

2002 ANNUAL REPORT
CECIL COUNTY, MARYLAND



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

The Office of Planning, Zoning, Parks & Recreation continued to process a heavy workload in 2002, as many of the tasks this office regularly engages in maintained or exceeded the levels from the previous year. This office's activities concerning rezonings, special exceptions, variances, subdivisions, zoning violations, building permits, agricultural preservation, forest conservation, Critical Area issues, historic district nominations, 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 2002, all County projects using State funding were reviewed for consistency with the County's Comprehensive Plan prior to approval. This review is accomplished as part of the Capital Improvement Program (CIP) process. All projects found in the CIP 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 2002, the Planning Commission reviewed concept, preliminary and final major subdivision applications. Of those applications, thirteen (13) were granted final approval, resulting in the creation of one hundred thirty-eight (138) new lots. Eight (8) preliminary plats received approval, potentially creating four hundred sixty-one (461) lots. Thirteen (13) concept plans were approved involving the potential creation of one thousand six hundred seventy-one (1,671) new lots in 2002. The most active district was Election District Five, which received two (2) final approvals, seven (7) preliminary approvals, and six (6) concept approvals. Election District Seven created the most lots, with the final approval of sixty-three (63).

Minor Subdivisions – The Office of Planning, Zoning, Parks & Recreation approved fifty four (54) minor subdivision applications in 2002. Thirty six (36) of the approvals created sixty five (65) new lots. The remainder of the submittals were for add-ons or agricultural transfers. The most active Election Districts were District Six with thirteen (13) approvals and District Nine with the creation of twenty two (22) lots.

Site Plans – A total of sixteen (16) site plans were approved by the Office of Planning, Zoning, Parks & Recreation in 2002.

Historic District Applications – The Historic District Commission and the Planning Commission made recommendation to the Board of County Commissioners on five (5) applications for historic designation in 2002. The Board of County Commissioners approved all five applications.

Rezoning – During 2002, the Planning Commission made recommendation to the Board of County Commissioners on a total of fourteen (14) rezoning applications. The Board of County Commissioners approved nine (9) applications and denied two (2). Two (2) applications were approved in February 2003 and one (1) was withdrawn.

Agricultural Preservation – The Planning Commission heard five (5) applications to form Agricultural Land Preservation Districts totaling 615 acres in 2002. All five (5) applications received favorable recommendation from the Agricultural Preservation Advisory Board, the Planning Commission, and the Board of County Commissioners. Nine thousand five hundred fifty six (9,556) acres have had easements purchased to permanently preserve the land for agricultural purposes. The total acreage now participating in the program is eighteen thousand four hundred five (18,405).

Special Exceptions – The Planning Commission and Board of Appeals heard forty-four (44) requests for special exception in 2002, thirty-eight (38) of which were approved by the Board of Appeals.

Variances and Appeals – The Board of Appeals heard thirty-seven (37) variance requests in 2002, and approved thirty-one (31). Three (3) appeals of the Office of Planning, Zoning, Parks & Recreation decisions and administrative enforcement actions were heard by the Board of Appeals, one (1) of which was affirmed and two (2) reversed.

Building Permits – The Office of Planning and Zoning processed eight hundred eighty-three (883) permits for residential development in the County, of which thirty-two (32) were within the Chesapeake Bay Critical Area. The estimated value of construction for 2002 was \$115,705,383.00. There was approximately 3,347,928 square feet of residential space constructed in the County in 2002.

Zoning Violations – The Office of Planning, Zoning, Parks & Recreation investigated two hundred eighty (280) zoning complaints and found two hundred fifty-six (256) violations in 2002.

THE CECIL COUNTY PLANNING COMMISSION

2002 Members:

Mr. Carl Walbeck, Chairman

Ms. Cynthia Rossetti, Vice Chairperson

Mr. Josh Brown

Mr. George Coudon

Ms. Diane Hair

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 special exceptions, rezonings, amendments or changes to the County ordinances. The Planning Commission has the 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 12:00 p.m. in the County Administrative Building. Rezonings, special exceptions and other items are heard at 7:00 p.m. in Courtroom 1 of the County Courthouse.

THE CECIL COUNTY BOARD OF APPEALS

2002 Members:

Mr. William Underwood, Chairman

Ms. Maria Mastrippolito

Mr. Beecher Rasnake

Mr. John Upp

Mr. Peter Wood

Mr. Bill Jeanes, Alternate

Mr. Keith Baynes, 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 County Courthouse.

THE CECIL COUNTY AGRICULTURAL LAND PRESERVATION ADVISORY BOARD

2002 Members:

Mr. Robert Knutsen, Chairman

Mr. Daniel Derr*

Mr. David Davis

Mr. Jack McKeown*

Mr. Wayne Stafford

* Term expired in 2002, cannot be re-appointed

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 MALPF Board of Trustees. More specifically, their duties are as follows:

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

2002 Members:

Mr. Douglas Lort, Chairman

Mr. Robert Cameron

Ms. Lisa Koch

Mr. Ed Smith

Ms. Linda Snyder

Ms. Sue Stroble

Mr. Darwin Struble

Mr. Harry Hepbron, Ex-Officio

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

2002 Members:

Mr. Ed Cairns, Chairman

Ms. Sally Cairns

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Mr. Jesse Malin

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 the Board of County Commissioners on nominations for historic designation, to recommend that designations be rescinded, and to educate and inform the citizens of Cecil County as to the architectural and historic heritage of the County.

THE CECIL COUNTY AGRICULTURAL RECONCILIATION COMMITTEE

2002 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/or 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

2002 Staff:

Mr. Eric S. Sennstrom, AICP	Director
Mr. David Black	Planner II
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 Edwards*	Planner II
Ms. Anna Foster	Office Services Specialist
Ms. Deborah Graham	Administrative Assistant
Mr. Clifford I. Houston	Zoning Administrator
Mr. Joseph Johnson	Resource Plans Reviewer
Ms. Karen Keenan*	Compliance Inspector
Ms. Betty Patterson	Office Services Specialist
Ms. Tricia Preston*	Planning Aide
Mr. Edward Slicer	Manager, Parks & Rec

*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, Board of Parks & Recreation, 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 Land Preservation and Recreation Plan. Members of staff participate on 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

Two (2) minor subdivisions were approved in 2002. The two minor subdivisions were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2002 proposed the creation of seventeen (17) lots.

No major subdivisions received preliminary approval in 2002.

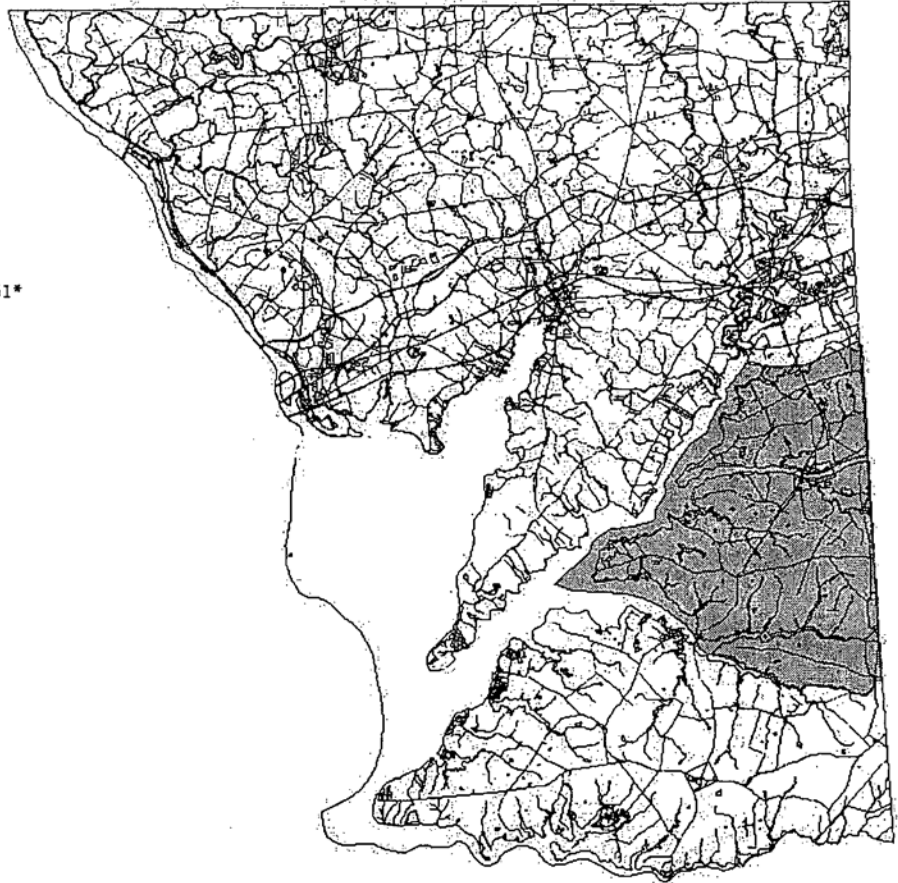
Major subdivisions receiving final approval in 2002 created two (2) lots.

