RCD	1	10.800			Parcel 794
HEPBRON, HARRY	17	6	53	6	NAR	0806001114	RCD	4	7.770			4 new lots & an add-on
HEPBRON, HARRY & JANET	17	6	53	6	NAR	0806001114	RCD	3	2.647			
Orr, Fred and Doris	18	2	8	6	NAR	0806002889	RCD	1	50.000			Ag Transfer
ROLAND, MILLARD	4	20	108	6	TR	0806015778	RCD	1	1.000			
Thrap, Eugene	3	24	23	6	TR	0806017630	RCD	1	0.800			

Election District 7

OWNER NAME	MAP	BLOCK	PARCEL	E	D	ZONING	ACCTID	LANDUSE	LOTS	ACRES	CAD	NOTES
BALL, ERNIE & JULIE	23	12	50	7	NAR	0807000472	RCD	3	12.100			
Cheadle, William A.	29	24	18	7	SR	0807002572	SD	1	2.450			
Hughes, Ray	23	16	587	7	RR	0807006535	DD	0	1.500			
Ikea Wholesale/Woodlands	34	11	43	7	DR & M2		DD	0	15.000			Add on only
Rock Run Farm LLC	22	12	70	7	NAR	0807008708	RCD	1	2.070			

Election District 8

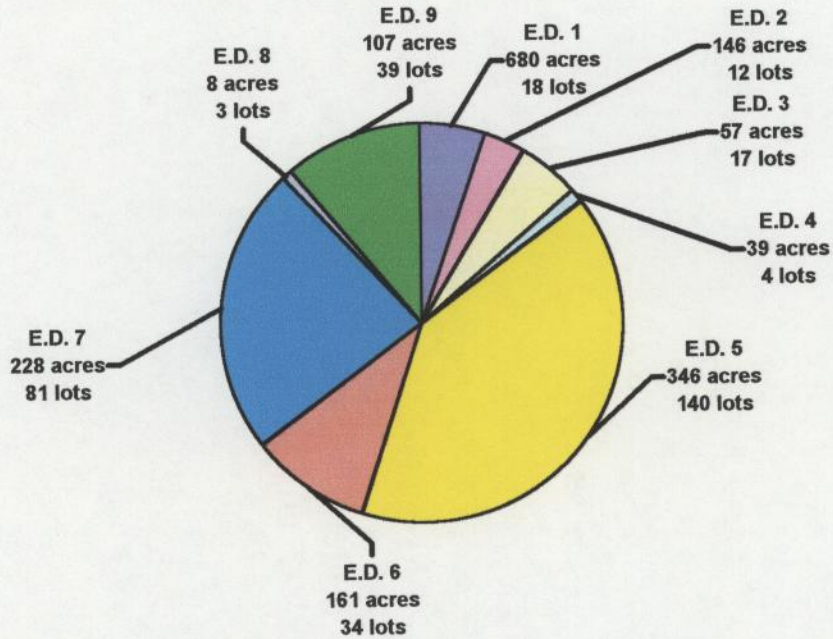
OWNER NAME	MAP	BLOCK	PARCEL	E	D	ZONING	ACCTID	LANDUSE	LOTS	ACRES	CAD	NOTES
Anderson, Robert & Robin	2	20	34/49	8	RR	0808007306	RCD	0	0.970			Add-on only
Badger, Sara	8	6	43	8	NAR	0808005583	RCD	1	3.270			
HOLBROOK, EMORY	2	19	25	8	NAR	0808004234	RCD	0	5.185			add-on
Ragan, Mary	8	17	76	8	NAR	0808000980	RCD	0	0.048			
Senn, Cloyd and Paula	9	2	481	8	NAR	0808008426	RCD	1	2.080			
Titel, Lands of	16	1	542	8	NAR	0808019262	RCD	0	1.902			Add-on only
Zimmerman, Russell and Jane	8	6	264	8	NAR	0808014655	RCD	1	3.040			

