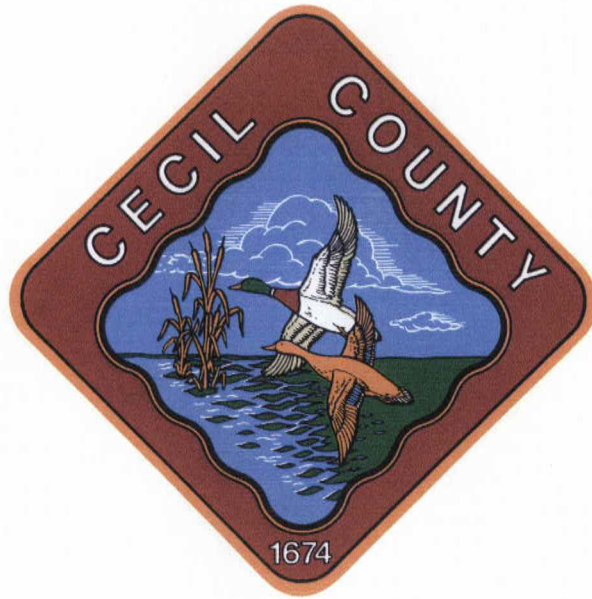


2004 ANNUAL REPORT
CECIL COUNTY, MARYLAND



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 2004 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, Chesapeake Bay Critical Area, 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 of the Annotated Code, and Section 3.09 of Article 66B of the Annotated Code, during calendar year 2004, 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 2004, the Planning Commission reviewed concept, preliminary, and final major subdivision applications. Of these applications, sixteen (16) were granted final approval creating two hundred fifty seven (257) new lots. Thirty (30) preliminary plats received approval potentially creating five hundred eighty two (582) new lots and one thousand two hundred sixty three (1,263) apartment units. Twenty nine (29) concept plats received approval involving the potential creation of three thousand eight hundred twenty (3,820) lots. The most active district was Election District 5, which received nine (9) final approvals, fifteen (15) preliminary approvals, and fourteen (14) concepts. Election District 5 also created the most lots with the final approval of one hundred ninety nine (199).

Minor Subdivisions – The Office of Planning, Zoning, Parks & Recreation approved sixty three (63) minor subdivisions in 2004. Forty three (43) of the approvals created sixty six (66) lots. The remainder of the submittals were for add-ons or agricultural transfers. The most active district was District 5 with thirteen (13) approvals that created twenty two (22) lots.

Site Plans – A total of twenty (20) site plans were approved by the Office of Planning, Zoning, Parks & Recreation in 2004.

Historic District Applications – The Historic District Commission and the Planning Commission did not make recommendation to the Board of County Commissioners on any nominations for historic designation.

Rezonings – During 2004, the Planning Commission made recommendation to the Board of County Commissioners on a total of twenty six (26) rezoning applications. The Board

of County Commissioners approved eighteen (18) applications and denied six (6) applications. Two (2) applications were withdrawn.

Agricultural Preservation – The Planning Commission heard two (2) applications to form agricultural preservation districts totaling 273.5 acres in 2004. Both applications received favorable recommendations from the Agricultural Preservation Advisory Board, the Planning Commission and the Board of County Commissioners. Sixty seven (67) acres have had easements purchased to permanently preserve the land. Twelve thousand seven hundred sixty six (12,766) acres have had easements purchased to be permanently preserved for agricultural purposes. The total acreage now participating in the program is nineteen thousand three hundred fifty seven (19,357) acres.

Special Exceptions – The Planning Commission and Board of Appeals heard forty nine (49) requests for special exceptions in 2004, and approved forty four (44).

Variances & Appeals – The Board of Appeals heard fifty (50) variance requests in 2004 and approved forty three (43). The Board of Appeals heard four (4) appeals of administrative decisions by the Office of Planning, Zoning, Parks & Recreation in 2004. Three (3) were affirmed and one (1) was reversed.