No site plans were approved for commercial or industrial activity in 2002.

Sixty-six (66) building permits were issued for residential purposes, with a total estimated construction cost of \$11,435,537.

ELECTION DISTRICT #2 CHESAPEAKE CITY

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



DEVELOPMENT INFORMATION

Three (3) minor subdivisions were approved in 2002. Of these, one (1) subdivision was approved creating one (1) lot. The balance were add-ons that did not create any new lots.

Major subdivisions receiving concept approval in 2002 proposed the creation of one hundred fifteen (115) lots.

No major subdivisions received preliminary approval in 2002.

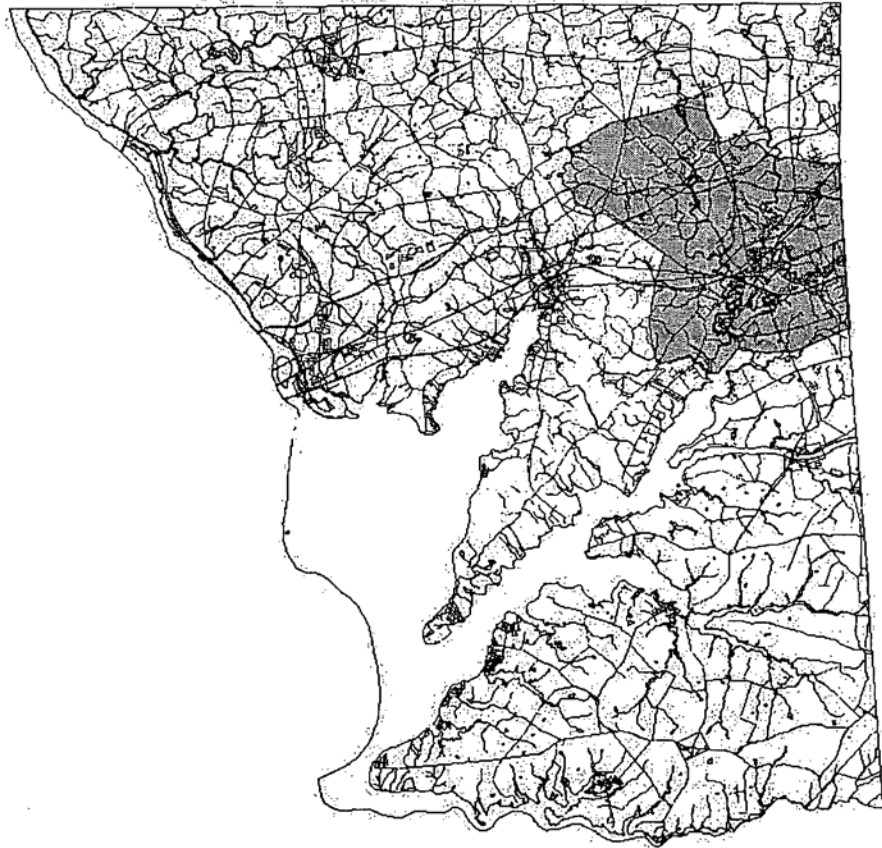
Major subdivisions receiving final approval in 2002 created one (1) lot.

No site plans were approved for commercial or industrial activity in 2002.

Twenty-eight (28) building permits were issued for residential purposes, with a total estimated construction cost of \$3,722,072.

ELECTION DISTRICT #3 ELKTON

Town - Elkton
District Population: 22,523*
*2000 Census



DEVELOPMENT INFORMATION

Six (6) minor subdivisions were approved in 2002. The subdivisions created ten (10) lots. There were no add-ons.

No major subdivisions received concept approval in 2002.

No major subdivisions received preliminary approval in 2002.

Major subdivisions receiving final approval in 2002 created eleven (11) lots.

Nine (9) site plans were approved for commercial or industrial activity in 2002.

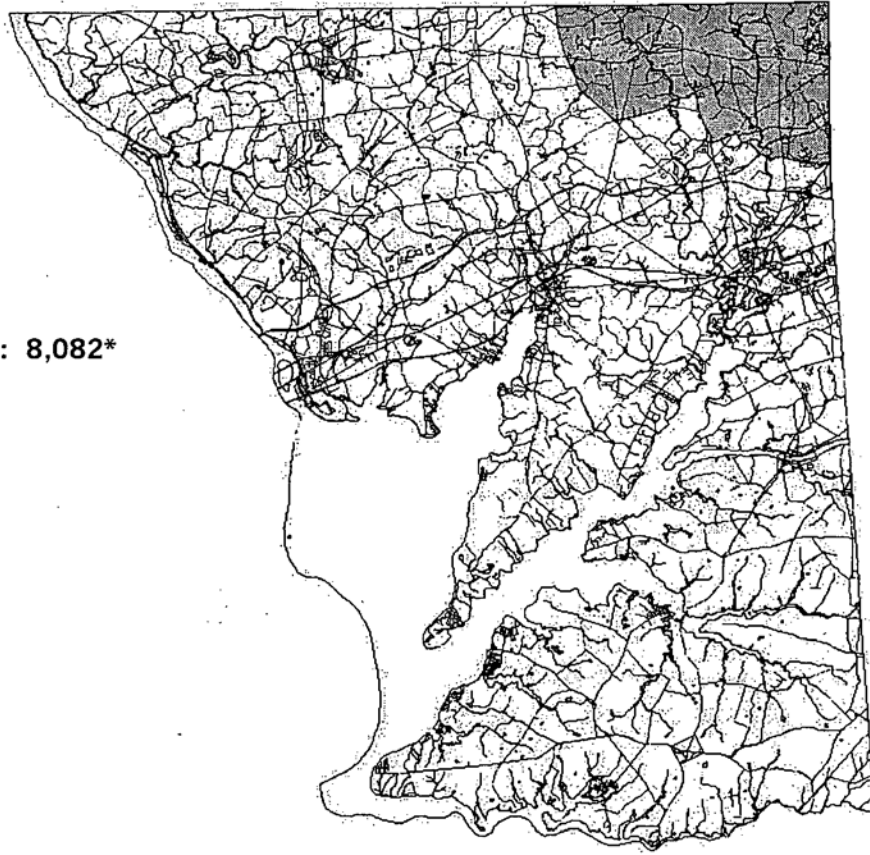
Forty-four (44) building permits were issued for residential purposes, with a total estimated construction cost of \$5,674,050.

ELECTION DISTRICT #4 FAIRHILL

Village - Fairhill

District Population: 8,082*

*2000 Census



DEVELOPMENT INFORMATION

Six (6) minor subdivisions were approved in 2002. Of these, four (4) 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 2002 proposed the creation of three hundred twenty-eight (328) units.

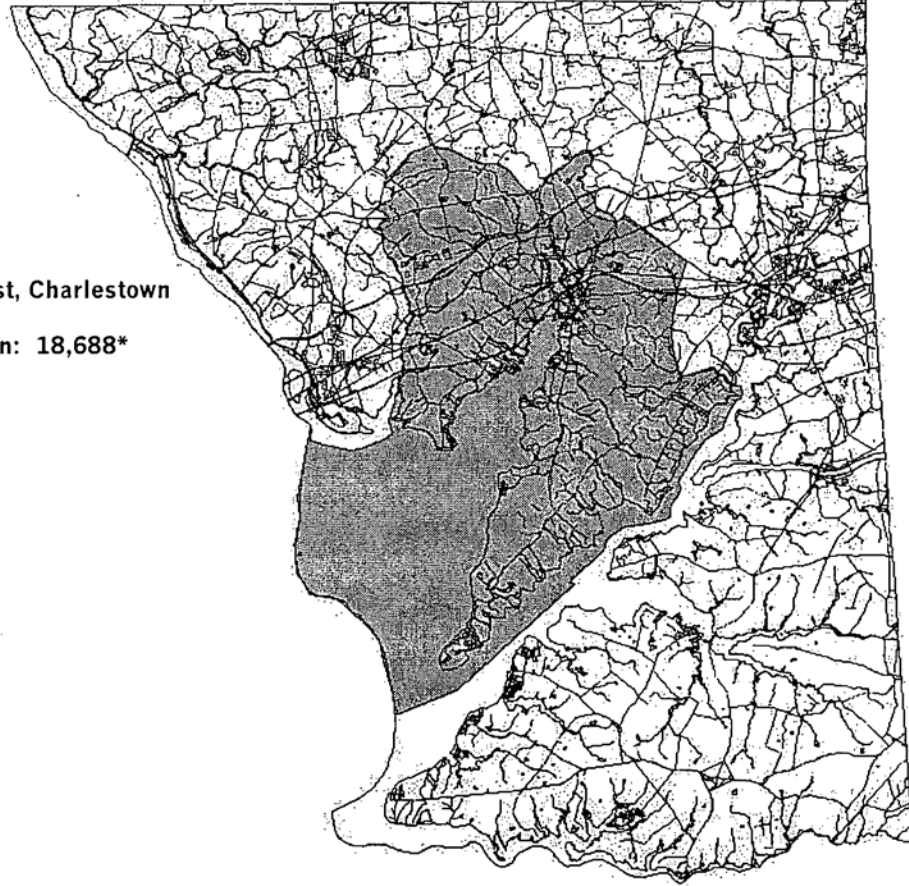
No major subdivisions received preliminary approval in 2002.

