

2003 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 2003, as many of the tasks this office regularly engages in maintained or exceeded 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 2003, 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 2003, the Planning commission reviewed concept, preliminary and final major subdivision applications. Of those applications, sixteen (16) were granted final approval, resulting in the creation of one hundred thirty nine (139) new lots. Nineteen (19) Preliminary plats received approval, potentially creating four hundred ninety one (491) new lots. Twenty one (21) Concept plats received approval involving the potential creation of five hundred thirty four (534) new lots. The most active district was Election District 5, which received nine (9) final approvals, six (6) preliminary approvals, and eight (8) concept approvals. Election District 2 created the most lots with the final approval of sixty seven (67).

Minor Subdivisions – The Office of Planning, Zoning, Parks & Recreation approved fifty six (56) minor subdivision applications in 2003. Thirty Three (33) of the approvals created fifty one (51) new lots. The remainder of the submittals were for add-ons or agricultural transfers. The most active Election District was District 5 with seven (7) approvals that created twelve (12) lots.

Site Plans – A total of twenty (20) site plans were approved by the Office of Planning, Zoning, Parks & Recreation in 2003.

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 2003. The Board of County Commissioners approved all five (5) applications.

Rezoning – During 2003, 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), three (3) were withdrawn.

Agricultural Preservation – The Planning Commission heard two (2) applications to form Agricultural Land Preservation Districts totaling 100.7 acres in 2003. Both applications received favorable recommendation from the Agricultural Preservation Advisory Board, the Planning Commission, and the Board of County Commissioners. Three hundred sixty eight (368) acres have had easements purchased to permanently preserve the land for agricultural purposes. Nine thousand nine hundred twenty four (9,924) acres have had easements purchased to be permanently preserved for agricultural purposes. The total acreage now participating in the program is eighteen thousand five hundred six (18,506) acres.

Special Exceptions – The Planning Commission and Board of Appeals heard forty eight (48) requests for special exception in 2003, and approved forty two (42).

Variances and Appeals – The Board of Appeals heard twenty seven (27) variance requests in 2003, and approved twenty (20). Four (4) appeals of the Office of Planning, Zoning, Parks & Recreation administrative decisions were heard by the Board of Appeals, three (3) were affirmed and one was reversed.

Building Permits – The Office of Planning, Zoning, Parks & Recreation processed six hundred sixty nine (669) building permits for residential development in the County, of which thirty six (36) were within the Chesapeake Bay Critical Area. The estimated value of construction for 2003 was \$175,691,000. There were approximately 4,148,458 square feet of residential space constructed in the County in 2003.

Zoning Violations – The Office of Planning, Zoning, Parks & Recreation investigated one hundred seventy six (176) violations in 2003.

THE CECIL COUNTY PLANNING COMMISSION

2003 Members:

Mr. Carl Walbeck, Chairman

Mr. Josh Brown, Vice Chairman

Mr. George Coudon*

Mr. William Mortimer*

Ms. Ethel Murray

Ms. Caroline du Pont Prickett

Mr. Tim Smith*

Mr. Keith Williams*

Mr. Russell Farrell, Alternate

Ms. Clara Campbell, Legal Counsel

Ms. Phyllis Kilby, Ex-Officio

* Partial Year

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

2003 Members:

Mr. William Underwood, Chairman

Mr. Delbert Kline*

Ms. Maria Mastrippolito

Mr. Beecher Rasnake

Mr. John Upp*

Mr. David Willis*

Mr. Peter Wood*

Mr. Bill Jeanes, Alternate

Mr. Keith Baynes, Legal Counsel

* - Partial Year

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 PRESERVATION ADVISORY BOARD

2003 Members:

Mr. Robert Knutsen, Chairman

Mr. Stephen Balderston

Mr. David Davis

Mr. Fred Orr

Mr. Wayne Stafford

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

2003 Members:

Mr. Douglas Lort, Chairman

Mr. Robert Cameron

Mr. Rex Sizemore

Mr. Ed Smith

Ms. Linda Snyder

Ms. Sue Strobel

Mr. Darwin Struble

Mr. Harry Hepbron, Ex – Officio

The Board of County Commissioners appoints 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

2003 Members:

Mr. Ed Cairns, Chairman

Ms. Sally Cairns

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Mr. Jesse Malin

Ms. Nancy Simperts

The Historic District Commission (HDC) is appointed by the Board of County Commissioners. The HDC's duties include making recommendation 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

2003 Members:

Mr. Ewing McDowell

Ms. Mary Scheeler

Mr. Mike Scheeler

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

2003 Staff:

Mr. Eric S. Sennstrom, AICP	Director
Ms. Jocelyn Beland	Planning Aide
Mr. David Black	Planner II
Ms. Jodee Cangialosi	Planner I
Ms. Gale Dempsey	Administrative Assistant
Mr. Anthony Di Giacomo, AICP	Principal Planner
Ms. Gina Dluhos	Compliance Inspector
Ms. Anna Foster	Office Services Specialist
Mr. Clifford I. Houston	Zoning Administrator
Mr. Joseph Johnson	Resource Plans Reviewer
Ms. Lisa Jones	Administrative Assistant
Ms. Betty Patterson	Office Services Specialist
Mr. Edward Slicer	Manager, Parks & Rec

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 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

Six (6) minor subdivisions were approved in 2003. Four (4) of these subdivisions created five (5) lots.

No major subdivisions received concept plat approval in 2003.

No major subdivisions received preliminary plat approval in 2003.

No major subdivisions received final plat approval in 2003.

No site plans were approved for commercial or industrial activity in 2003.

Ninety two (92) building permits were issued for residential purposes, with a total estimated construction cost of \$14,886,453.

ELECTION DISTRICT #2 CHESAPEAKE CITY

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



DEVELOPMENT INFORMATION

Two (2) minor subdivisions were approved in 2003. Of these, one subdivision created one (1) lot.

One (1) major subdivision received concept plat approval in 2003 potentially creating thirty two (32) lots.

Three (3) major subdivisions received preliminary plat approval in 2003 potentially creating sixty nine (69) lots.

Two (2) subdivisions received final plat approval in 2003 creating fifty five (55) lots.

One (1) site plan was approved for commercial activity in 2003.

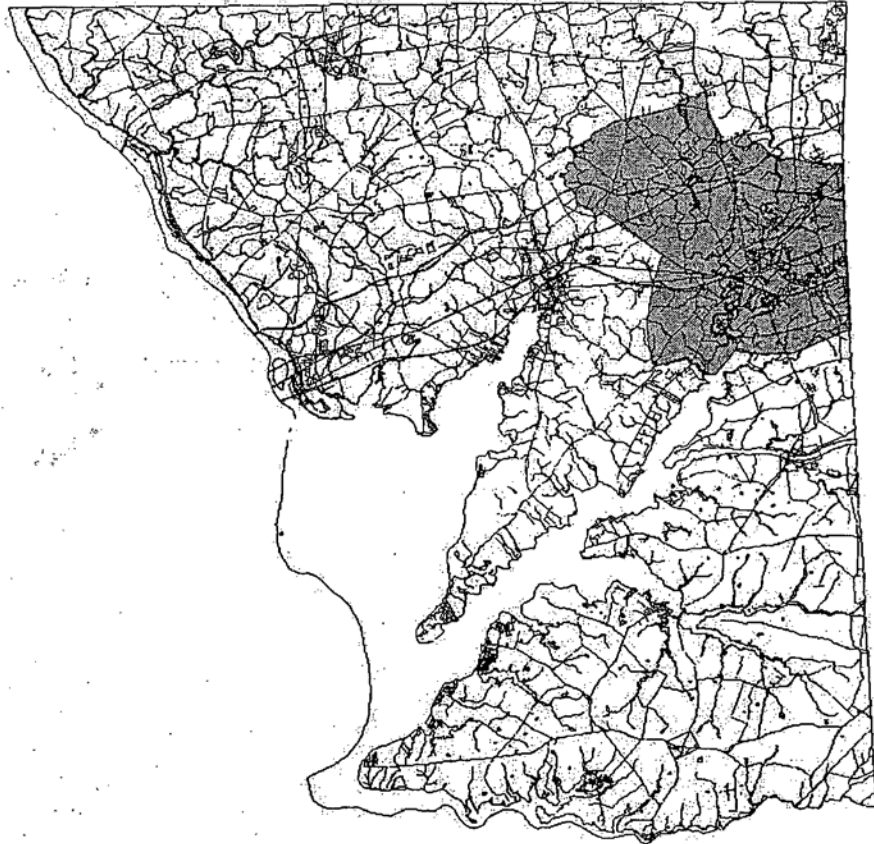
Thirty seven (37) building permits were issued for residential purposes, with a total estimated construction cost of \$5,844,400.