Building Permits – The Office of Planning, Zoning, Parks & Recreation processed six hundred eighty seven (687) building permits for residential development in the County, of which thirty three (33) were in the Chesapeake Bay Critical Area. The estimated value of construction in 2004 was \$102,169,000. There were approximately 2,739,000 square feet of residential space constructed in the county in 2004.

Zoning Violations – The Office of Planning, Zoning, Parks & recreation investigated one hundred eighty six (186) violations in 2004.

THE CECIL COUNTY PLANNING COMMISSION

2004 Members:

Mr. Carl Walbeck,* Chairman

Mr. Josh Brown, Chairman

Mr. William Mortimer, Vice Chairman

Ms. Ethel Murray

Ms. Caroline du Pont Prickett

Mr. Tim Smith*

Mr. Keith Williams

Mr. Russell Farrell,* Alternate

Mr. Clay McDowell,* 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 Board of County Commissioners regarding special exceptions, rezonings, and amendments or changes to the County's regulations. 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

2004 Members:

Mr. William Underwood, Chairman

Mr. Delbert Kline

Ms. Maria Mastrippolito

Mr. Beecher Rasnake

Mr. David Willis

Mr. Bill Jeanes, Alternate

Mr. Keith Baynes, Esq., 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 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**

2004 Members:

Mr. Wayne Stafford, Chairman

Mr. Stephen Balderston

Mr. David Davis

Ms. Mary Halsey

Mr. Fred Orr

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 BOARD OF PARKS & RECREATION

2004 Members:

Mr. Douglas Lort, Chairman

Mr. Robert Cameron

Mr. Steve Minor

Mr. Rex Sizemore

Ms. Linda Snyder

Ms. Sue Stroble

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 availability of federal and State funds for these purposes.

THE CECIL COUNTY HISTORIC DISTRICT COMMISSION

2004 Members:

Mr. Ed Cairns, Chairman

Ms. Sally Cairns

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Ms. Patricia Folk

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 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

2004 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.