Major subdivisions receiving final approval in 2002 proposed the creation of one (1) lot.

One site plan was approved for commercial or industrial activity in 2002.

Forty-one (41) building permits were issued for residential purposes, with a total estimated construction cost of \$5,830,300.

ELECTION DISTRICT #5 NORTH EAST



Towns: North East, Charlestown

District Population: 18,688*

*2000 Census

DEVELOPMENT INFORMATION

Seven (7) minor subdivisions were approved in 2002. 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 2002 proposed the creation of one thousand one hundred thirty-three (1,133) lots.

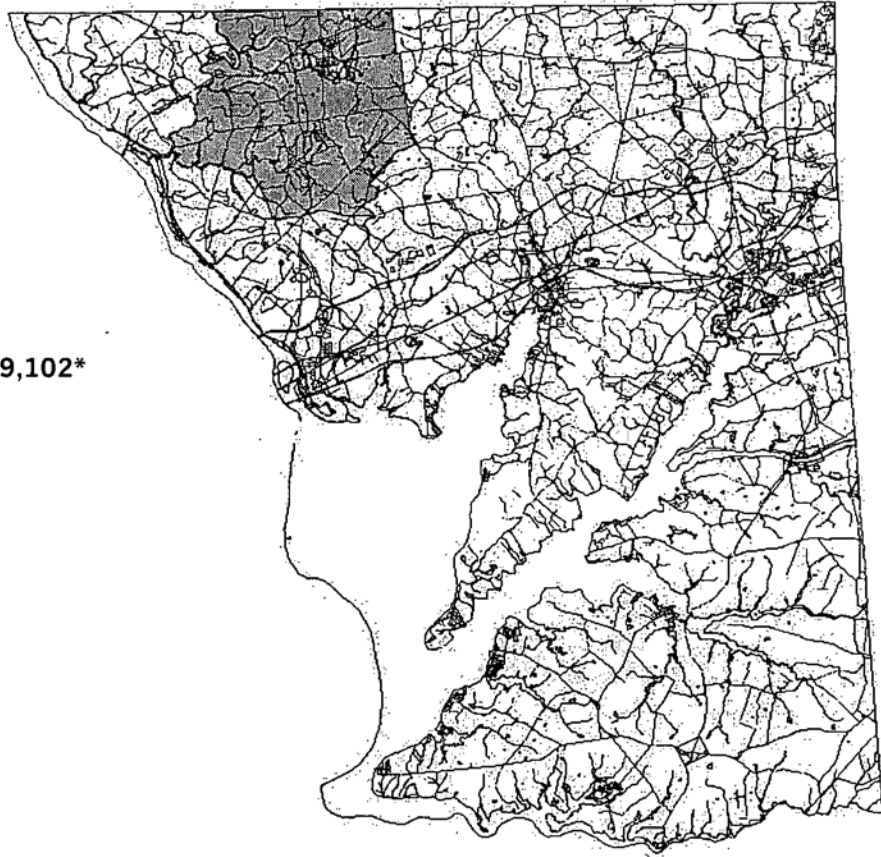
Major subdivisions receiving preliminary approval in 2002 proposed the creation of four hundred twenty-three (423) lots.

Major subdivisions receiving final approval in 2002 created nineteen (19) lots.

Two (2) site plans were approved for commercial or industrial activity in 2002.

Three hundred thirty-seven (337) building permits were issued for residential purposes, with a total estimated construction cost of \$36,730,779.

ELECTION DISTRICT #6 RISING SUN



Town - Rising Sun

District Population: 9,102*

*2000 Census

DEVELOPMENT INFORMATION

Thirteen (13) minor subdivisions were approved in 2002. Of these, nine (9) subdivisions were approved creating twelve (12) lots. The balance were add-ons that did not create any new lots.

No major subdivisions received concept approval in 2002.

No major subdivisions received preliminary approval in 2002.

No major subdivisions received final approval in 2002.

Two site plans were approved for commercial or industrial activity in 2002.

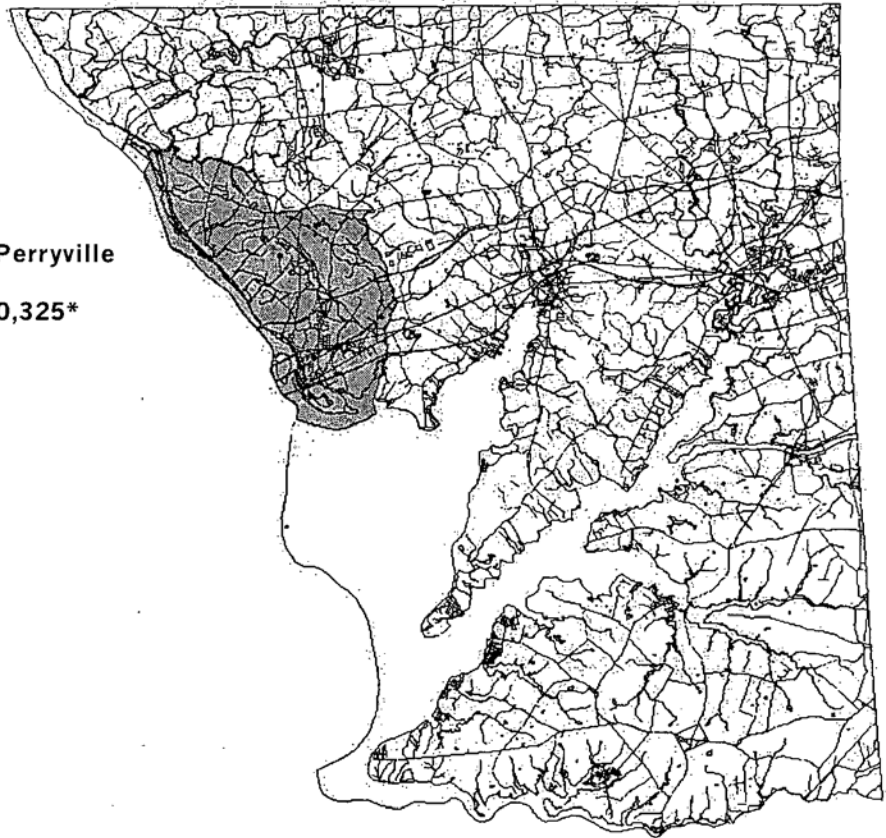
Sixty-eight (68) building permits were issued for residential purposes, with a total estimated construction cost of \$9,347,128.

ELECTION DISTRICT #7 PORT DEPOSIT

Towns - Port Deposit, Perryville

District Population: 10,325*

*2000 Census



DEVELOPMENT INFORMATION

Two (2) minor subdivisions were approved in 2002. Of these, one (1) subdivision was approved creating three (3) lots. The balance was an add-on that did not create any new lots.

Major subdivisions receiving concept approval in 2002 proposed the creation of seventy-eight (78) lots.

Major subdivisions receiving preliminary approval in 2002 proposed the creation of thirty-eight (38) lots.

Major subdivisions receiving final approval in 2002 created sixty-three (63) lots.

No site plans were approved for commercial or industrial activity in 2002.

Two hundred twelve (212) building permits were issued for residential purposes, with a total estimated construction cost of \$28,473,230.

ELECTION DISTRICT #8 CONOWINGO

Village - Conowingo

District Population: 3,667*

*2000 Census



DEVELOPMENT INFORMATION

Five (5) minor subdivisions were approved in 2002. Of these, four (4) subdivisions were approved creating six (6) lots. The balance was an add-on that did not create any new lots.

No major subdivisions received concept approval in 2002.

No major subdivisions received preliminary approval in 2002.

Major subdivisions receiving final approval in 2002 created eight (8) lots.

One site plan was approved for commercial or industrial activity in 2002.