ELECTION DISTRICT #3 ELKTON

Town - Elkton

District Population: 22,523*

*2000 Census



DEVELOPMENT INFORMATION

Six (6) minor subdivisions were approved in 2003. Four (4) of these subdivisions created five (5) lots.

Three (3) major subdivisions received concept plat approval in 2003 potentially creating eighty five (85) lots.

One (1) major subdivision received preliminary approval in 2003 potentially creating thirty one (31) lots.

One (1) major subdivision received final approval in 2003 creating one (1) lot.

Four (4) site plans were approved in 2003 for commercial and industrial development.

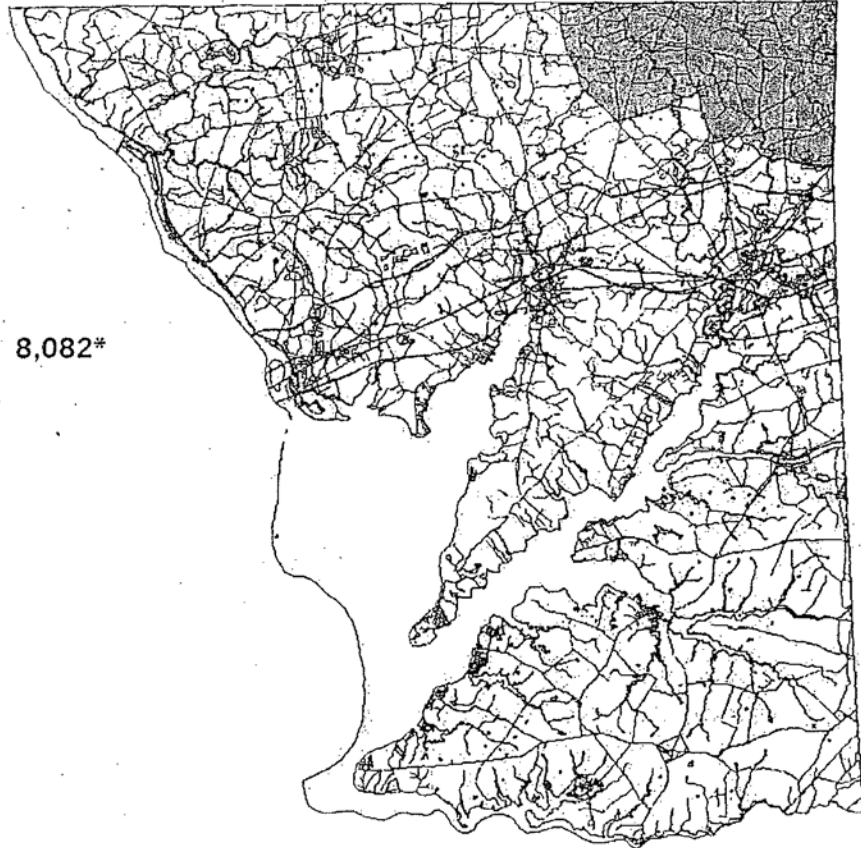
Two hundred seventy three (273) building permits were approved in 2003 with a total estimated construction cost of \$31,913,647.

ELECTION DISTRICT #4 FAIR HILL

Village - Fairhill

District Population: 8,082*

*2000 Census



DEVELOPMENT INFORMATION

Seven (7) minor subdivisions received approval in 2003. Five (5) of these minor subdivisions created five (5) lots.

Two (2) major subdivisions received concept plat approval in 2003 potentially creating sixty two (62) lots.

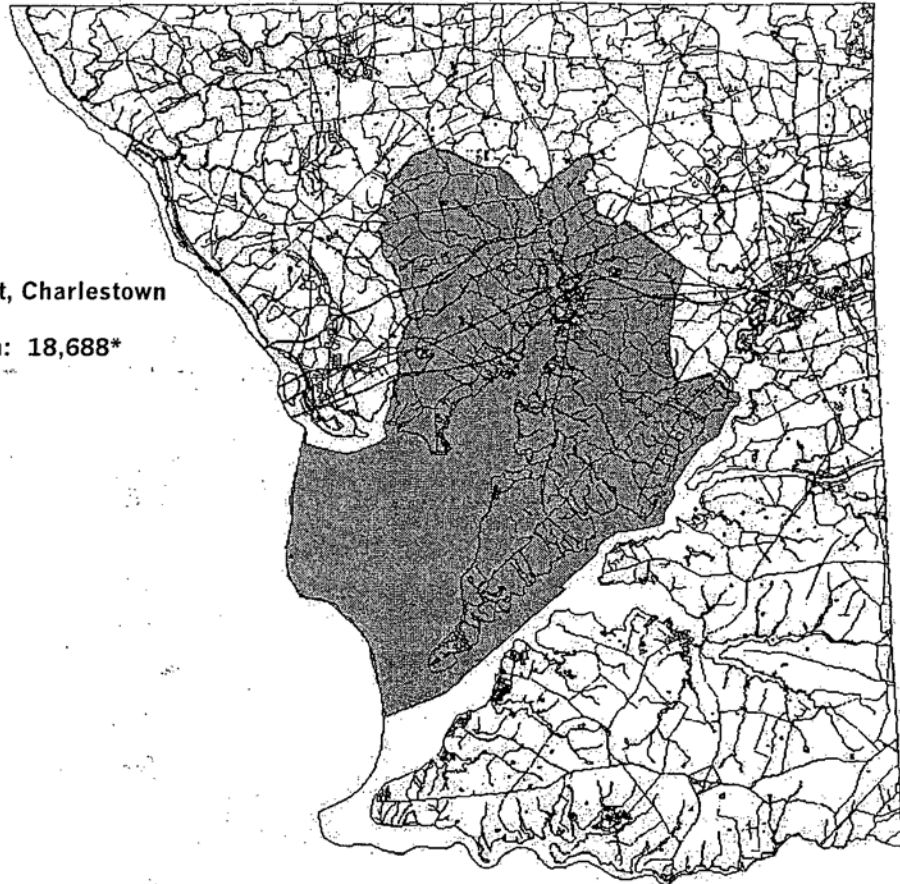
No major subdivisions received preliminary plat approval in 2003.

One (1) major subdivision received final plat approval in 2003 creating two (2) lots.

Two site plans received approval in 2003 for commercial and industrial development.

Thirty six (36) building permits were issued in 2003 with an estimated construction cost of \$5,811,110.