STAFF – PLANNING, ZONING, PARKS & RECREATION

Eric S. Sennstrom, AICP – Director

David Black – Planner II

James Black – Code Compliance Inspector

Jodee Cangialosi – Planner I

Karen Deaver – Office Services Specialist

Gale Dempsey – Administrative Aide

Anthony Di Giacomo, AICP – Principal Planner

Cliff Houston – Zoning Administrator

Joseph Johnson – Resource Plans Reviewer

Lisa Jones – Administrative Assistant

Betty Patterson – Office Services Specialist

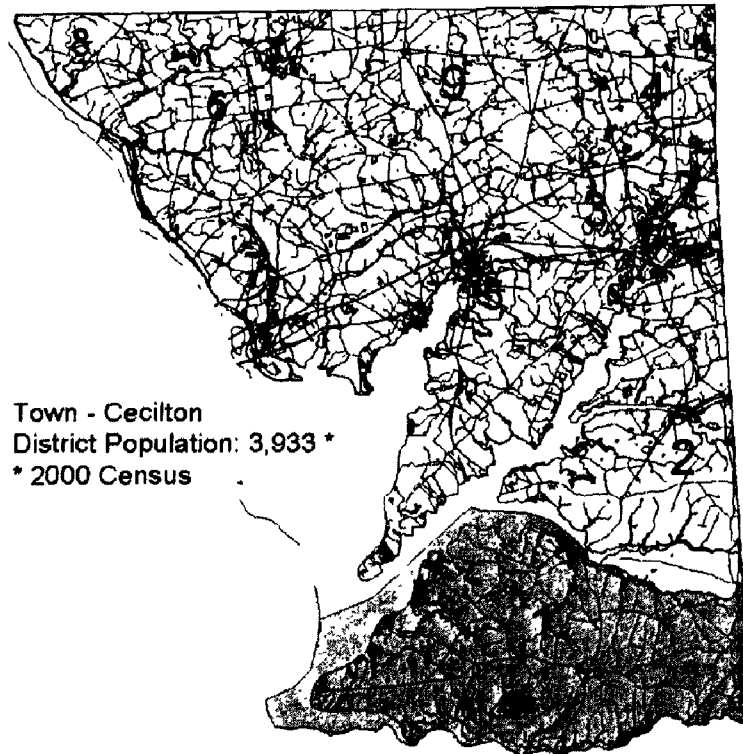
Amber Rhodes – Plans Reviewer

Ed Slicer – Manager, Parks & Recreation

This office provides staff support to the Board of County Commissioners, Planning Commission, Board of Appeals, Agricultural Preservation Advisory Board, Board of Parks & Recreation, Historic District Commission, as well as other boards and commissions. Additionally, the office implements the goals and objectives of the County's Comprehensive Plan through the administration of the Zoning Ordinance, Subdivision Regulations and Land Preservation, Parks & recreation Plan. Members of staff participate on various committees and represent the county on numerous State and regional governmental organizations.

APPENDICES

ELECTION DISTRICT #1 – CECILTON



DEVELOPMENT INFORMATION

Seven (7) minor subdivisions were approved in 2004. Six of these created nine (9) lots.

Three (3) major subdivisions received concept plat approval.

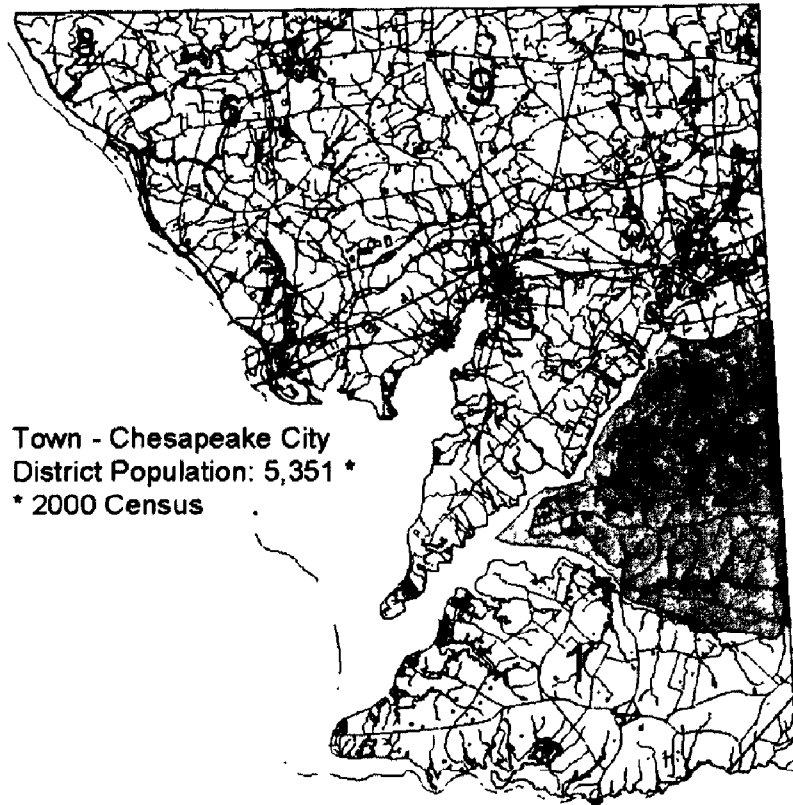
One (1) preliminary plat received approval.

One (1) final plat received approval in 2004 creating four (4) lots.

One (1) site plan was approved for commercial development in 2004.

Fifty three (53) building permits were issued for residential purposes with an estimated construction cost of \$7,578,250.

ELECTION DISTRICT #2 – CHESAPEAKE CITY



DEVELOPMENT INFORMATION

Two (2) minor subdivisions were approved in 2004. These approvals created two (2) lots.

One (1) major subdivision received concept plat approval.