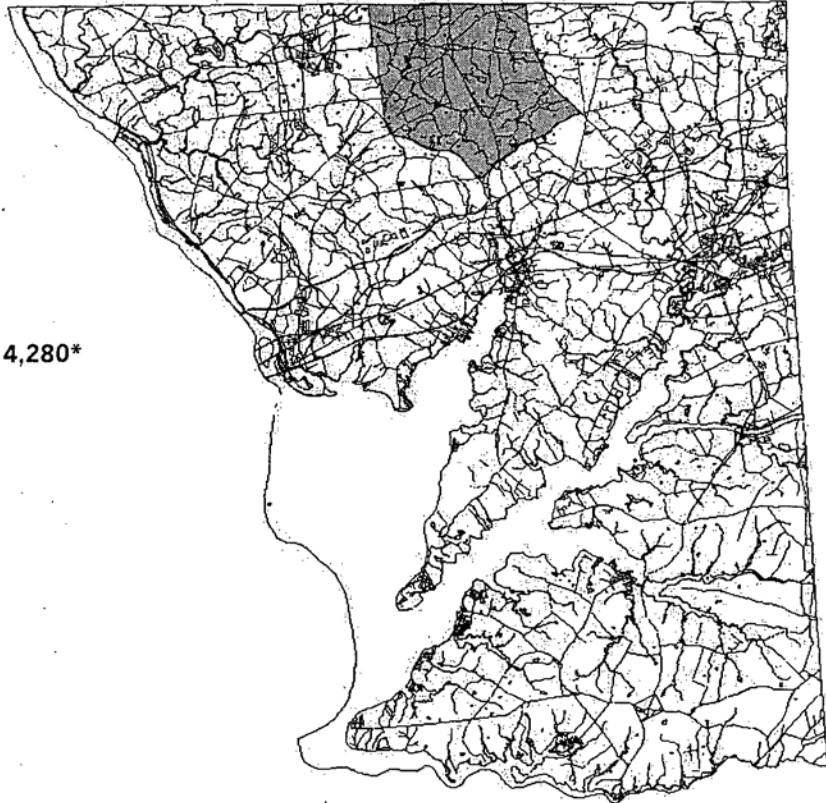
Twenty (20) building permits were issued for residential purposes, with a total estimated construction cost of \$1,407,646.

ELECTION DISTRICT #9 CALVERT

Village - Calvert

District Population: 4,280*

*2000 Census



DEVELOPMENT INFORMATION

Ten (10) minor subdivisions were approved in 2002. Of these, eight (8) subdivisions were approved creating twenty-two (22) lots. The balance were add-ons that did not create any new lots.

No major subdivisions received concept approval in 2002.

No major subdivisions received preliminary approval in 2002.

Major subdivisions receiving final approval in 2002 created thirty-three (33) lots.

One site plan was approved for commercial or industrial activity in 2002.

Sixty-seven (67) building permits were issued for residential purposes in 2001 with a total estimated construction cost of \$13,084,641.

2002 MAJOR SUBDIVISION ACTIVITY

APPROVED CONCEPT SUBMITTALS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Sunnybrook Estates, Lots 75-85	2	RR	15.2	11	0.21				RCD
Montgomery-Cecil Ltd Partnership	5	DR	148.89	148	50.68				DD
Bedrock, Lots 1-106	5	SR	73.9	106	30.8				SD
Cameron Woods	5	SR	39.18	27	9.8				RCD
Butlers Crossing, Section 3, Lots 11-18	1	SAR	98.9	8	26.1				RPD
Racine Property	5	NAR	180.77	60	56.68				RCD
Harrison, John R. (Lands of)	1	SAR	129.947	9		RCA	104.352	3	RPD
Villages at North East	5	SR & NAR	429	792	216.7				RCD
Pelham Manor	2	NAR	296.04	98	44.41				RCD
Hardy Realty, Inc. (Lands of)	4	RM	44.35	328	21.6				DD
Warwick Orchards	7	MH	24.85	78	3.89				DD
Leyland	2	SAR	69.9	6					RPD
TOTALS			1550.9	1671	460.87		104.352	3	

APPROVED PRELIMINARY SUBMITTALS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Cecil Woods (Village of)	5	BG,MH,OS	103.99	103	8.3546				DD
Chesapeake Club, Sec 1, Ph 1, Loto 1-5	5	RM	2.443	5					DD
Chesapeake Club, Area H, Lots 110-216	5	RM	53.18	107	11.82				DD
Susquehanna River View, Lots 1-22 & 24-39	7	NAR	118.471	38	24.3	RCA	2.5	0	RCD
Vill. Of Elk Nk, Sec IV, Wdthm Four, L82-105	5	SR	12.73	24	12.73				SD&RCD
Oldfield at Ravens Glen, Lots 1-19	5	SR	59.18	19	22.826				SD
Chesapk Club, Area H-1, L128-186&p/O/ArcaH	5	RM	35.14	59	8.94				DD
Bedrock, Lots 1-106	5	SR	75.6	106	31				SD
TOTALS			460.7	461.0	120.0		0.0	2.5	0.0

LUD - LAND USE DISTRICT

DD - Development District; SD - Suburban District; TD - Town District; RCD - Rural Conservation District; RPD - Resource Protection District

2002 MAJOR SUBDIVISION ACTIVITY

APPROVED FINAL SUBMITTALS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Marley Station	3	SR	16.08	11	2.41				DD
Rock View, Lot 8	4	NAR	229	1					RCD
Susquehanna, Sec. 2, L. 20-37, 42-43, 64-67	7	NAR	33,243	24	5,998				RCD
Montgomery's Indian Springs, Lots 1-33	9	NAR&VR	68.67	33	23,278				DD
Oldfield at Ravens Glen, Phase 1, Lots 9-19	5	SR	39,322	11	22,826				SD
Oldfield at Ravens Glen, Phase 2, Lots 1-8	5	SR	19,859	8					SD
Crabbe, Gaither (Lands of)	7	NAR	18,432	3					RCD
Roop Road Estates, Sec. 1, Lots 1-7	8	NAR	100,191	7	5.9				RCD
Susquehanna, Sec. 3, Lots 38-41 & 76	7	NAR	36,237	5	31,654				RCD
Retting, Richard (Lands of), Lot 6	2	SAR	85.7	1		RCA&LDA	59,036	1	RPD
Roop Road Estates, Lot 1	8	NAR	1,244	1					RCD
Butler's Crossing, Sec. 3, Lots 11 & 12	1	SAR	14.1	2	3.8				RPD
Rock Run Estates, Sec. 5, Lots 71-101	7	NAR	63,142	31	8,411				RCD
TOTALS			725.2	138	104.3		59,036	1	

APPROVED GROWTH ALLOCATION

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Ralph R. Lanphar & Shady Beach LLC	5	BL	3.2	2	0	LDA to IDA	1.3	2	DD
TOTAL			3.2	2	0		1.3	2	

APPROVED RESUBDIVISIONS

SUBDIVISION	ELECTION DISTRICT	ZONING	ACRES	LOTS	OPEN SPACE ACRES	CRITICAL AREA	CRITICAL AREA ACRES	CRITICAL AREA LOTS	LUD
Iron Hill, LLC, Resub. Lot 1A	3	BI	3	2	0		0	0	DD
TOTAL			3.3	2	0		0	0	

LUD - LAND USE DISTRICT

DD - Development District; SD - Suburban District; TD - Town District; RCD - Rural Conservation District; RPD - Resource Protection District

MINOR SUBDIVISIONS

Election District 1

OWNER NAME	MAP	BLOCK	PARCEL	ADJOINING ROADS	ZONING	LANDUSE	LOTS	ACRES	CAD	NOTES
Short, Robert	62	20	67/145	Knight Island Road	SAR	RPD	0	6.43		Add-on only-amended to 3362A
Heckscher, Martin	62	16	17	RT 213	SAR	RPD	0	10.00		Ag-Transfer

Election District 2

OWNER NAME	MAP	BLOCK	PARCEL	ADJOINING ROADS	ZONING	LANDUSE	LOTS	ACRES	CAD	NOTES
Wright, Helen DuPont	48	23	21	Myrtle Wilson Road	SAR	RPD	0	237.00		Add-On
Advena, Dennis	48	2	134	Route 213	SAR	RPD	0	16.64		Add-on only reverses MS 3339
White, Linda	38	24	602	Knights Corner	NAR	RCD	1	0.94	RCA	Add-on only

Election District 3

OWNER NAME	MAP	BLOCK	PARCEL	ADJOINING ROADS	ZONING	LANDUSE	LOTS	ACRES	CAD	NOTES
Grapes, Conrad & Tonya Coyle	32	17	455	Oldfield Point Road	DR	DD	1	1.81		
Campbell Acres LLC (Bay County)	21	13	68	Route 213	SR	SD	4	8.67		
Bathon, Lawrence & Anne	27	15	1085	Appleton Road	DR	DD	1	8.62		
Workman, Golden and Rhonda	26	8	430	Nottingham Road	SR	SD	1	3.34		
Heath & Rinkerman	33	18	485	Fenchtown Rd.	RR	VD	2	9.10		
Chemmax Properties	26	18	407	Zelsters Lane	M2	SD	1	11.02		