ELECTION DISTRICT #5 NORTH EAST



Towns: North East, Charlestown

District Population: 18,688*

*2000 Census

DEVELOPMENT INFORMATION

Sixteen (16) minor subdivisions were approved in 2003. Seven (7) of these minor subdivisions created twelve (12) lots.

Seven (7) major subdivisions received concept plat approval in 2003 potentially creating one hundred nineteen (119) lots.

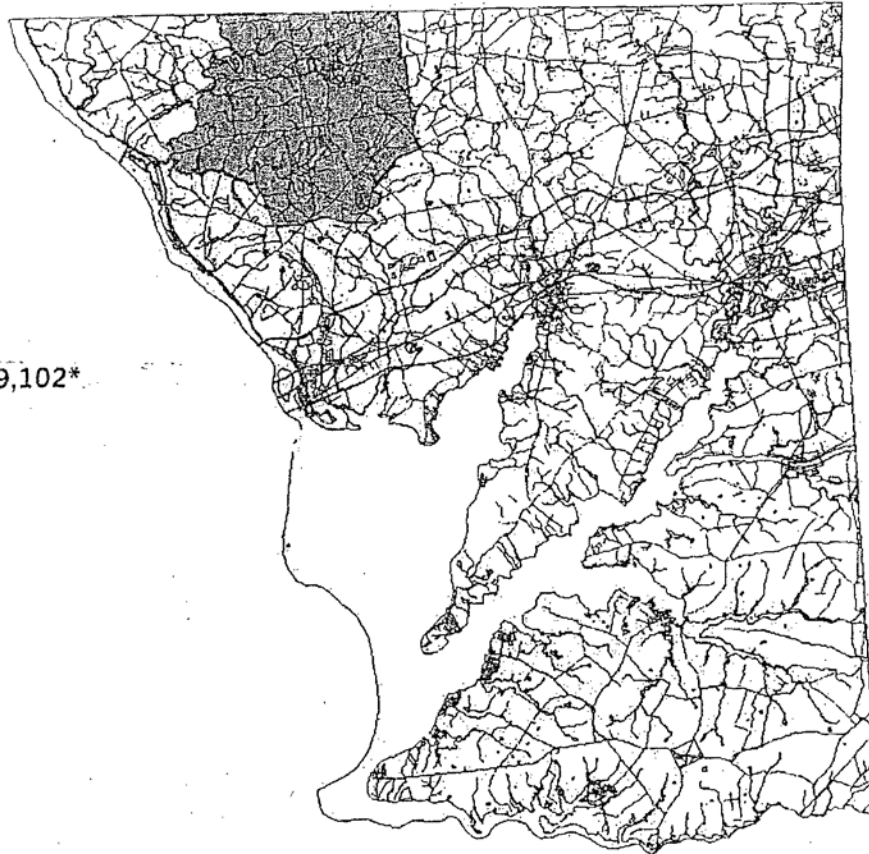
Five (5) major subdivisions received preliminary approval in 2003 potentially creating two hundred five (205) lots.

Six (6) major subdivisions received final approval creating thirty one (31) lots.

Ten (10) site plans for commercial and industrial development received approval in 2003.

Two hundred eighty seven building permits were approved for residential construction in 2003 with an estimated construction cost of \$39,760,683.

ELECTION DISTRICT #6 RISING SUN



Town - Rising Sun

District Population: 9,102*

*2000 Census

DEVELOPMENT INFORMATION

Eight (8) minor subdivisions were approved in 2003. Five (5) minor subdivisions created nine (9) lots.

One (1) concept plat was approved in 2003 proposing the potential creation of forty three (43) lots.

No major subdivisions received preliminary plat approval in 2003.

No major subdivisions received final plat approval in 2003.

One site plan was approved for industrial development in 2003.

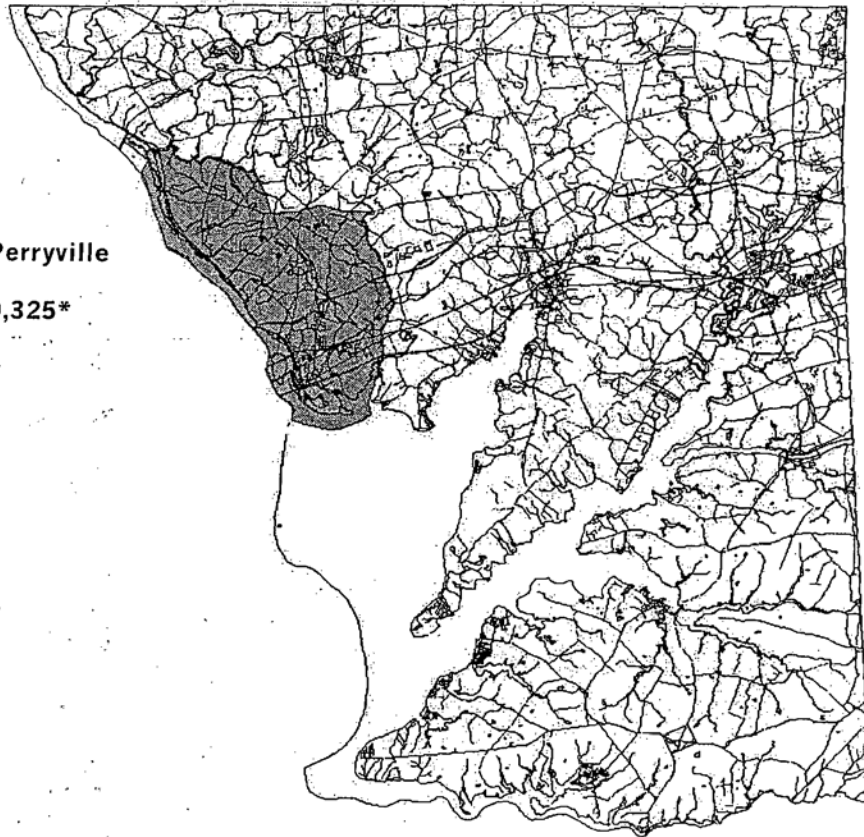
Seventy one (71) building permits were approved for residential construction in 2003 with an estimated construction cost of \$9,033,981.

ELECTION DISTRICT #7 PORT DEPOSIT

Towns - Port Deposit, Perryville

District Population: 10,325*

*2000 Census



DEVELOPMENT INFORMATION

Four (4) minor subdivisions were approved in 2003. Two (2) minor subdivisions created five (5) lots.

Two (2) major subdivisions received concept plat approval proposing the potential creation of forty (48) lots.