MINOR SUBDIVISIONS

Election District 9

OWNER NAME	MAP	BLOCK	PARCEL	E	D	ZONING	ACCTID	LANDUSE	LOTS	ACRES	CAD	NOTES
Barker, Conley & Joyce	11	4	1	9		NAR	0809007210	RCD	3	7.740		
Boyle Farms Inc.	4	20	14	9		RR	0809006710	RCD	3	4.430		
Johnston, Dixon, & Dixon	4	18	5	9		NAR	08	RCD	4	16.070		Former name was Swiss Dale Farms
LOWE, ROBERT & RUTH	12	9	265/348	9		NAR	0809010300	RCD	NA	85.700		Amends MS #3229
Miller, John C. (Lot 2)	12	3	7	9		NAR	0809005277	RCD	1	1.000		
Miller, John et al	12	3	7	9		NAR	0809005277	RCD	1	1.000		
Orr Family Partnership	11	20	39	9		NAR	0809006429	RCD	1	15.000		Ag Transfer
RACINE, DAVID (ESTATE OF)	19	13	39	9		BG	0809006869	RCD	1	4.800		
Renzuli, William F	19	6	419	9		NAR		RCD	1	3.106		
REYNOLDS, ALLEN	12	16	18	9		NAR	0809007105	RCD	1	2.070		
Waddington & Murray	11	21	97	9		NAR	0809004971	RCD	2	2.210		
Waddington & Murray	11	21	97	9		NAR	0809004971	RCD	1	2.100		
Waddington & Murray (add-on)	11	21	91/276	9		NAR	0809008403	RCD	0	0.790		Add-on only

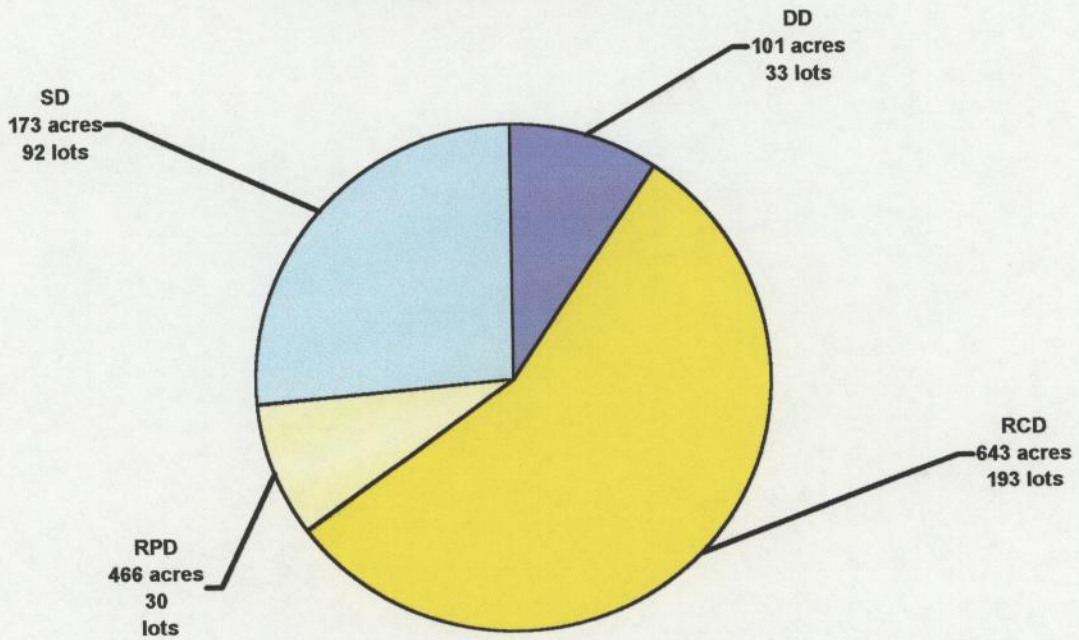
APPROVED LOTS & ACRES BY ELECTION DISTRICT*



*Pie charts are based on number of approved lots

Total lots approved: 348

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	6	372.69	RCA
3	1	1.082	RCA
<u>TOTAL</u>	7	373.772	

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>
None			
<u>TOTAL</u>	0	0	

BUILDING PERMITS ISSUED – 2001

CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA	NEW DWELLINGS IN CRITICAL AREA
January	10	0
February	18	2
March	19	4
April	21	6
May	31	4
June	24	1
July	22	5
August	17	3
September	20	5
October	22	5
November	18	2
December	7	1
TOTALS:	229	38