Election District 4

OWNER NAME	MAP	BLOCK	PARCEL	ADJOINING ROADS	ZONING	LANDUSE	LOTS	ACRES	CAD	NOTES
Kapp, William & Sara	21	10	190	Appleton Road	DR	SD	1	1.30		
Cover, Charles	7	23	60	Little Egypt Road	SR	SD	2	4.00		
Mackie, Richard	6	20	8	Little Elk Creek Road	NAR	RCD	0	76.62		Ag-transfer
Sprout, Douglas & Karen	5	17	25	Woodlen's Road	NAR	RCD	1	30.00		
Gold Star Homes	13	17	525	MD 213	RR	RCD	2	2.10		
Cooper, Keith & Ronnie	13	11	55	McCleary	RR	RCD	0	0.61		Add-on Only

Election District 5

OWNER NAME	MAP	BLOCK	PARCEL	ADJOINING ROADS	ZONING	LANDUSE	LOTS	ACRES	CAD	NOTES
Parks, Darrell & Kay Bailiff	24	3	4	Theodore Road	NAR	RCD	0	1.00		Add-on only
Rowles, Thomas	24	24	140	Red Toad Road	SR	SD	3	12.31		Amended 3369A
Abramowicz	37	1	503	Irishtown Road	RR	RCD	1	6.22		
Porter Construction	25	15	541	North side of Rt. 40	BG	DD	0	0.81		Add-on Only
Blizzard, Ernest & Jean	25	11	432	Bouchelle Road	SR	SD	0	0.13		
Varady, Barbara & Wayne	41	15	93	Rt 272	NAR	RCD	0	14.00		Add-on Only
Polansky, Eric & Charmie	41	8	377	Red Toad Road	NAR	RCD	1	80.70	RCA	

MINOR SUBDIVISIONS

Election District 6

OWNER NAME	MAP	BLOCK	PARCEL	ADJOINING ROADS	ZONING	LANDUSE	LOTS	ACRES	CAD	NOTES
Clark, Rodney & Linda	9	11	10	Porters Bridge Road	NAR	RCD	0	0.19		Add-on Only
Taylor, James & Doane, Walter	23	4	435/658	Hopewell Road	NAR	DD	2	8.00		
Farmer, Delmar & Dorothy	17	18	19/589	Hopewell Road	NAR	RCD	0	2.09		Add-on Only--amended 3375A
Pierce, Timothy & Linda	10	3	742	Sicers Mill Road	RR	RCD	0	0.15		Add-on Only
Rando, Russell & Linda	10	16	31	Hopewell Road	SR	RCD	1	1.58		
Ayers, Mildred	17	5	91	Barnes Corner Rd	NAR	RCD	1	11.16		
Thomas, Beatrice	9	12	372	Spready Oak Rd	NAR	RCD	2	12.56		
Settle, Norris E. elux	16	18	118	Colora & Rowland Roads	NAR	RCD	2	21.63		
Van Dyke, Hazel	3	24	11	Stevens	TR	RCD	1	1.00		
Hepbron, Harry & Janet	17	6	53	Harrington Road	NAR	RCD	0	3.31		Add-on only
Rando, Lillian	10	16	681	Hopewell Road	NAR	RCD	1	2.00		
Oglesby, Louise B	9	18	238	Colora Road	NAR	RCD	1	1.19		
Ponderosa Farms	10	24	34/36	Montgomery	NAR	RCD	1	2.74		

Election District 7

OWNER NAME	MAP	BLOCK	PARCEL	ADJOINING ROADS	ZONING	LANDUSE	LOTS	ACRES	CAD	NOTES
Merriman, Carolyn	23	7	26	Burlin & Rock Run Rd	NAR	RCD	3	4.95		
Hamm, Linton & Goetz	23	17	348.90/227.715	Linton Run Road	RR	RCD	0			Add-on only

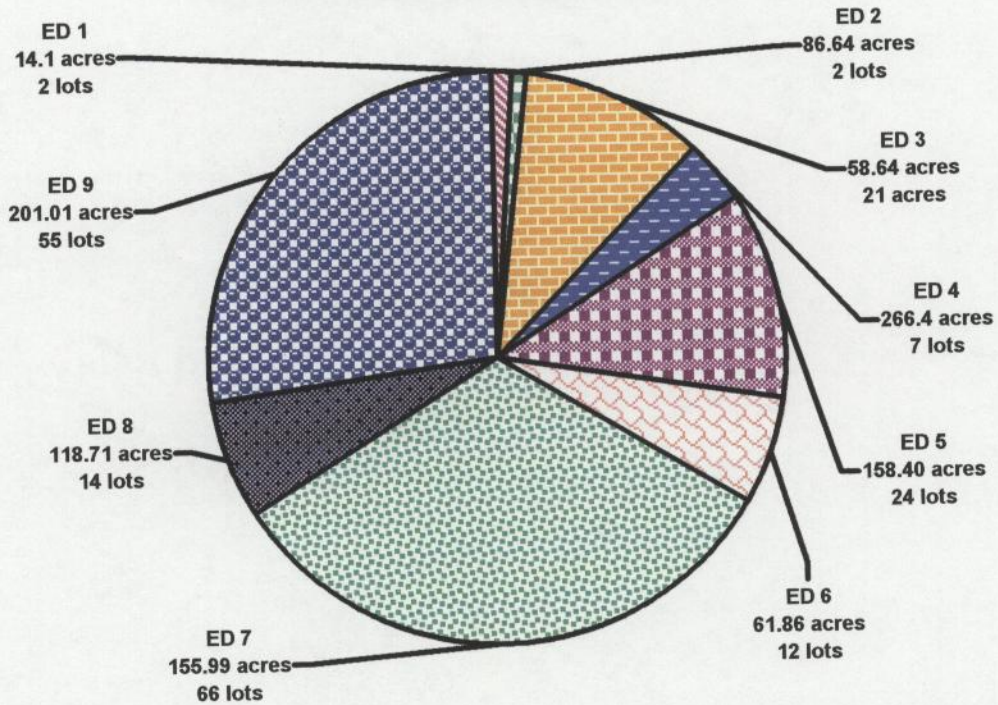
Election District 8

OWNER NAME	MAP	BLOCK	PARCEL	ADJOINING ROADS	ZONING	LANDUSE	LOTS	ACRES	CAD	NOTES
Lands of DM/LLC	9	19	241	Routes 1 and 222	BG	RCD	0	2.55		Add-on Only
Garvin, Thomas & Jane	2	21	21	New Bridge Rd.	NAR	RCD	1	1.07		
Roark, Douglas & Elaine	9	8	338	Weaver Meadows Road	NAR	RCD	3	5.70		
Price, Melvin & Freda	8	4	91	Pilot Road	NAR	RCD	1	1.19		
Bud Poore	9	19	215 & 261	Conowingo Road	BG	RCD	1	9.32		

Election District 9

OWNER NAME	MAP	BLOCK	PARCEL	ADJOINING ROADS	ZONING	LANDUSE	LOTS	ACRES	CAD	NOTES
Miller, John C.	12	3	7/271	MD. Rt 273	NAR	RCD	0	101.90		Add-on
Keim, Alberta E.	4	24	41	Lombard Rd & 273	NAR	RCD	3	47.27		
Brown, Gary	4	14	8	State Line Rd	NAR	RCD	1	4.00		
Smith-Mendenhall Farm LLC	19	8 & 9	113	Route 272	NAR	RCD	5	19.98		Tract 1
Smith-Mendenhall Farm LLC (2)	19	8 & 9	113	Route 272	NAR	RCD	2	2.97		Tract 2
Carson, Jacob B	18	10	53&23	Rt 274	NAR	RCD	0	30.08		Add-on Only
Brown, Elizabeth	4	14	8	Slymar Road	NAR	RCD	1	3.16		
Spring Lawn Farm Partnership	4	15	1	Wilson Road	NAR	RCD	2	7.19		
Mahoney, Pearl (W&M)	18	3	57	Crothers Road	NAR	RCD	4	43.90		Walk thru
Bare, Keith and Shirley	19	9	431	Wheatley Road	NAR	RCD	4	3.87		

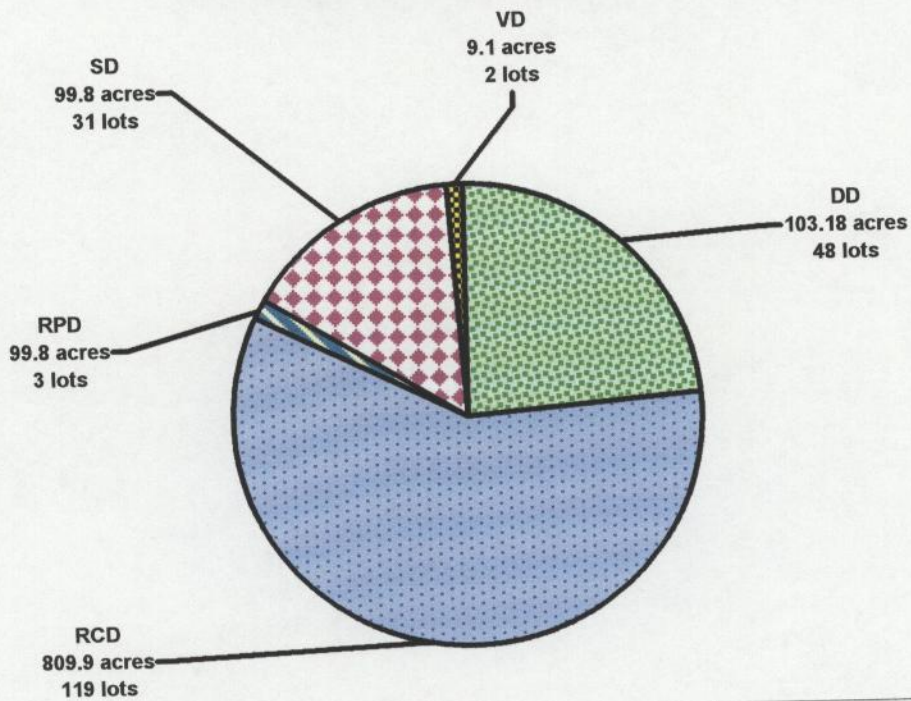
APPROVED LOTS & ACRES BY ELECTION DISTRICT