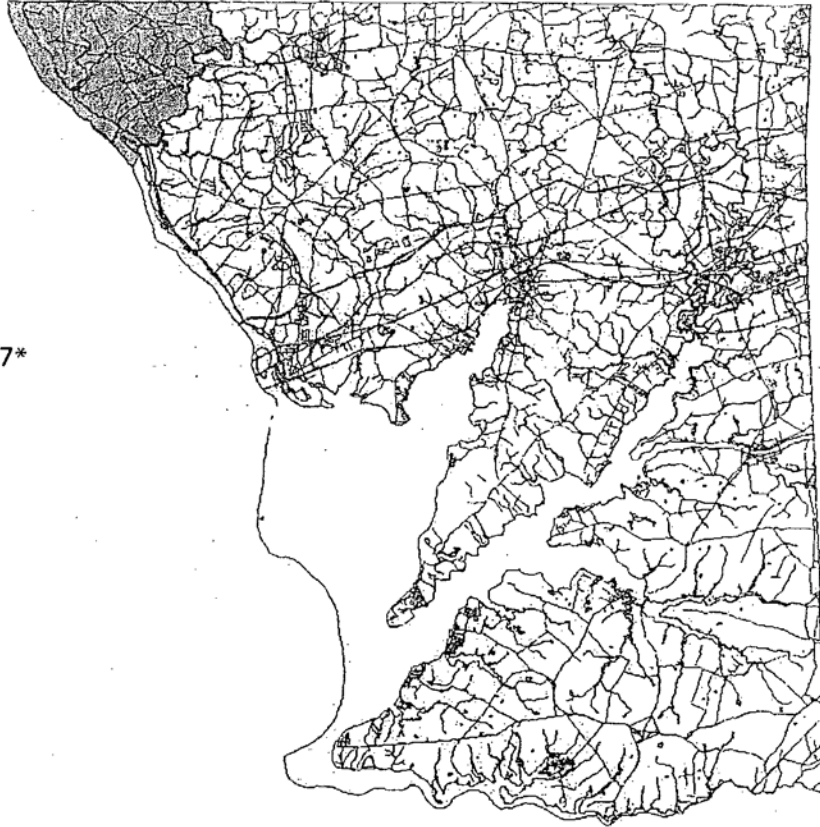
Five major subdivisions received preliminary plat approval in 2003 proposing the potential creation of one hundred seventeen (117) lots.

Two (2) major subdivisions created twenty one (21) new lots.

No site plans were approved for commercial or industrial development.

One hundred sixty three (163) building permits were issued for residential purposes in 2003 with an estimated construction cost of \$47,820,770.

ELECTION DISTRICT #8 CONOWINGO



Village - Conowingo

District Population: 3,667*

*2000 Census

DEVELOPMENT INFORMATION

One (1) minor subdivision was approved in 2003. This subdivision did not create any lots.

Two (2) major subdivisions received concept plat approval in 2003 proposing the potential creation of eighty seven (87) lots.

One (1) major subdivision received preliminary plat approval in 2003 proposing the potential creation of eight (8) lots.

Three (3) major subdivisions received final plat approval creating twenty three (23) lots.

One (1) site plan was approved for commercial development in 2003.

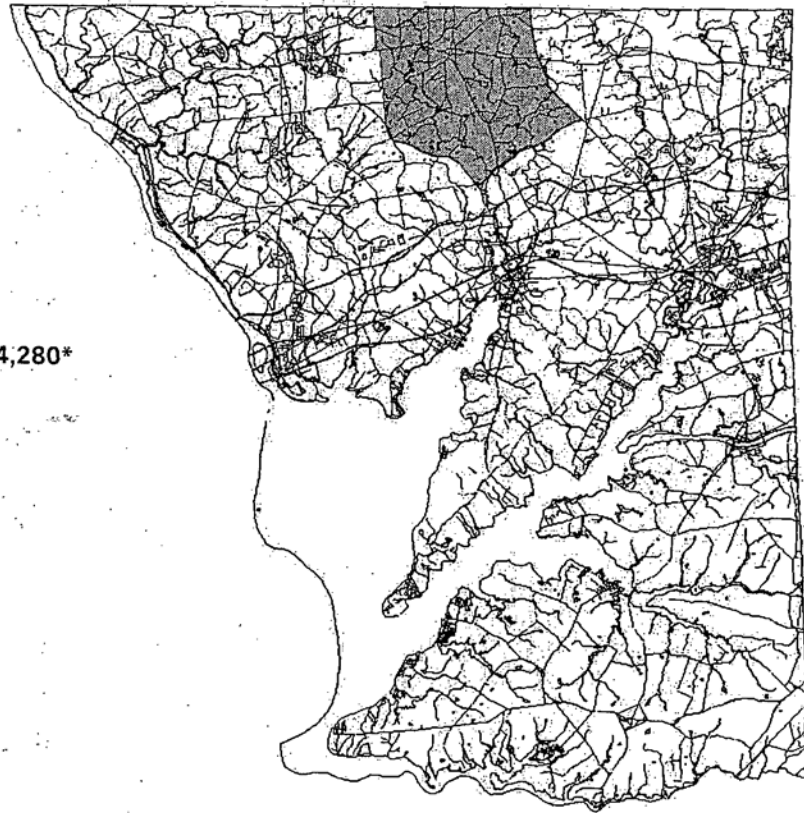
Thirty six (36) building permits were issued for residential development in 2003 with an estimated construction cost of \$3,087,263.

ELECTION DISTRICT #9 CALVERT

Village - Calvert

District Population: 4,280*

*2000 Census



DEVELOPMENT INFORMATION

Six (6) minor subdivisions received approval in 2003. Five of these created nine (9) lots.

Three (3) major subdivisions received concept plat approval proposing the potential creation of fifty eight lots.

Four (4) major subdivisions received preliminary approval in 2003 proposing the potential creation of sixty one (61) lots.

One (1) major subdivision received final approval in 2003 creating six (6) lots.

One site plan was approved for commercial development.

Eighty eight (88) building permits were issued for residential purposes in 2003 with an estimated construction cost of \$17,537,145.

RESIDENTIAL BUILDING PERMIT ACTIVITY - 2003

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONST COST
1	Dwellings	78	358,717	\$14,515,808
	Mobile Homes	14	10,709	\$370,645
	TOTALS	92	369,426	\$14,886,453
2	Dwellings	32	142,975	\$5,700,000
	Mobile Homes	5	4,701	\$144,400
	TOTALS	37	147,676	\$5,844,400
3	Dwellings	230	893,090	\$29,166,160
	Mobile Homes	25	37,206	\$1,127,487
	Townhouses	18	28,800	\$1,620,000
	TOTALS	273	959,096	\$31,913,647
4	Dwellings	34	130,665	\$5,740,110
	Mobile Homes	2	2,981	\$71,000
	TOTALS	36	133,646	\$5,811,110
5	Dwellings	213	805,868	\$33,278,056
	Mobile Homes	14	14,856	\$312,627
	Condos	16	26,256	\$1,560,000
	Townhouses	43	105,184	\$2,110,000
	Apartments	1	47,716	\$2,500,000
TOTALS	287	999,880	\$39,760,683	
6	Dwellings	43	172,679	\$5,514,466
	Mobile Homes	5	5,852	\$182,625
	Townhouses	22	59,876	\$3,196,890
	Apartments	1	6,072	\$140,000
	TOTALS	71	244,479	\$9,033,981
7	Dwellings	155	689,024	\$41,972,270
	Mobile Homes	7	3,917	\$448,500
	Apartments	1	87,814	\$5,400,000
	TOTALS	163	780,755	\$47,820,770
8	Dwellings	15	57,924	\$2,118,775
	Mobile Homes	21	29,369	\$968,488
	TOTALS	36	87,293	\$3,087,263
9	Dwellings	85	423,449	\$17,519,645
	Mobile Homes	3	2,758	\$17,500
	TOTALS	88	426,207	\$17,537,145

RESIDENTIAL BUILDING PERMITS ISSUED IN 2003

BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
DEVELOPMENT DISTRICT	100	11%
RURAL CONSERVATION	330	37%
RESOURCE PROTECTION	92	10%
SUBURBAN DISTRICT	139	16%
TOWN DISTRICT	221	26%
TOTALS:	882	100%

52 % of building permits issued in Development, Suburban, and Town Districts.