SITE PLANS - 2001

APPROVAL DATE	NAME	LOCATION	ED ZONING	PROPOSED USE	PROPOSED SQ. FT.	TOTAL ACRES	TAX MAP	PARCEL
1/2/01	Narvel, Charles P. & Retta Lynn	U.S. Rte. 40	5 BG	greenhouse & 2 apts.	3200	6.53	25	774
1/5/01	Rodney Scout Reservation	Rodney Scout Road	5 NAR	swim pool/comfort sta.	5272	853.07	41	89
1/24/01	Tim Plastics, L.P.	U. S. Rte. 40	5 M2	warehouses	72310	13.53	31	11
3/27/01	Maryland Materials	Stevenson Road and Lums Rd	M2/MEA/ 5 MEB	mining	9760489	351.73	19&25	34,517,36, 22,23,364,
4/12/01	Beltway International, Inc.	U. S. Rte. 40	5 BG	truck dlrshp & maint fac	9896	4.53	26	547
11/6/01	Acorn Investments Co., LLC	U. S. Rte. 40	5 BG	mini warehouses	6840	1.33	25	216
11/14/01	Sylmar Industrial, LLC, Lot 1	Rte. 1	6 BG	automobile sales	12880	7.97	4	184
12/12/01	Rock Springs Generation Station	U.S. Rte. 222 & Old Mill Rd.	8 NAR	electric generation plant	24485	97.00	2	82

NEW AGRICULTURAL PRESERVATION DISTRICTS
APPROVED IN 2001

MAP KEY	OWNER	TAX MAP	GRID	PARCEL	ACRES	ELECTION DISTRICT
1	William England	11	23	369	36.64	9
2	Kilby's, Inc.	17	14	24	261	6
3	Kilby's, Inc.	17	14	13	40.97	6
4	Robert & Nona Abbott	52	13	467	20	1
5	Terry & Jeanne Addis	51	18	61	58.89	1
6	Balderston Family Partnership	16	12	10	124.5	6
7	Balderston Family Partnership	17	7	30 & 51	254.07	6
8	Floyd Allred	10	19	249	123.4	6
9	Lorraine Allred	9	29	120	50.45	6
10	Mildred Ayers	17	5	91	38.81	6
11	Mildred Ayers	17	6	9	148.49	6
12	James & Julia Corder	52	13	5	48.98	1
13	Phyllis Craig	57	10	83	116.42	1
14	Earl & Edna Carey	56	10	39	92.24	1
15	Oakwood Rod & Gun Club	8	5	5	100.13	8
16	John & Shawn Madron	9	24	123	20.12	6
17	ESLC	62	7	2	80.4	1
18	ESLC	62	2	160	65.2	1
19	ESLC	62	7	161	81.8	1
20	ESLC	62	7	162	91.1	1
21	John & Diana Russell	5	21 & 22	214 & 152	71.11	9
22	Long Green Farms, Inc.	11	22	11	70.911	9
23	Long Green Farms, Inc.	18	4	p/o 93, 130 & 112	150.4	9
24	Long Green Farms, Inc.	18	5	5	178.871	9
25*	Elizabeth Ward	51	11	p/o 3	145	1
26*	Elizabeth Ward	51	11	p/o 3	278.1	1
27*	Elizabeth Ward	51	17	13	282.5	1
28	Woodland & Joan Ann Hurtt	57	5	p/o 4	180.5	1

TOTAL ACRES 3211.002

In 2001, twenty-eight (28) applications were received to form Agricultural Preservation Districts, and all 28 were approved by the County Agricultural Preservation Advisory Board, Planning Commission, and Board of County Commissioners. The combined acres for the 28 applications totaled 3,211 acres.

* District applications not forwarded to MALPF at the request of the landowner.