*Pie charts are based on number of approved lots

Total major and minor lots approved: 203

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>
2	2	59.98	RCA & LDA
5	1	80.7	RCA
<u>TOTAL</u>	3	140.68	

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>
3	16,383	64.7	RCA & IDA
5	4,150	25.78	LDA
<u>TOTAL</u>	20533	90.48	

BUILDING PERMITS ISSUED - 2002

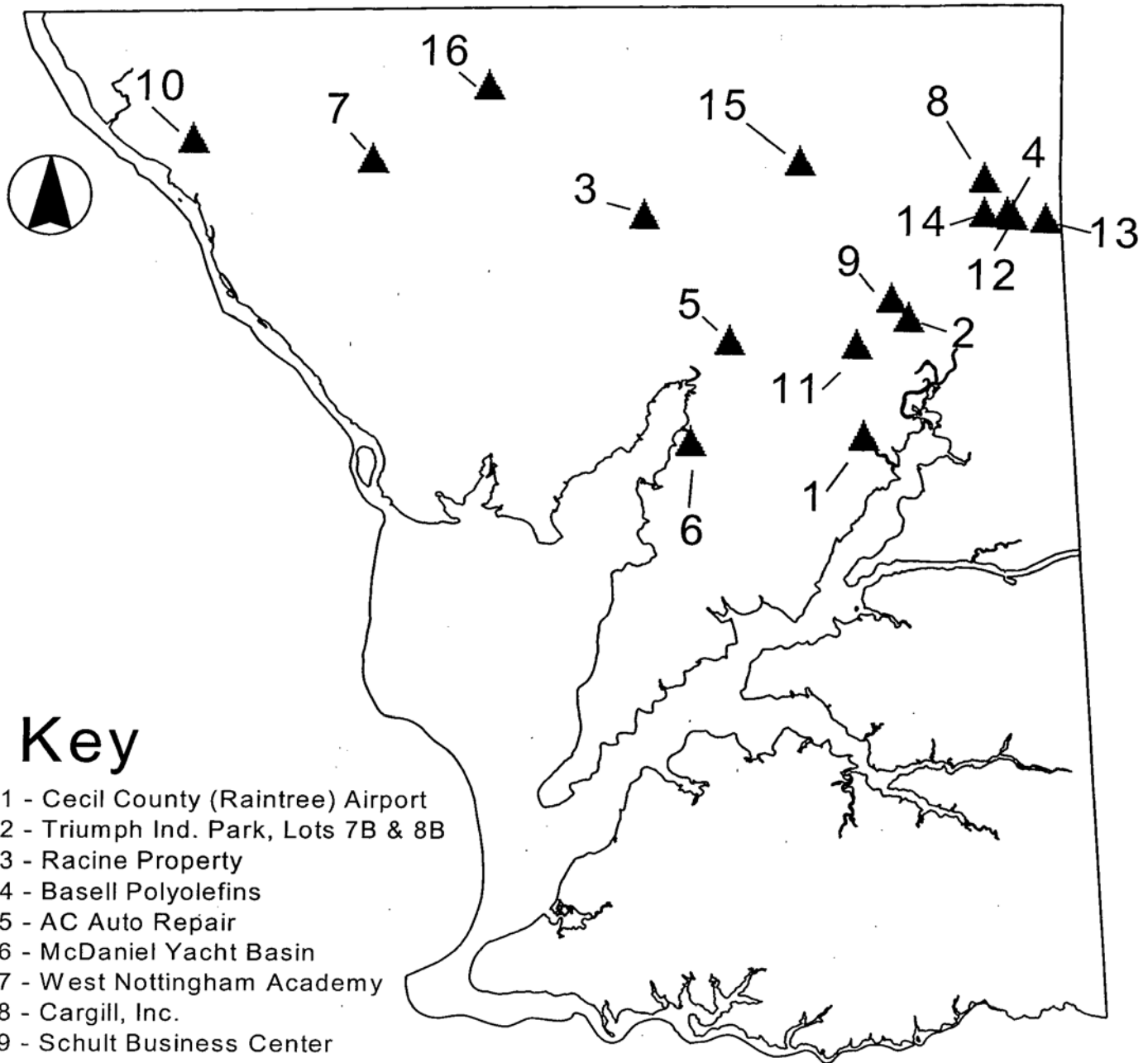
CRITICAL AREA

MONTH	PERMITS ISSUED	NEW DWELLINGS
January	14	0
February	14	3
March	23	2
April	23	3
May	31	7
June	27	1
July	16	2
August	13	1
September	32	10
October	22	2
November	14	0
December	5	1
TOTALS	234	32

SITE PLANS - 2002

MAP KEY	APPROVAL DATE	NAME	LOCATION	ED ZONING	PROPOSED USE	PROPOSED SQ. FT.	TOTAL ACRES	TAX MAP	PARCEL
1	1/18/02	Cecil County Airport (Raintree)	Oldfield Point Road	3 SR	airport	16383	64.70	32 & 37	110 & 252
2	2/11/02	Triumph Industrial Pk Lts 7B&8B	MD Rte. 545	3 M2	light manuf. & warehouse	59343	4.16	26	581 & 582
3	3/7/02	Racine Property	MD Rte. 274	9 BG	auction house	12360	3.03	19	627
4	3/18/02	Basell Polyolefins	MD Rte. 316	3 M1	Research&Develp	5600	193.52	21	115
5	3/25/02	A C Auto Repair	U. S. Rte. 40	5 BG	Auto repair	2400	4.32	25	261
6	3/27/02	McDaniel Yacht Basin, Inc. West Nottingham Academy (Patricia A. Bathon Science Ctr. & Finley Hall)	Hance Point Road Firetower Road	5 MIB 6 NAR	office classrooms	4150 37779	25.78 119.96	31 17	111 & 666 3
8	7/17/02	Cargill, Inc.	Appleton Road	4 M1	sugar transload	4800	49.89	21	808
9	8/13/02	Schult Business Center, LLC	Zeitlers Lane	3 M2	warehouse	8000	14.33	26	508
10	8/28/02	Royal Farm Store	Rte. 1 and Rte. 222	8 BG	mini mart	5002	2.54	9	241 & 72
11	9/5/02	Frederick Day Care	U. S. Rte. 40	3 BG	daycare	5383	1.48	26	78
12	9/16/02	Basell Polyolefins	Appleton Road	3 M1	office addition	3000	193.52	21	115
13	9/18/02	Performance Food Group-Phase 2	MD Rte. 279	3 BI	Food Dist. Warehouse	171009	21.86	21	123
14	10/4/02	Independence Const Materials	MD Rte. 316	3 M2	Asphalt Plant	2400	8.89	21	424
15	11/4/02	Arches, Ronald	Blue Ball Road	3 BG	storage buildings	1000		20	220
16	11/13/02	Quanta Restor. & Preserv. Prod.	MD Rte. 273	6 BL	mail order bs. ship. ctr.	2082	1.43	11	76

2002 Approved Site Plans



Key

- 1 - Cecil County (Raintree) Airport
- 2 - Triumph Ind. Park, Lots 7B & 8B
- 3 - Racine Property
- 4 - Basell Polyolefins
- 5 - AC Auto Repair
- 6 - McDaniel Yacht Basin
- 7 - West Nottingham Academy
- 8 - Cargill, Inc.
- 9 - Schult Business Center
- 10 - Royal Farms Store
- 11 - Frederick Day Care
- 12 - Basell Polyolefins
- 13 - Performance Food Group
- 14 - Independence Const. Materials
- 15 - Arches, Ronald
- 16 - Quanta Restoration & Preservation

Cecil County
Office of Planning & Zoning
January 16, 2003
Drawn by DRB

MALPF DISTRICTS APPROVED IN 2002

OWNER	TAX MAP	GRID	PARCEL	ACRES	ELECTION DISTRICT
Long Green Farms, Inc.	11	22	11	70.91	9
Long Green Farms, Inc.	18	4	p/o 2, 93, 111, 130	134.45	9
Long Green Farms, Inc.	18	5	5	175.87	9
Mahoney, Joseph	11	14	54, 318	136	6
Stearns, Clifford & Elise	9	21	281	97.95	8