BUILDING PERMITS ISSUED – 2003

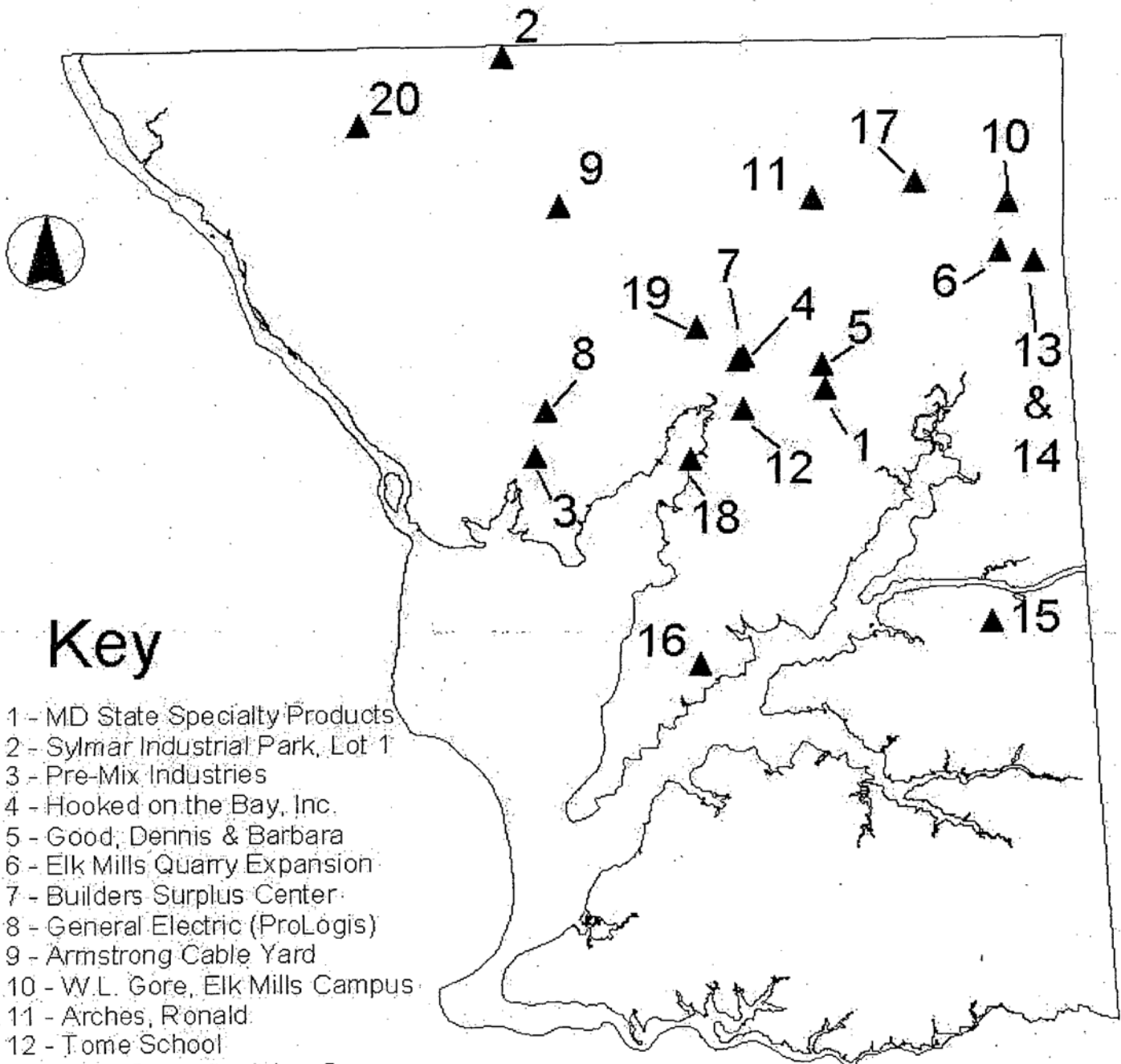
CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA	NEW DWELLINGS IN CRITICAL AREA
January	18	4
February	8	0
March	24	2
April	34	3
May	29	8
June	35	2
July	21	3
August	16	1
September	25	4
October	28	6
November	32	2
December	26	1
TOTALS:	296	36

2003 Site Plans

DATE	APPROV	NAME	LOCATION	ED	ZONING	PROPOS	USE	PROPSQFT
1/8/2003		Maryland St Specialty Products	Route 7 & Patriotic Lane	5	M2	Warehouse		5160
1/15/2003		Sylmar Industrial Park, Lot 1	Route 1 & Greenmount Road	6	BG	Warehouse		7200
1/31/2003		Pre-Mix Industries	Mountain Hill Rd	5	M1/M2	Concrete dry-mix plant		55259
2/25/2003		Hooked on the Bay, Inc.	Route 40 and Flint Drive	5	BG	Boat Sales & Supplies		3600
3/10/2003		Good, Dennis & Barbara	U. S. Rte. 40	5	BG	Mixed retail sales		32670
4/15/2003		Elk Mills Quarry Expansion	MD Route 277 & Route 316	3	M1 & MEB	Quarry expansion		2199780
4/24/2003		Builders Surplus Center	Mech. Valley Road & Flint Drive	5	BG	Storage buildings		9000
5/5/2003		General Electric (Prologis)	Belvidere Road	5	M2/MEA	Distribution Center		1,001,000
6/18/2003		Armstrong Cable Yard	Route 274 & Crothers Road	9	RR	Utility Bldg/Cable Yard		48,160
7/18/2003		W.L. Gore, Elk Mills Campus	Appleton Road & Vieves Way	4	M1	122 space parking lot		100,188
8/8/2003		Arches, Ronald	Blue Ball Road	3	BG	storage buildings		1000
8/13/2003		Tome School Addition	Maryland Avenue	5	DR	Classrooms & Offices		22106
9/12/2003		W.L. Gore, Appleton Campus	Lovett Drive (west side)	3	M1	Manufacturing/Warehouse		239000
9/19/2003		W.L. Gore Daycare Center	Lovett Drive & Airport Rd	3	M1	Daycare Center		12500
9/23/2003		County Bank, Ches. City Branch	Route 213	2	BG	Bank		2100
10/21/2003		Camp Sandy Hill	Turkey Point Road	5	NAR	Expansion of campground		10019
11/17/2003		Cool-Bedford, Melinda J.	Route 213	4	RM & NAR	Daycare Center		7986
11/21/2003		North East River Yacht Club	Bayside Drive	5	SR	Intensification of marina		36300
12/12/2003		Chesapeake Care Resources	Marysville Road	5	BG	Adult daycare		9900
12/24/2003		Infra-Tech, LLC	U.S. Route 1	8	BG	Construction Business		6160

2003 Approved Site Plans



Key

- 1 - MD State Specialty Products
- 2 - Sylmar Industrial Park, Lot 1
- 3 - Pre-Mix Industries
- 4 - Hooked on the Bay, Inc.
- 5 - Good, Dennis & Barbara
- 6 - Elk Mills Quarry Expansion
- 7 - Builders Surplus Center
- 8 - General Electric (ProLogis)
- 9 - Armstrong Cable Yard
- 10 - W.L. Gore, Elk Mills Campus
- 11 - Arches, Ronald
- 12 - Tome School
- 13 - W.L. Gore, Appleton Campus
- 14 - W.L. Gore Daycare
- 15 - County Bank, Ches. City Branch
- 16 - Camp Sandy Hill
- 17 - Cool-Bedford, Melinda
- 18 - North East River Yacht Club
- 19 - Chesapeake Care Resources
- 20 - Infra-Tech, LLC

Cecil County
 Office of Planning & Zoning
 January 5, 2004
 Drawn by DRB

APPROVED LOTS & ACRES			
BY ELECTION DISTRICT			
ED		LOTS	ACRES
1		5	549.11
2		56	165.97
3		6	79.28
4		7	25.01
5		43	311.08
6		9	189.49
7		26	205.85
8		23	101.3
9		15	73.78
TOTAL		190	1,700.86