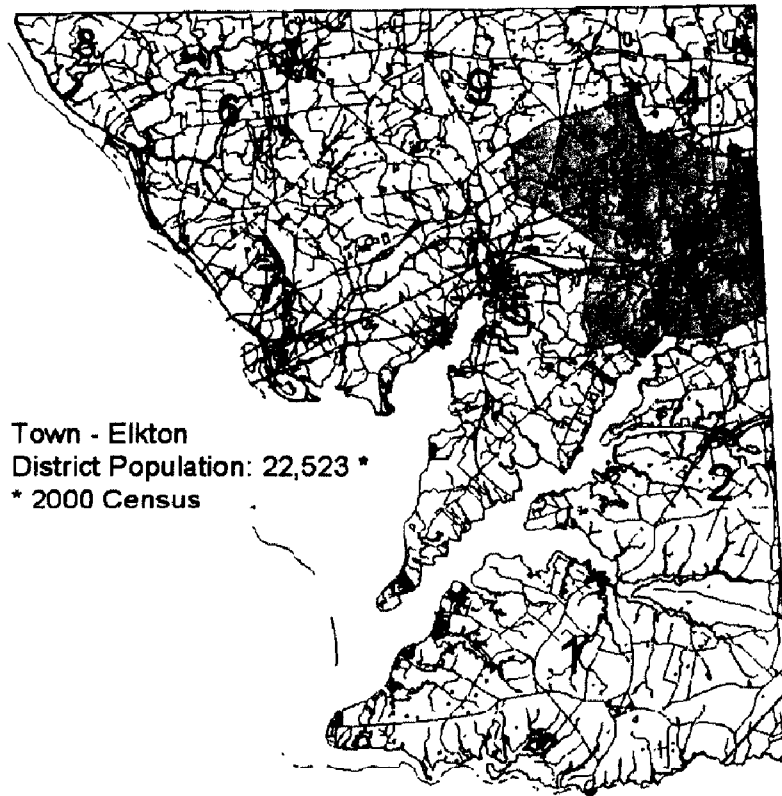
One (1) major subdivision received preliminary plat approval.

One (1) major subdivision received final plat approval creating ten (10) lots.

No site plans were approved for commercial/industrial development.

Seventy nine (79) building permits were issued for residential purposes with a total estimated construction cost of \$9,653,000.

ELECTION DISTRICT #3 – ELKTON



DEVELOPMENT INFORMATION

Nine (9) minor subdivisions were approved in 2004. Four (4) of these subdivisions created seven (7) lots.

Two (2) major subdivisions received concept plat approval.

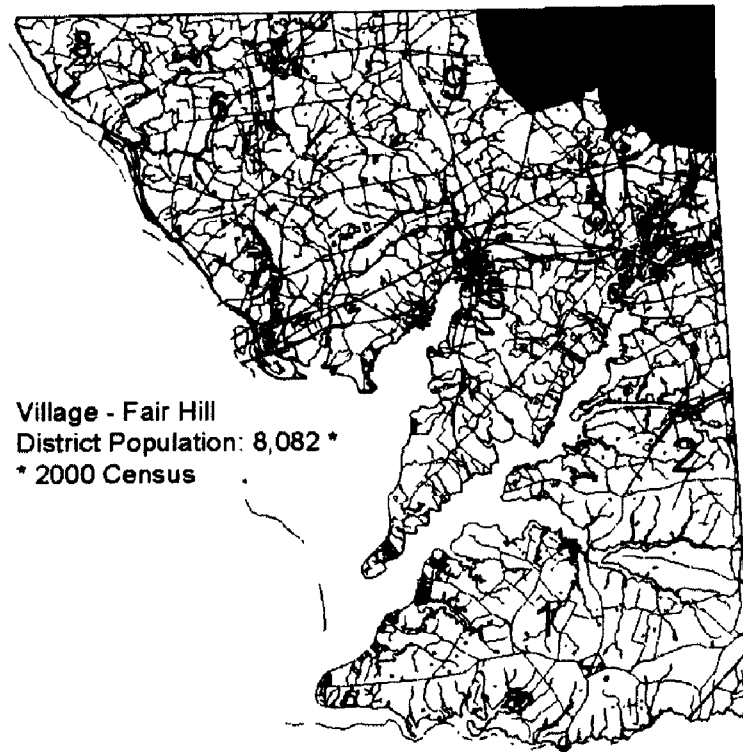
Three (3) major subdivisions received preliminary plat approval.

No major subdivisions received final plat approval.

Seven (7) site plans for commercial/industrial developments were approved in 2004.