As of 12/31/01:

TOTAL ACRES IN AGRICULTURAL DISTRICTS = 8,602

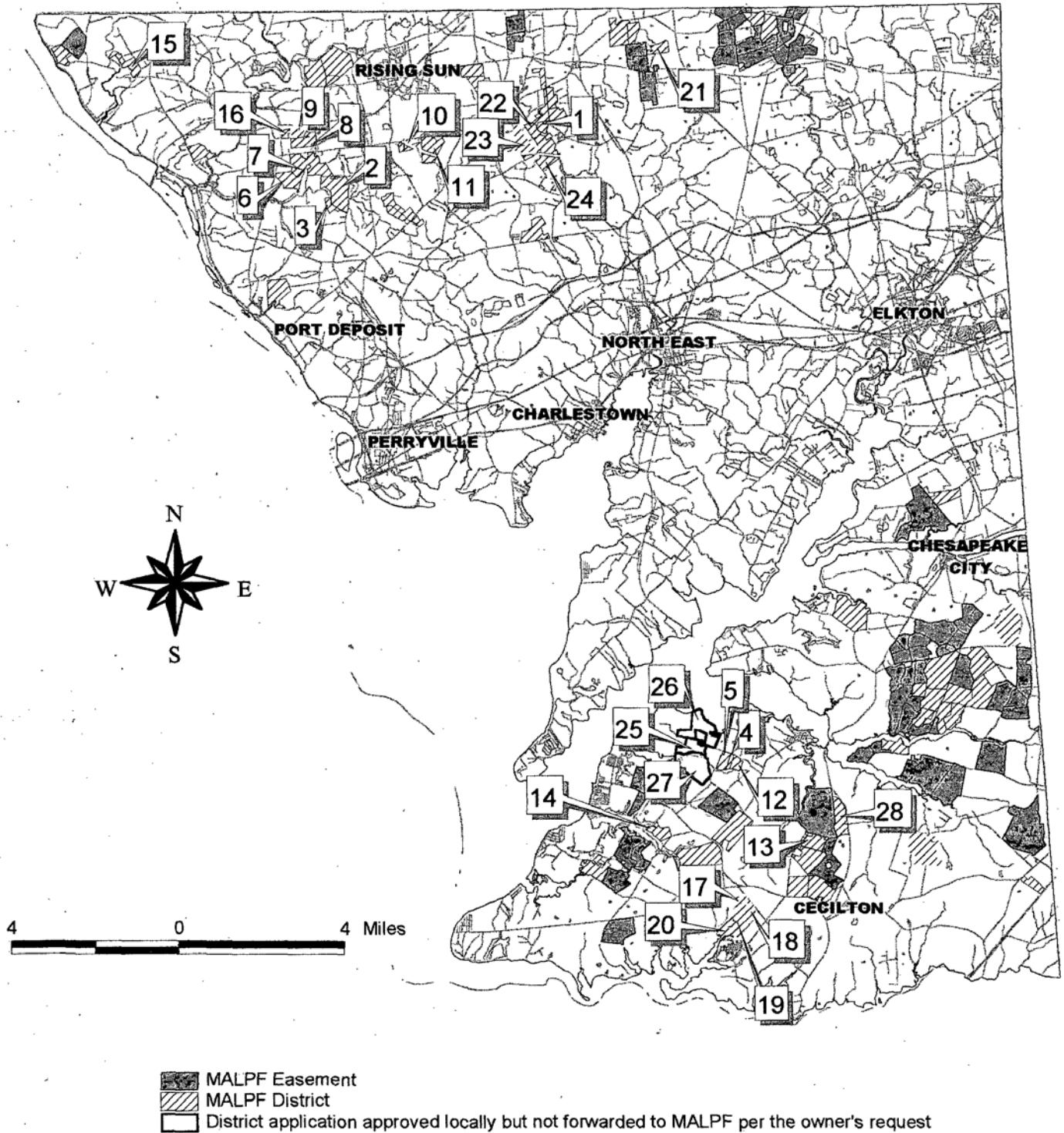
TOTAL ACRES SUBJECT TO AN EASEMENT = 9,188

TOTAL ACRES IN MALPF PROGRAM 17,790

CECIL COUNTY, MD

Participation In The Maryland Agricultural Land Preservation Foundation Program

(Applications reviewed in 2001 are keyed to the table on the previous page)