APPROVED LOTS & ACRES			
BY LAND USE DISTRICT			
LUD		LOTS	ACRES
RPD		6	656.55
RCD		137	584.54
DD		10	157.32
SD		34	212.63
VD		2	2.9
MED		1	86.92
TOTAL		190	1,700.86

Totals include major and minor subdivisions

MINOR SUBDIVISIONS

OWNER NAME	ED	MAP	PARCEL	ZONING	LOTS	ACRES	LUD
Combs, Clarence & Rosie	1	58	20	SAR	2	5.06	RPD
Parker, Mary (Estate of)	1	60	1	RR	1	11	RPD
Decker, Virginia	1	56	14	SAR	1	3.43	RPD
Daniels, Roland	1	58	55	SAR	0	26.7	RPD
Clevenger, Linda	1	59	159	SAR	0		2 RPD
Sentman Distributors	1	56	3	SAR	1	500.93	RPD
TOTAL					5	549.11	

OWNER NAME	ED	MAP	PARCEL	ZONING	LOTS	ACRES	LUD
Mahoney, Pearl	2	49	1	SAR	1	106.44	RPD
Macalree, Jane	2	48	94	SAR	0	1	RPD
TOTAL					1	107.44	

OWNER NAME	ED	MAP	PARCEL	Zoning	LOTS	ACRES	LUD
Russell, R&B	3	32	30	MH	1	0.75	DD
Herron, Fred	3	26	2238243	BG & RR	0	2.75	SD
Johnson, Robert, Bruce &	3	13	311	NAR	2	13.6	RCD
CECO Utilities	3	21	632	SR	1	11.71	SD
Basell USA	3	21	115	M1	1	32.21	DD
Peninsula Industrial Park	3	25	740 & 67	M1	0	3.16	DD
TOTAL					5	64.18	

MINOR SUBDIVISIONS

OWNER NAME	ED	MAP	PARCEL	ZONING	LOTS	ACRES	LUD
Dever, Lydia	4	14	820	SR	0	5.9	SD
Bradford, Morris	4	13	43	RR	1	1.24	RCD
Shallcross, Barbara	4	12	33	NAR	1	4.8	RCD
Crossan, Eleanor	4	13	11	NAR	1	1.53	RCD
Wohner, Emma	4	14	42	SR	1	1.18	SD
Nester, Patricia	4	21	186 & 653	DR	0	2.46	DD
Nonn, Rosalee G.	4	14	34	SR	1	5	SD
Total					5	22.11	

OWNER NAME	ED	MAP	PARCEL	ZONING	LOTS	ACRES	LUD
Dan Banks Co.	5	25	805	DR	0	12.64	DD
Mason-Dixon Sand	5	30	17,20,116	MEA & M2	0	70.66	MED
Premix	5	30	2	M1 & M2	1	16.26	MED
Day, Douglas & Deborah	5	36	159	NAR	5	32.28	RCD
Perovich, John	5	37	16	NAR	1	1.51	RCD
Day, Douglas & Deborah	5	36	341&639	NAR	0	7.2	RCD
Veasey, Ralph & Judith	5	36	483	RR	0	2.02	RCD
Blevins, Donald & Doris	5	25	593	DR	0	0.22	DD
Christensen, Harry	5	31	142	M2	1	3	DD
Eveland, Nelson	5	36	105	SR	1	20.99	SD
Poff, Elsie V.	5	26	453	BG	1	1.28	DD
Hall, Thomas	5	41	18&310	NAR	0	0.16	RCD
Parks & Bailiff	5	24	4 & 106	NAR	0	3.75	RCD
Peninsula Industrial Park	5	25	740 & 67	M1	0	3.16	DD
Blomquist, Glenn	5	25	637	DR	0	0.54	DD
Ferguson, Peter & Sandy	5	41	65	RR	2	2.51	RCD
TOTAL					12	178.18	

MINOR SUBDIVISIONS

OWNER NAME	ED	MAP	PARCEL	ZONING	LOTS	ACRES	LUD
Knutsen, Eric & Teresa	6	11		14 SR	1	10	SD
Snider, William & Ethel	6	16		139 NAR	0	17.3	RCD
Ayers, Paul & Kathleen	6	17		91 NAR	3	11.16	RCD
McGlothlin, Douglas	6	17	267 & 341	VR	0	1.68	VD
Ag-Ind Equipment Co.	6	4		73 BG	1	11.6	RCD
Jackson, Robert & Jane	6	23		78 NAR	1	1.83	DD
Montgomery, Helen O.	6	16		128 NAR	3	122.08	RCD
Astle, Norman & Helen	6	17	8 & 598	NAR	0	13.84	RCD
TOTAL					9	189.49	

OWNER NAME	ED	MAP	PARCEL	ZONING	LOTS	ACRES	LUD
Bailey Harbold Ent.	7	22		64 NAR	0	41.75	RCD
Phillips, Glen & Joan	7	22		86 RR	3	5.6	RCD
Anderson, John & Sandy	7	29	58 & 450	DR	0	0.11	DD
Wein, Katherine	7	29		37 DR	2	2.79	DD
TOTAL					5	50.25	

OWNER NAME	ED	MAP	PARCEL	ZONING	LOTS	ACRES	LUD
Conowingo Baptist Ch.	8	9		291 NAR	0	3.33	RCD
TOTAL					0	3.33	

OWNER NAME	ED	MAP	PARCEL	ZONING	LOTS	ACRES	LUD
McDonald, Kenneth	9	18		75 NAR	5	5.9	RCD
Peoples, John	9	11		408 NAR	0	7	RCD
Mackie, Michael & Linda	9	11		125 NAR	1	1.02	RCD
Montgomery-Cecil	9	19		8 NAR	1	20	RCD
Hill, William & Janet	9	5		98 NAR	1	0.99	RCD
Orr, Fred & Doris	9	11		39 NAR	1	2.07	RCD
TOTAL					9	36.98	

APPROVED FINAL SUBMITTALS

	ED	ACRES	LOTS	OS	ACRES	CA	CA	ACRES	LUD	ZONING
Triple L&J, LLC	3	15.1	1		1				RCD	NAR
Rock Run Estates, Sec. 3	7	36.7	19						RCD	NAR
Roop Road Estates, Sec. 2 Lot 8	8	27.6	1						RCD	NAR
Roop Road Estates, Sec. 2 Lots 9-29	8	46.7	21		23.2				RCD	NAR
Reed, Wayne & Lorraine	5	34.9	2						SD	SR
Rose, Barbara C. et al	5	36.9	2			LDA		1.88	SD	SR
Old Hubbs Homestead	4	2.9	2						VD	VR
Pelham Manor, Sec1, Lots 1-57	2	45.8	45		1.27				RCD	NAR
Leight, Constance C.	7	118.9	2						SD	SR
Villages of Elk Neck, Woodholme, Sec. 4	5	55.1	23		16.2				SD	SR
Chesapeake Club Condo, Sec. 1	5	0.48	2						DD	RM
New Bridge Farm, Lot 1	8	23.67	1						RCD	RR
Wilson Woods	5	5.2	1						RCD	RR
Pelham Manor, Sec. 1	2	12.73	10						RCD	NAR
Triple L&J, LLC, Lots 5-10	9	36.8	6						RCD	NAR
Montgomery Oaks, Sec. 1, Lot 45	5	0.32	1						DD	DR
TOTAL		499.8	139		41.67			1.88		