Two hundred two (202) building permits for residential purposes were approved in 2004 with a total estimated construction cost of \$25,738,000.

ELECTION DISTRICT #4 – FAIR HILL



DEVELOPMENT INFORMATION

Six (6) minor subdivisions received approval in 2004. Two (2) of these minor subdivisions created four (4) lots.

Three (3) major subdivisions received concept plat approval.

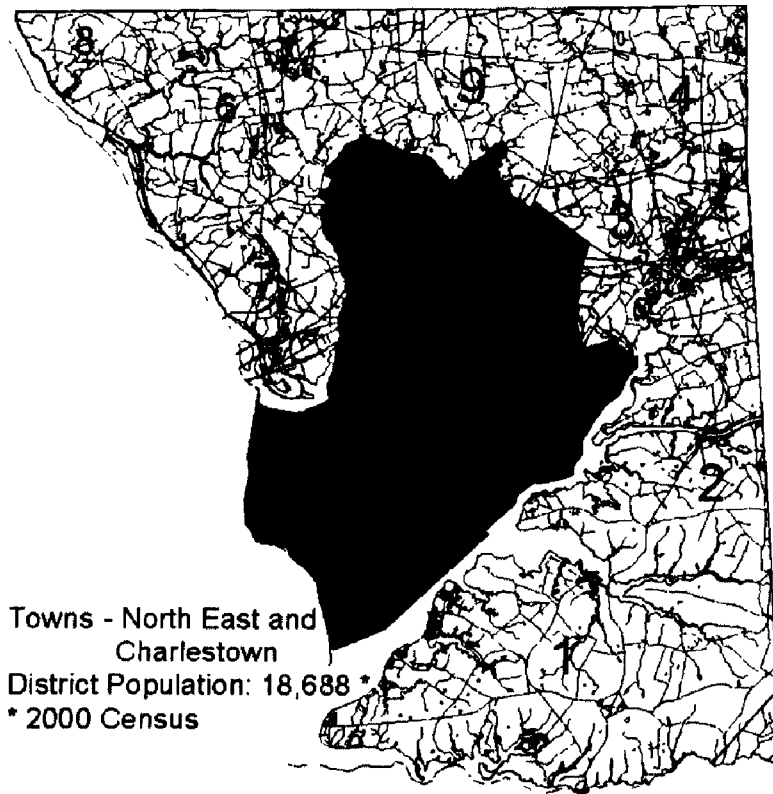
One (1) major subdivision received preliminary plat approval.

No major subdivisions received final plat approval.

Four (4) site plans were approved for comer/industrial development in 2004.

Twenty six (26) building permits were issued for residential purposes in 2004 with an estimated construction cost of \$6,078,000.

ELECTION DISTRICT #5 – NORTH EAST



DEVELOPMENT INFORMATION

Thirteen (13) minor subdivisions were approved in 2004. Ten (10) of these minor subdivisions created twenty (20) lots.

Thirteen (13) major subdivisions received concept plat approval.

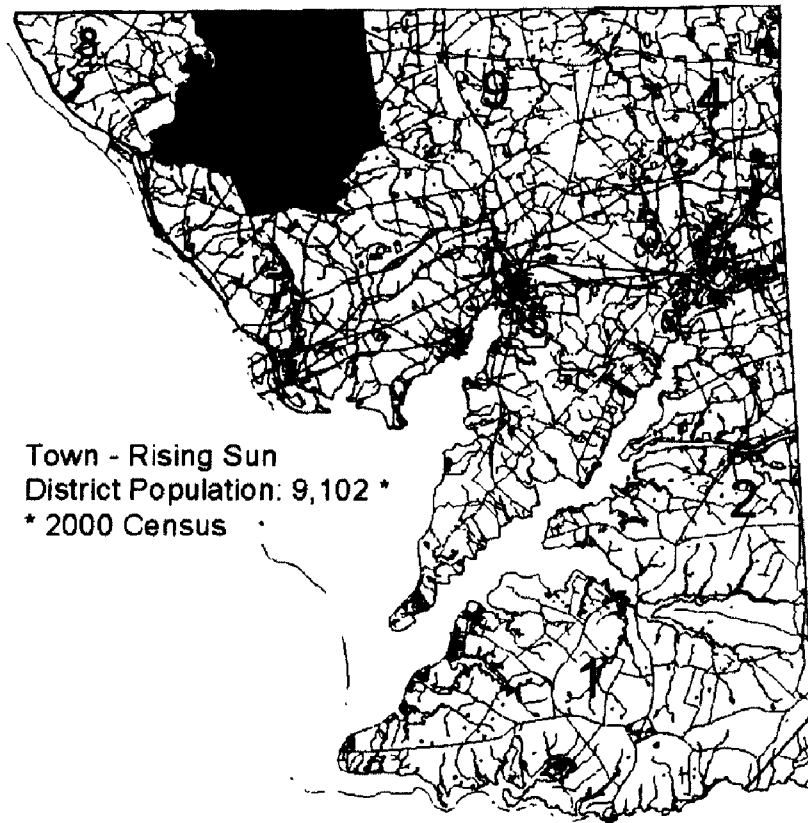
Sixteen (16) major subdivisions received preliminary plat approval.