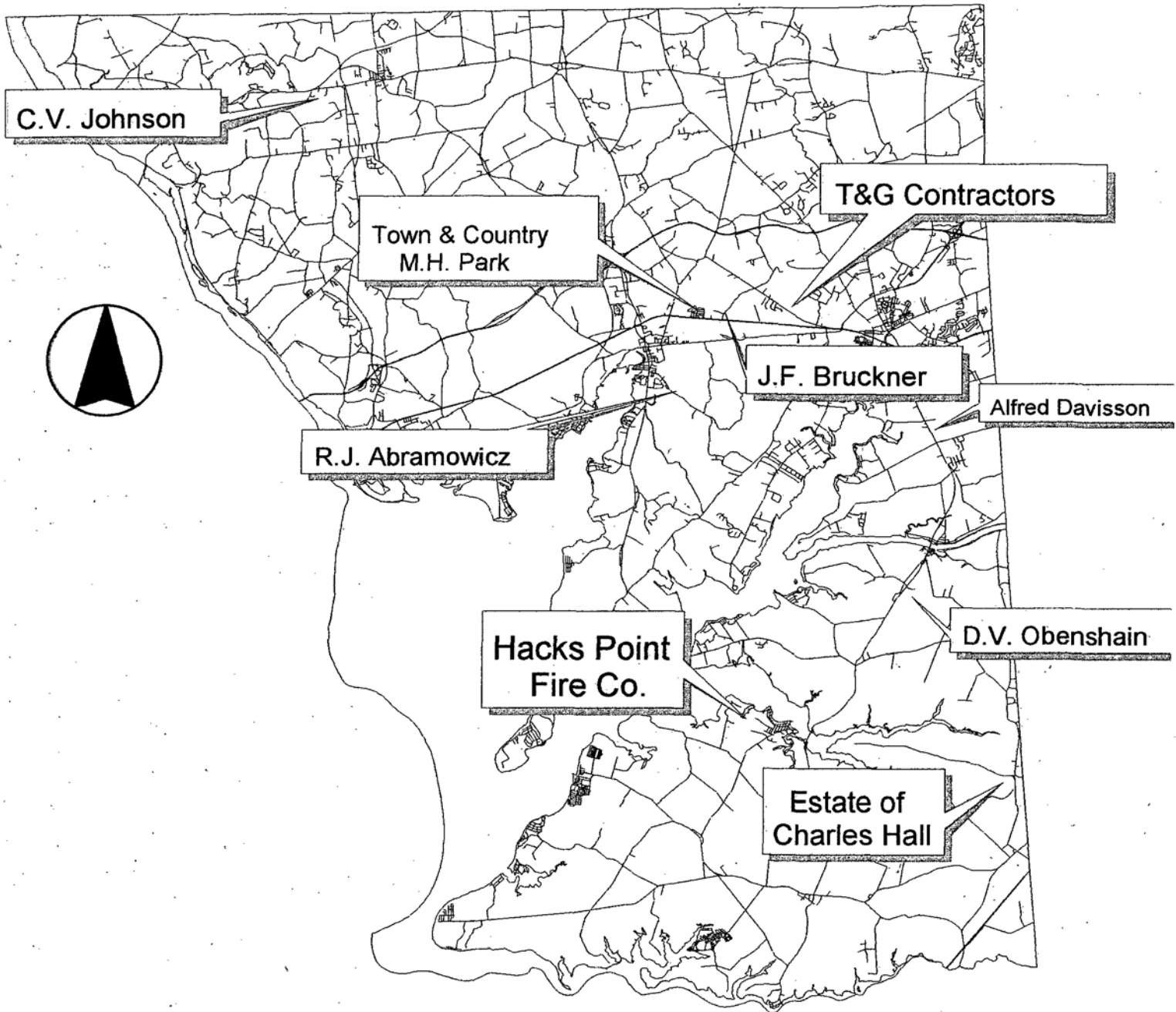


Prepared by the Cecil County Office of Planning, Zoning and Parks for the 2001 Annual Report; January 2002.