APPROVED PRELIMINARY SUBMITTALS

	ED	ZONING	ACRES	LOTS	OS ACRES	CA	CA ACRES	LUD
Racine Estates, Sec. 2, Lots 7-21	5 NAR		87.22	15				RCD
Rock Run Estates, Sec. 3 & Sec. 2	7 NAR		36.69	19				RCD
Triple L&J, LLC, Lots 5-10	9 NAR		36.83	6				RCD
Herbst, Edward J., Lots 6&7	7 DR		6.09	2				DD
Sunnybrook Estates, Sec. 4, Lots 75-85	2 RR		17.12	10		1.41		RCD
Susquehanna River/View	7 NAR		1.8	1				RCD
Pelham Manor, Sec. 1, Lots 1-57	2 NAR		56.78	57		1.27		RCD
Autumn Woods, Estates of	5 NAR		86.38	31		39.5		RCD
New Bridge Farm	9 RR		51.43	10		7.95		RCD
Crane Fields, Lots 5-10, 21&22	8 NAR		11.5	8		0.9		RCD
Pelham Manor, Sec. 1, Lots 58&59	2 NAR		2.11	2				RCD
Murphy's Run, Lots 1-39	9 NAR		131.54	39		62.96		RCD
Woods at Springhouse Station	7 NAR		94.61	21		17.74		RCD
Candlelight Ridge	5 SR		30.38	39		11.16		SD
Crossings at Cherry Hill, Lots 1-31	3 VR		31.24	31		18.37		VD
Warwick Orchards, Sites 1-74	7 MH/NAR		35.45	74		3.8		DD
Reserve at Elk River, Lots 1-37, 39-42, 49-60	5 NAR/SR		217.07	53		122.83		SD&RCD
Northwoods, Sec. 2, Lots 96-162	5 RM		19.93	67		2		DD
Murphy's Run, Lots 40-43, 24-25	9 NAR		9.03	6		0.63		RCD
	TOTAL		963.2	491		290.52		

APPROVED CONCEPT PLAT SUBMITTALS

	ED	ZONING	LOTS	OS ACRES	CA	CA ACRES	LUD	ACRES
Autumn Woods, Estates of	5 NAR		31	39.5			RCD	86.38
Racine Estates, Sec. 2, Lots 7-21	5 NAR		15				RCD	87.22
Herman, Eugene F.	9 RR		17	7.8			RCD	51.43
Reserve at Elk River	8 NAR/SR		69	134.6			SD/RCD	208.4
Huegel, Otto & Greta	5 NAR		5				RCD	45.1
Hopewell Ridge	7 NAR		18	9.5			RCD	55.6
Miklas & Kuklewski	5 SR		39	11.7			SD	30.4
Valley Estates	4 SR		6	0.63			SD	3
Crane Fields	8 NAR		18	8.3			RCD	54.8
Winfield, Sec. 2, Lots 12-21	9 NAR		10	17.3			RCD	65.76
Woods at Springhouse Station	7 NAR		30	14.32			RCD	91.08
Irishtown Mews, Lots 1-5	5 NAR/RR		5				RCD	25.42
Murphy's Run	6 NAR		43	64.3			RCD	131.2
Mendenhall Square	9 NAR		31	49.01			RCD	94.2
Crossings at Cherry Hill, Lots 1-31	3 VR		31	19.9			VD	31.2
Bayview Station	5 SR		18	5.04			DD	23.62
Eagleair	5 SR		6				DD	16.93
Reynolds Farm	4 NAR		56	51.64			RCD	170.29
Marley Farms, Sec. D, Lots 51-60	3 SR		10	4.12			SD	26.52
Antego	3 SR		44	56.1			SD	138.1
Brickhouse Farm Estates, Lots 1-32	2 NAR		32	29	RCA		RCD	97.5
		Total	534	522.76				1534.15

2003 REZONINGS

Election District	Owner Name	Zoned	Req Zoning	Decision
1	Joe and Joann Thomson	SAR	BG	Withdrawn
3	Jo Ann M. Church	RR	BG	Disapproved
4	Harry and LeAnn Lenderman	SR	BG	Approved
5	Annabelle McGinnis	DR	BG	Withdrawn
	Christopher J. Diebold	VR	RM	Withdrawn
	John W. and Michell B. Guy	SR	RM	Approved
	Michael Charles Smith	Business Local (BL)	Business General (BG)	Approved
	Sandy Hill Holdings LLC	NAR (RCA)	NAR (LDA)	Approved
	Sarina, Inc	BG & DR	BG	Approved
	Wilbur R. and Anita J. Rowlan	SR	BG	Approved

Election District	Owner Name	Zoned	Req Zoning	Decision
7	David and Kathleen Collette	SR	BG	Approved
	Nathan and Susan Workman	SR	M-1	Disapproved
8	Franklin D. and Rhonda Lynn Ragan, Jr.	RR	BG	Approved

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2003

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	20	1	2	23
TELECOMMUNICATION	1	0	0	1
OTHER	5	0	0	5
MANUFACTURED HOME				19
Agricultural	1	0	0	1
Hardship	9	1	1	11
Security	4	0	0	4
RR Zone	2	1	0	3
VARIANCES	20	7	0	27
APPEALS	AFFIRMED	REVERSED		
	3	1	0	4

ZONING COMPLAINTS AND VIOLATIONS

2003

ISSUE	VIOLATIONS
Manufactured Homes	3
Manufactured Homes (Special Exception)	0
Storage Trailer	4
Untagged or Inoperative Vehicles	125
Salvage Yards / Ruble Landfill	9
Illegal Business Operation	11
Setbacks	0
RV / Travel Trailers	2
Signs	0
Dwelling Conversion	1
Kennels	1
Animal Husbandry	0
Other -- Fencing and Condemned Housing	3
COURT CASES	17
TOTALS:	176

MALPF DISTRICTS APPROVED IN 2003

OWNER	TAX MAP	GRID	PARCEL	ACRES	ELECTION DISTRICT
Mary Elizabeth Brown	4	14	8	55.56	9
Ella Mae Truslow	16	11	50	45.16	6

Total

100.72

MALPF EASEMENTS SOLD IN 2003

Craig, Phyllis P	57	10	83	116	1
Allred, Floyd	10	14	249	122	6
England, William	11	17	9	65	9
Sandy Bottom Preserve #2 (ESLC)	62	2	160	65	1