Nine (9) major subdivisions received final plat approval creating one hundred ninety nine (199) new lots.

Six (6) site plans were approved for commercial/industrial development.

One hundred sixty six (166) building permits were issued for residential purposes with an estimated construction cost of \$25,257,000.

ELECTION DISTRICT #6 – RISING SUN



DEVELOPMENT INFORMATION

Eight (8) minor subdivisions were approved in 2004. Six (6) of these minor subdivisions created eight (8) lots.

Two major subdivisions received concept plat approval.

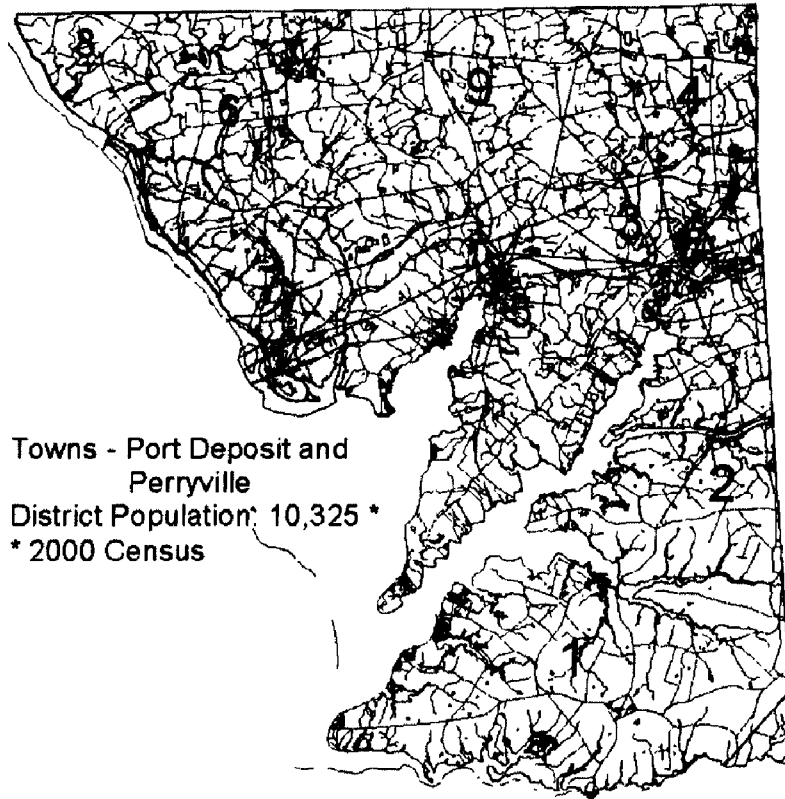
One major subdivision received preliminary plat approval.

No major subdivisions received final plat approval.

One site plan for commercial/industrial development received approval in 2004.

Twenty seven (27) building permits were issued for residential purposes with an estimated construction cost of \$4,170,000.