Total

615.18

MALPF EASEMENTS SOLD IN 2002

Snyder, Sterling	6	22	6	24.56	7
Freeman, James	17	23	16 & 17	154.71	6
Davis, D. (Indian Range)	62	4	5	189	1

Total

368.27

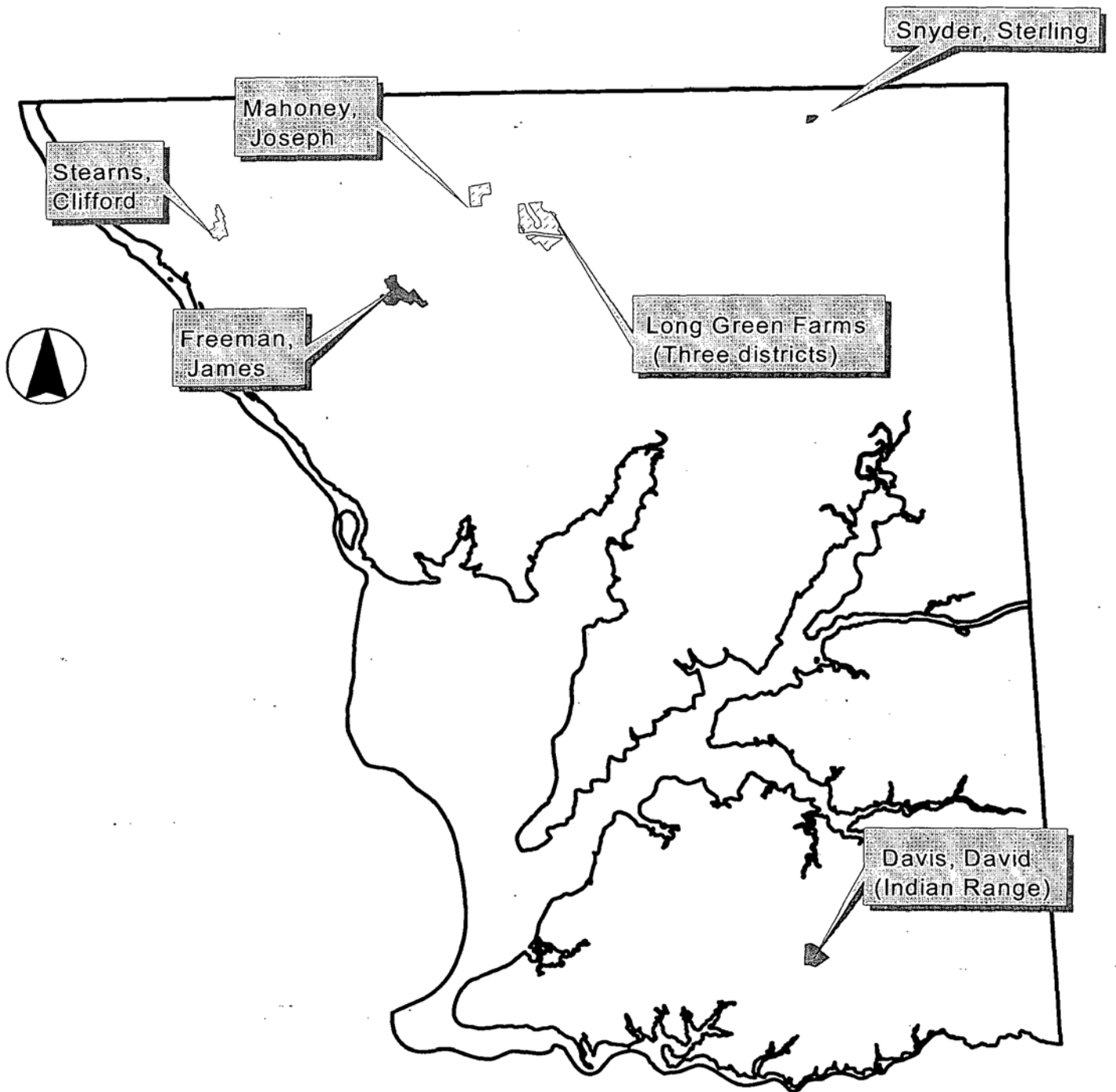
MALPF EASEMENT OFFERS IN 2002




Allred, Floyd	10	19	249	123.4	6
Balderston Family Partnership	17	7	30, 51	254.07	6
Craign, Phyllis	57	10	83	116.42	1
Davis, Virginia	57	16	6	168.5	1
ESLC	62	7	p/o 2	65.2	1
ESLC	62	7	p/o 2	91.1	1
ESLC	62	7	p/o 2	81.8	1
ESLC	62	7	p/o 2	80.4	1
Obenshain Family Partnership	62	4	52	155.47	1

Total

1136.36

2002 MALPF Districts & Easements



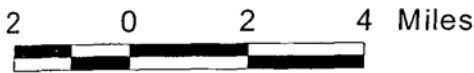
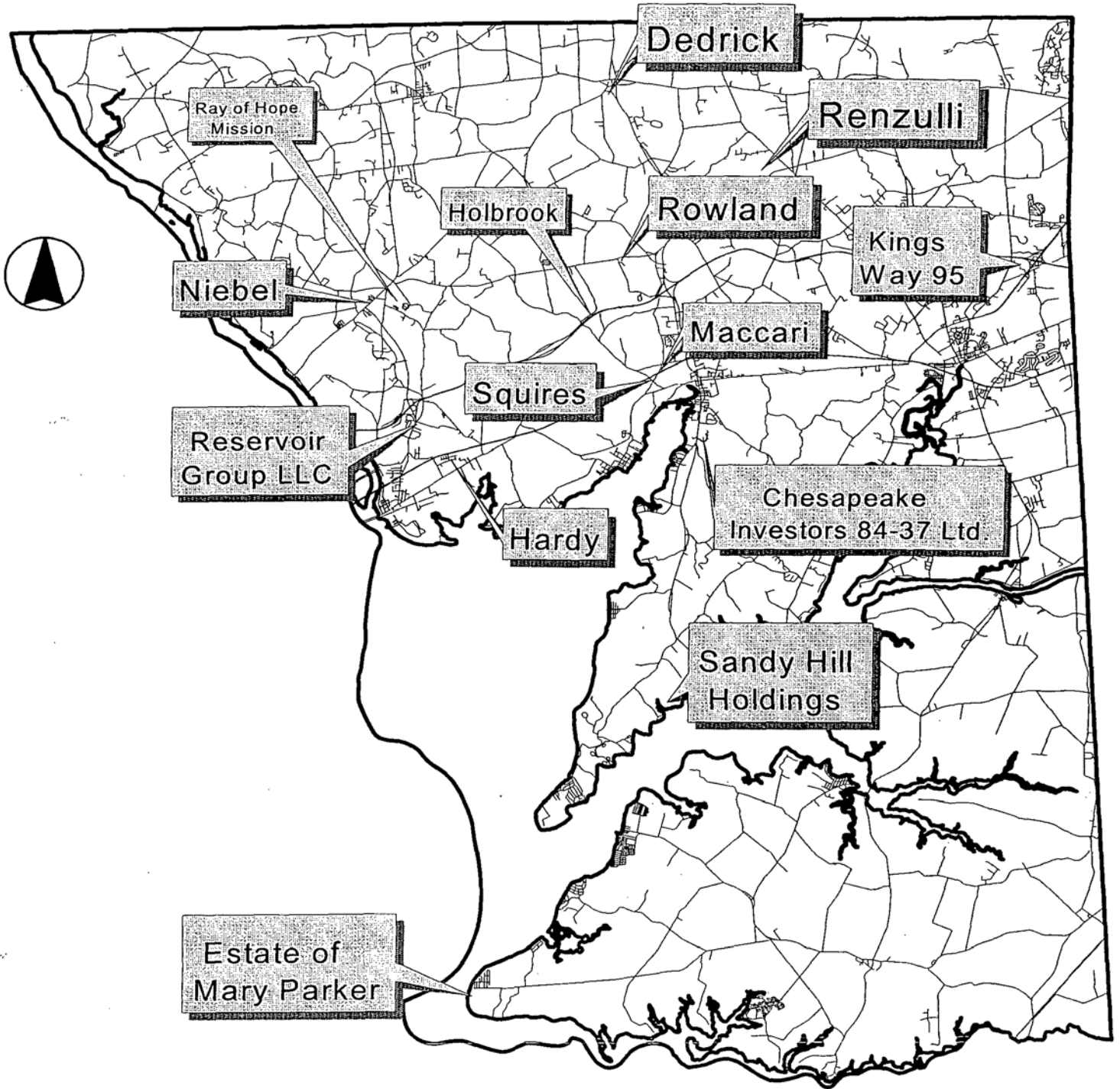
 MALPF 2002 Easements
 MALPF 2002 Districts
 County Boundary