2001 REZONING REQUESTS

Election District	Owner	Existing Zoning	Requested Zoning	Decision
1	Hacks Point Fire Co.	SAR	BG	Withdrawn
2	D.V. Obenshain	BL & SAR	SAR	Approved
2	Est. of Charles Hall	SAR	BG	Approved
3	T&G Contractors	M2	M2 & DR	Disapproved
3	Alfred Davisson	RR	BG	Approved
5	R.&J. Abramowicz	OS	RR	Approved
5	Town & Country MH Park	MH	BG	Approved
5	J.F. Bruckner	DR	MH	Approved
6	C.&V. Johnson	RR	BG	Disapproved

2001 Rezoning Requests



Cecil County Office
of Planning & Zoning
March 19, 2002
Drawn by DRB



SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2001

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	15	0	0	15
TELECOMMUNICATION	0	1	0	1
OTHER	11	2	0	13
MANUFACTURED HOME	17	1	2	20
Agricultural	4	0	0	4
Hardship	8	1	1	10
Security	6	0	0	6
VARIANCES	19	7	0	26
APPEALS	AFFIRMED	REVERSED		
	2	1	0	3

ZONING COMPLAINTS AND VIOLATIONS

2001

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	14	9
Manufactured Homes (Special Exception)	4	2
Storage Trailer	6	5
Untagged or Inoperative Vehicles	90	85
Salvage Yards	5	3
Illegal Business Operation	12	8
Setbacks	16	9
RV / Travel Trailers	16	9
Signs	8	3
Dwelling Conversion	2	1
Kennels	12	4
Animal Husbandry	6	3
Other	7	5
COURT CASES		21
TOTALS:	198	146

RESIDENTIAL BUILDING PERMIT ACTIVITY - 2001

ELEC DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONST COST
1	DWELLINGS	51	287004	\$9,454,763.00
	MOBILE HOMES	7	4686	\$172,004.41
	TOTALS:	58	291690	\$9,626,767.41
2	DWELLINGS	45	182950	\$5,152,925.00
	MOBILE HOMES	2	3072	\$107,000.00
	TOTALS:	47	186022	\$5,259,925.00
3	DWELLINGS	42	157841	\$5,065,000.00
	MOBILE HOMES	13	14918	\$453,740.00
	TOTALS:	55	172759	\$5,518,740.00
4	DWELLINGS	36	158364	\$5,441,900.00
	MOBILE HOMES	2	1544	\$42,000.00
	TOWNHOUSES	8	15536	\$480,000.00
	TOTALS:	46	175444	\$5,963,900.00
5	DWELLINGS	198	764676	\$23,958,415.00
	MOBILE HOMES	11	12280	\$351,600.00
	TOTALS:	209	776956	\$24,310,015.00
6	DWELLINGS	57	215778	\$6,955,120.00
	MOBILE HOMES	4	4348	\$129,640.00
	TOTALS:	61	220126	\$7,084,760.00
7	DWELLINGS	29	111379	\$3,099,000.00
	MOBILE HOMES	3	3536	\$131,000.00
	TOTALS:	32	114915	\$3,230,000.00
8	DWELLINGS	15	50624	\$1,332,905.00
	MOBILE HOMES	12	13488	\$263,552.00
	TOTALS:	27	64112	\$1,596,457.00
9	DWELLINGS	37	170709	\$6,333,000.00
	MOBILE HOMES	3	3708	\$65,009.00
	TOTALS:	40	174417	\$6,398,009.00