ELECTION DISTRICT #7 – PORT DEPOSIT



DEVELOPMENT INFORMATION

Eight (8) minor subdivisions received approval in 2004. Five (5) of these minor subdivisions created six (6) lots.

One (1) major subdivision received approval.

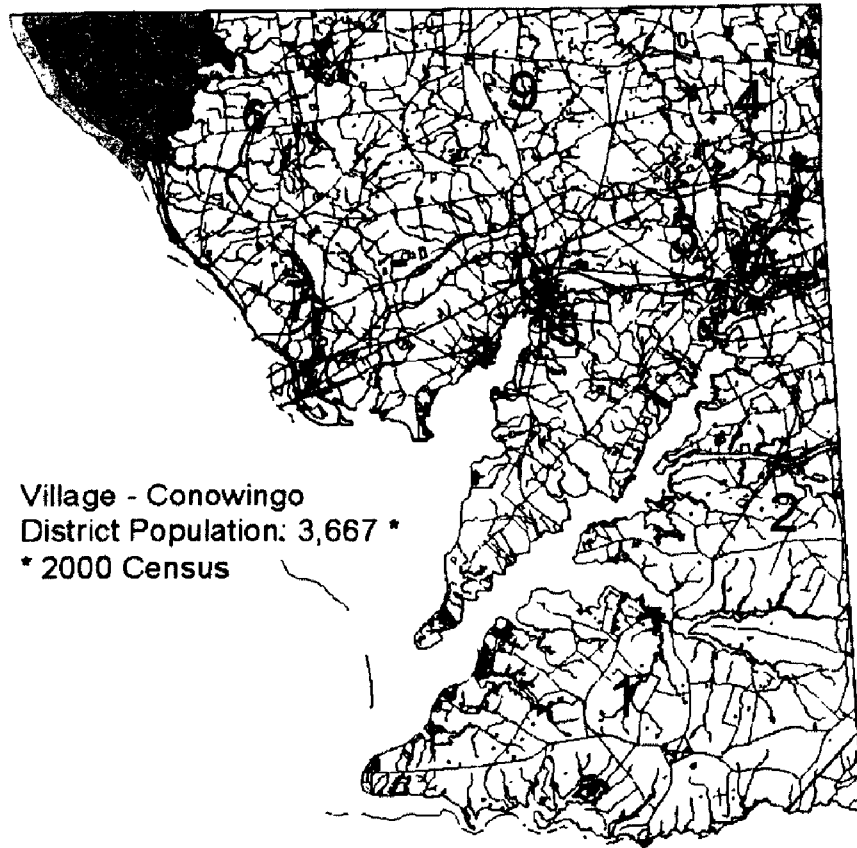
One (1) major subdivision received preliminary approval.

Two (2) major subdivisions received final plat approval. These major subdivisions created thirty (30) lots.

No site plans were approved for commercial/industrial development in 2004.

Seventy seven (77) building permits were issued for residential purposes in 2004 with an estimated construction cost of \$14,080,000.

ELECTION DISTRICT #8 – CONOWINGO



DEVELOPMENT INFORMATION

Four (4) minor subdivisions were approved in 2004. Three (3) of these minor subdivisions created four (4) lots.

One (1) major subdivision received concept plat approval.