Cecil County
Office of Planning & Zoning
January 16, 2003
Drawn by DRB

REZONINGS - 2002

Election District	Owner Name	Zoned	Requested Zoning	Decision
1	Estate of Mary Parker	RCA	LDA	Approved
3	Kingsway-95	DR	BI	Approved
5	Holbrook, Monnie	NAR	M1	Approved
	Chesapeake Investors 84-37, Ltd.	BG	RM	Approved
	Maccari, Paul & Donna	RM	BL	Approved
	Squires, Thomas & Linda	RM	BG	Approved
	Rowland, Wilbur & Anita	SR	BG	Approved Feb. 2003
	Sandy Hill Holdings	RCA	LDA	Approved Feb. 2003
7	Reservoir Group, LLC	DR	BG	Withdrawn
	Hardy, Paul	SR	BG	Approved
	Ray of Hope Mission	NAR/BG	DR/BG	Denied
	Niebel, Debra	SR	BG	Denied
9	Dedrick, Edward	VR	BG	Approved
	Renzulli, William F.	NAR	BL	Approved

2002 Rezoning Requests



Cecil County
Office of Planning & Zoning
January 3, 2003
Drawn by DRB



SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2002

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	11	0	0	11
TELECOMMUNICATION	2	0	0	2
OTHER	6	0	1	7
MANUFACTURED HOME				24
Agricultural	5	0	0	5
Hardship	10	2	1	13
Security	1	0	2	3
RR Zone	3	0	0	3
VARIANCES	31	5	1	37
APPEALS	3			3
Affirmed	1			
Reversed	2			

ZONING COMPLAINTS AND VIOLATIONS

2002

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	3	2
Storage Trailer	4	4
Untagged or Inoperative Vehicles	206	202
Salvage Yards	21	19
Illegal Business Operation	13	10
Setbacks	3	1
RV/Travel Trailers	9	6
Animal Husbandry	8	6
Other	13	6
COURT CASES		12
TOTALS	280	268

RESIDENTIAL BUILDING PERMIT ACTIVITY - 2002

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONST COST
1	Dwellings	60	270521	\$11,239,537
	Mobile Homes	6	6632	\$196,000
	TOTALS	66	277153	\$11,435,537
2	Dwellings	21	92058	\$3,403,000
	Mobile Homes	7	9018	\$319,072
	TOTALS	28	101076	\$3,722,072
3	Dwellings	36	154627	\$5,350,322
	Mobile Homes	8	10828	\$323,728
	TOTALS	44	165455	\$5,674,050
4	Dwellings	39	165674	\$5,448,300
	Mobile Homes	1	1624	\$53,000
	Apartments	1	19674	\$329,000
	TOTALS	41	186972	\$5,830,300
5	Dwellings	307	956421	\$32,733,524
	Mobile Homes	14	16049	\$387,255
	Condos	12	24896	\$1,320,000
	Townhouses	4	87328	\$2,290,000
	TOTALS	337	1084694	\$36,730,779
6	Dwellings	58	247066	\$8,328,000
	Mobile Homes	4	4648	\$89,800
	Townhouses	6	17586	\$929,328
	TOTALS	68	269300	\$9,347,128
7	Dwellings	167	740092	\$26,282,230
	Mobile Homes	4	3824	\$50,000
	Condos	1	55652	\$200,000
	Townhouses	40	103098	\$1,941,000
	TOTALS	212	902666	\$28,473,230
8	Dwellings	8	24055	\$873,990
	Mobile Homes	12	15475	\$533,656
	TOTALS	20	39530	\$1,407,646
9	Dwellings	66	319850	\$13,037,641
	Mobile Homes	1	1232	\$47,000
	TOTALS	67	321082	\$13,084,641

**RESIDENTIAL BUILDING PERMITS ISSUED IN 2002
BY LAND USE DISTRICT**

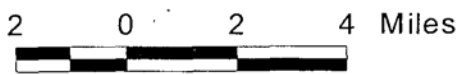
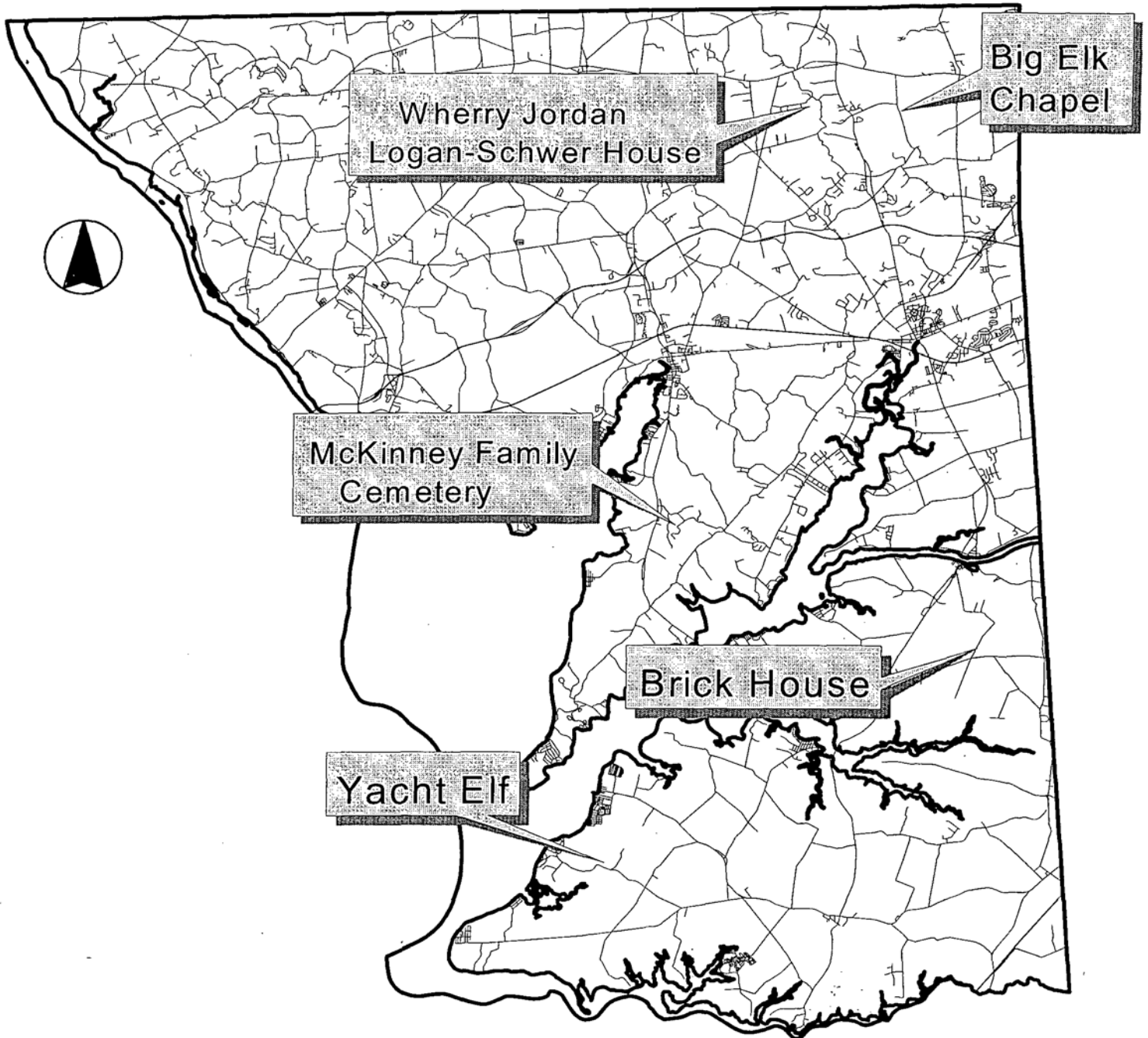
DISTRICT	TOTAL	PERCENT
DEVELOPMENT	109	10.89%
RURAL CONSERVATION	288	28.77%
RESOURCE PROTECTION	74	7.39%
SUBURBAN	172	17.18%
TOWN	15	1.50%
TOWN (incorporated)	343	34.27%
TOTALS	1001	100%

64% of building permits issued in Development, Suburban, and Town Districts and in municipalities.

2002 HISTORIC DISTRICT APPLICATIONS

Election District	Owner	Site	Decision
1	Classic Yacht Restoration Guild	Yacht Elf	Approved
2	Cecile & Daniel McCaffery	Brick House	Approved
4	Trustees of Cherry Hill United Methodist Church	Big Elk Chapel	Approved
	Debra A. Schwer	Wherry-Jordan-Logan-Schwer House	Approved
5	Gordon Mann	McKinney Family Cemetery	Approved

2002 Historic District Applications



Cecil County
Office of Planning & Zoning
January 3, 2003
Drawn by DRB