**RESIDENTIAL BUILDING PERMITS ISSUED IN 2001
BY LAND USE DISTRICT**

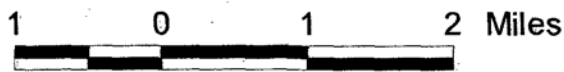
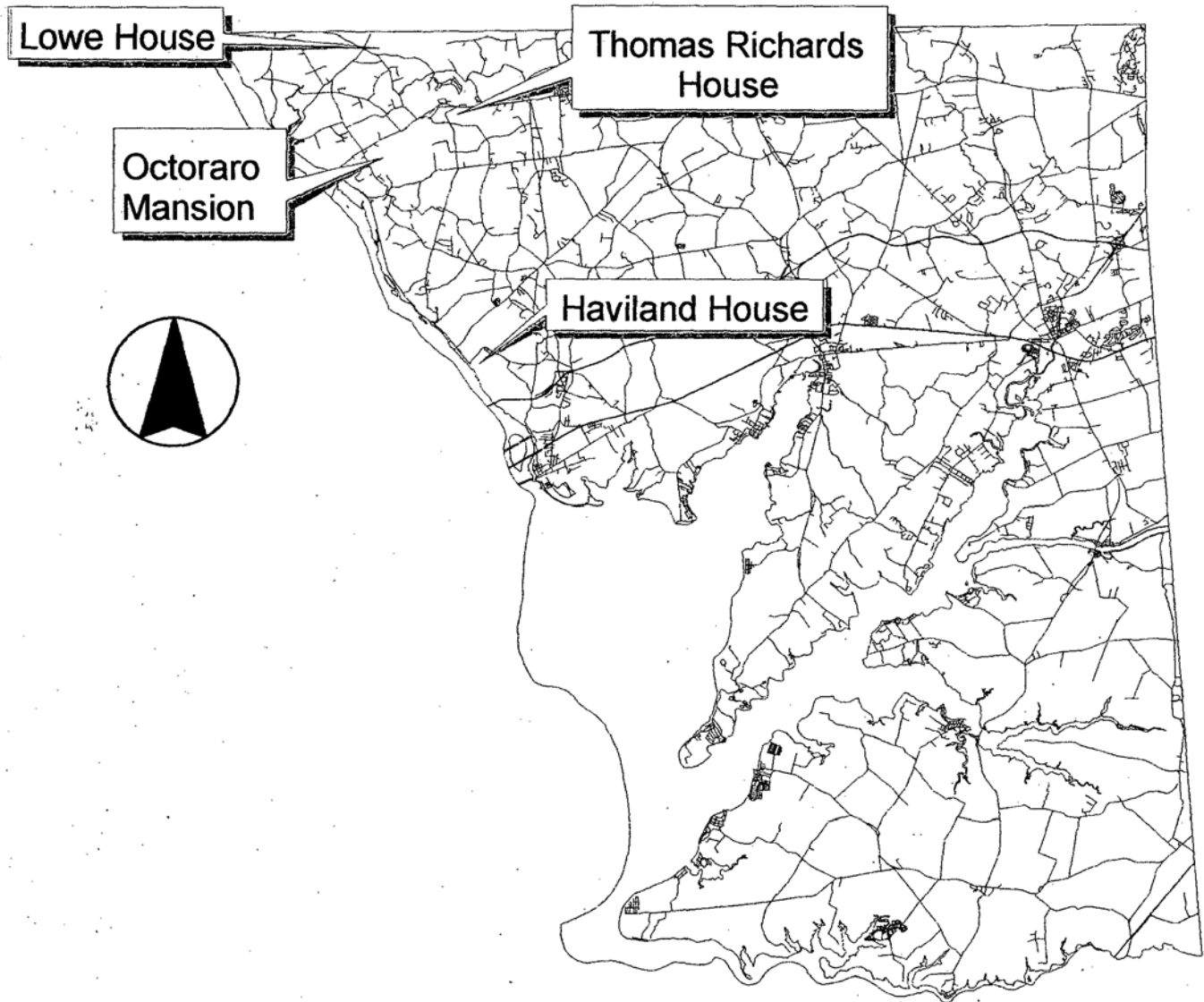
DISTRICT	TOTAL	PERCENT
DEVELOPMENT	63	6.38%
MINERAL EXTRACTION	1	0.10%
RURAL CONSERVATION	253	25.61%
RESOURCE PROTECTION	81	8.20%
SUBURBAN	155	15.69%
TOWN	22	2.23%
TOWN (incorporated)	413	41.80%
TOTALS	988	100%

66% of building permits issued in Development, Suburban, and Town Districts and in municipalities.

2001 HISTORIC DISTRICT APPLICATIONS

Election District	OWNER	SITE	DECISION
6	Ronald & Audrey Edwards	Thomas Richards House	Approved
7	Robert Atkinson & Robert Dahl	Haviland House	Approved
8	Roland & Donna Willard	Lowe House	Approved
8	Springer-du Pont Limited "Octoraro Mansion"	Octoraro Mansion	Approved

2001 Historic District Applications



Cecil County Office
of Planning & Zoning
February 1, 2002
Drawn by DRB