Total

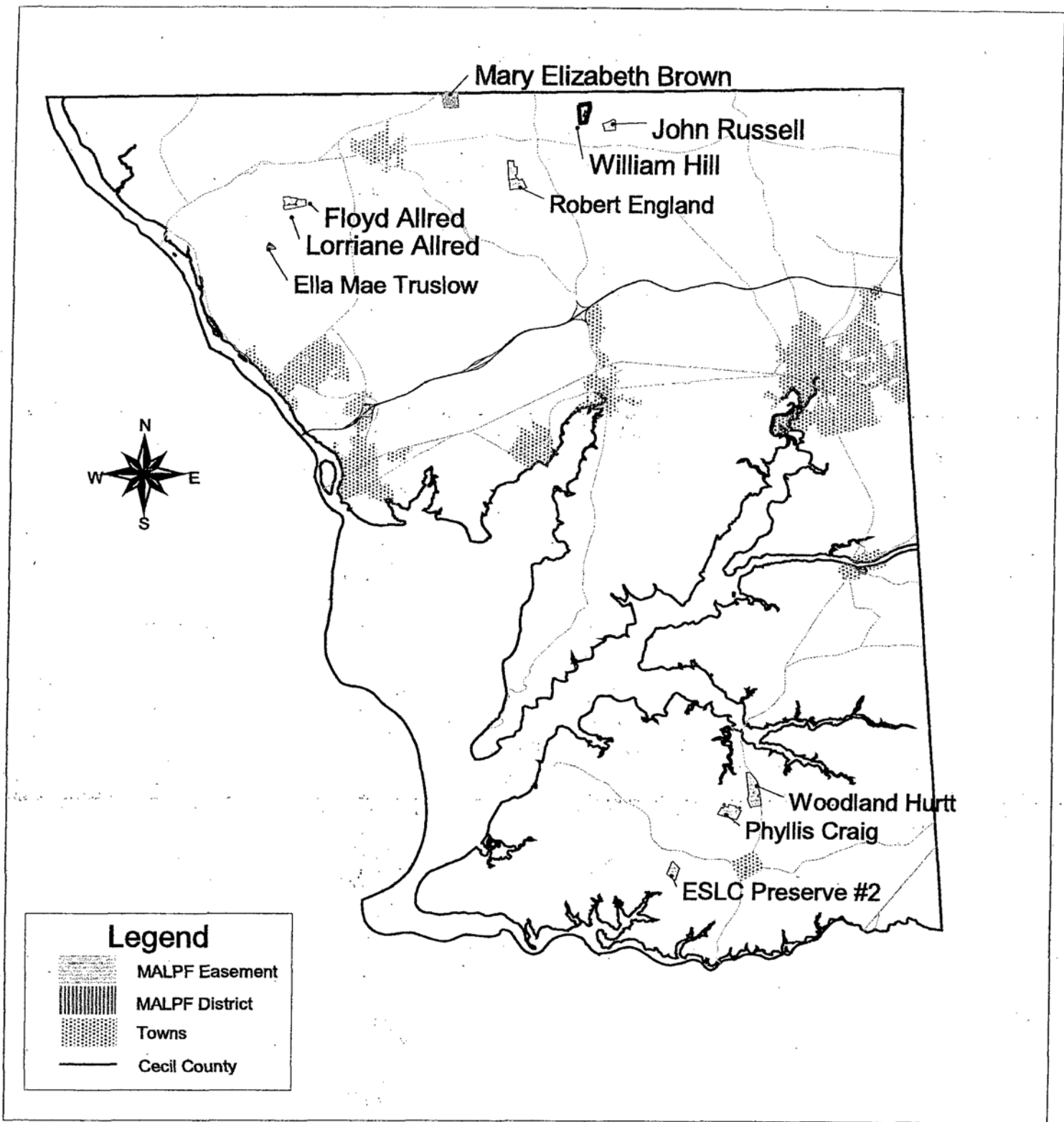
368

MALPF EASEMENT OFFERS IN 2003

Hill, William	5	20	98, 97	74	9
England, William	11	17	9	65	9
Russell, John	5	22	152	76	9
Allred, Lorriane	9	29	120	49	6
Hurt, Woodland	57	5	4	180	1
England, Clifford	11	17	26	65	9

Total

509



Cecil County MALPF

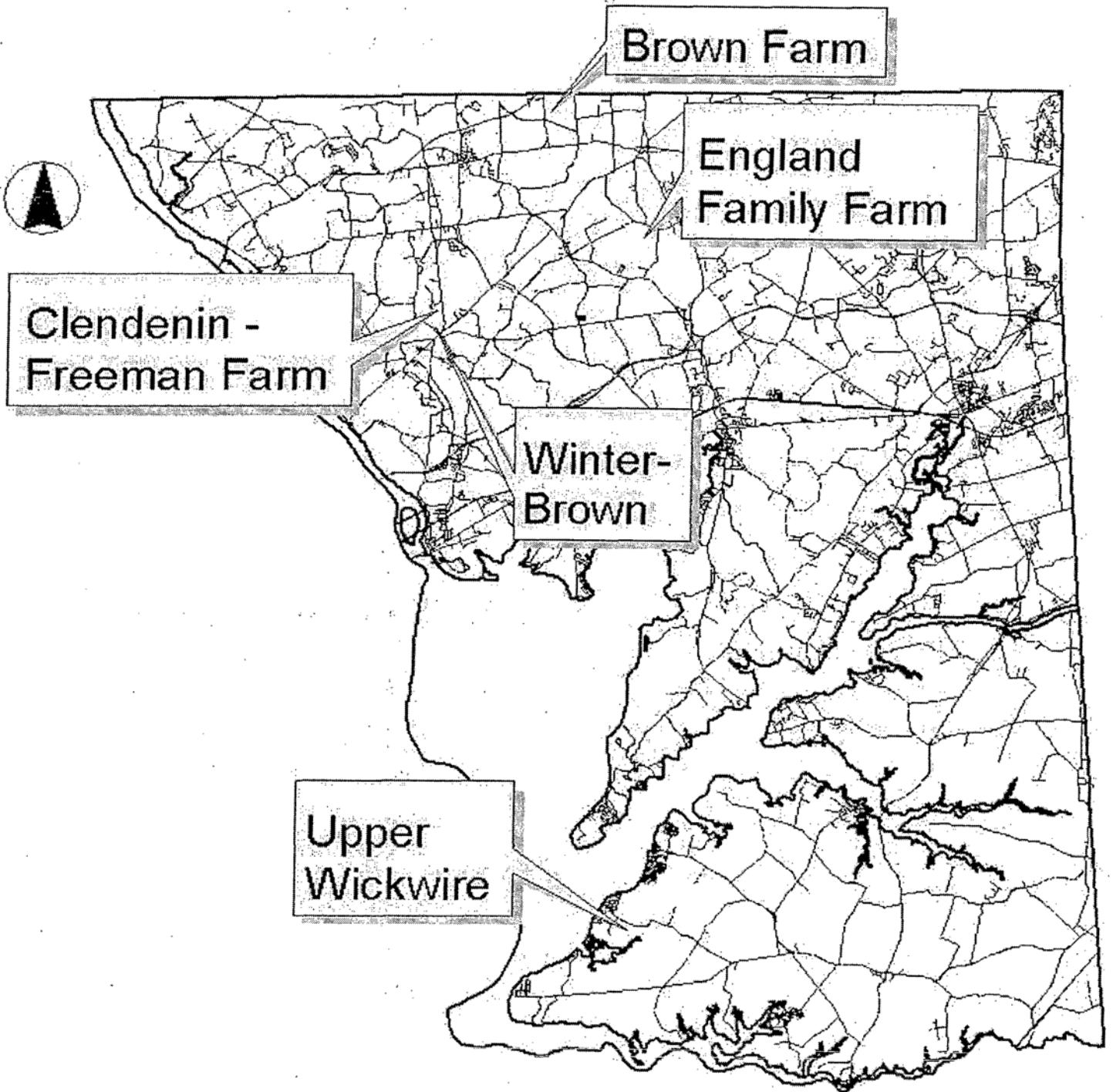
Cecil County Annual Report

January, 2003

2003 HISTORIC DISTRICT APPLICATIONS

<u>Election District</u>	<u>Owner</u>	<u>Site</u>	<u>Decision</u>
1	Steven & Beth Jones	Upper Wickwire	Approved
6	James & Ann Freeman	Clendenin-Freeman Farm	Approved
6	Patricia Brown	Winter Brown House	Approved
9	Peter & Margaret Lenhoff	Brown Farm	Approved
9	Robert England William England George England Isabella Marshall	England Family Farm	Approved

2003 Historic District Applications



2 0 2 4 Miles

Cecil County
Office of Planning & Zoning
January 5, 2004
Drawn by DRB