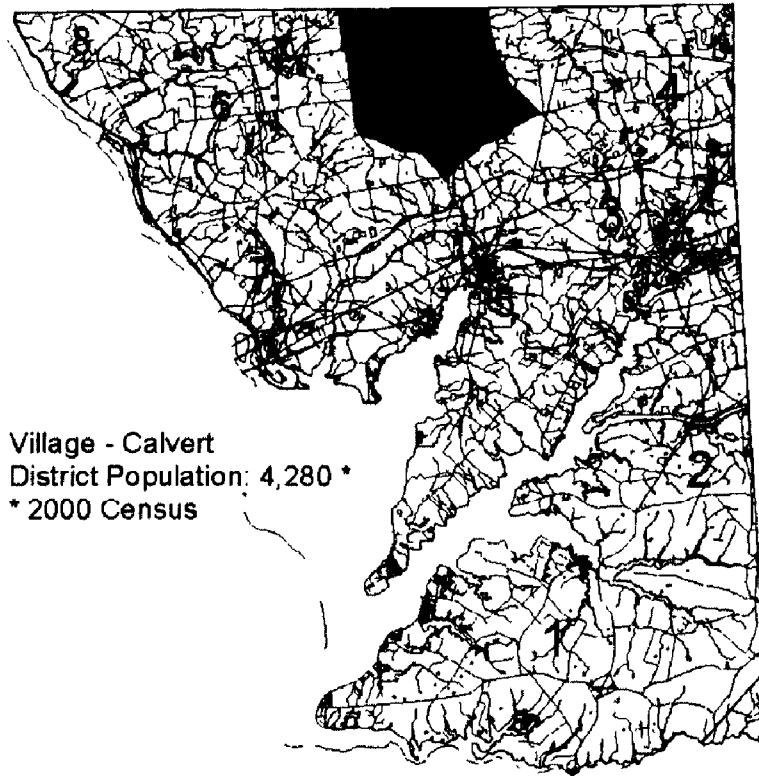
Two (2) major subdivisions received preliminary plat approval.

No major subdivision received final plat approval.

One site plan was approved for commercial/industrial development.

Forty five (45) building permits were issued for residential purposes with an estimated construction cost of \$4,097,000.

ELECTION DISTRICT #9 – CALVERT



DEVELOPMENT INFORMATION

Five (5) minor subdivisions received approval in 2004. Four (4) of these minor subdivisions created four (4) lots.

One (1) major subdivision received concept plat approval.

Six (6) major subdivisions received preliminary plat approval.

One (1) major subdivision received final plat approval. This approval created nine (9) lots.

No site plans were approved for commercial/industrial development.

Thirty three (33) building permits were issued for residential purposes with an estimated construction cost of \$5,518,000.

RESIDENTIAL BUILDING PERMIT ACTIVITY - 2004

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONST COST
1	Dwellings	35	156,780	\$7,092,708
	Mobile Homes	18	12,597	\$485,542
	TOTALS	53	169,377	\$7,578,250
2	Dwellings	66	294,358	\$9,052,800
	Mobile Homes	13	17,819	\$600,500
	TOTALS	79	312,177	\$9,653,300
3	Dwellings	163	615,171	\$23,227,500
	Mobile Homes	17	26,969	\$860,875
	Townhouses	22	42,768	\$1,650,000
	TOTALS	202	684,908	\$25,738,375
4	Dwellings	21	99,339	\$4,587,109
	Apartments	2	122,724	\$1,444,800
	Mobile Homes	3	2,192	\$47,000
	TOTALS	26	224,255	\$6,078,909
5	Dwellings	136	558,341	\$24,537,513
	Mobile Homes	28	29,560	\$619,763
	Condos	0	0	\$0
	Townhouses	2	5,928	\$100,000
	Apartments	0	0	\$0
	TOTALS	166	593,829	\$25,257,276
6	Dwellings	24	109,828	\$4,088,640
	Mobile Homes	3	2,892	\$81,900
	Townhouses	0	0	\$0
	Apartments	0	0	\$0
	TOTALS	27	112,720	\$4,170,540
7	Dwellings	73	379,244	\$13,932,597
	Mobile Homes	5	6,852	\$148,000
	Apartments	0	0	\$0
	TOTALS	77	386,096	\$14,080,597
8	Dwellings	17	69,708	\$2,627,900
	Mobile Homes	28	42,492	\$1,469,542
	TOTALS	45	108,132	\$4,097,442
9	Dwellings	30	144,669	\$5,426,075
	Mobile Homes	3	2,806	\$92,015
	TOTALS	33	147,475	\$5,518,090

BUILDING PERMITS ISSUED – 2004

CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2004	NEW DWELLINGS IN CRITICAL AREA 2004
January	17	0
February	18	3
March	39	3
April	33	2
May	44	3
June	33	6
July	51	4
August	26	1
September	43	1
October	26	5
November	15	1
December	23	4
TOTALS:	368	33

RESIDENTIAL BUILDING PERMITS ISSUED IN 2004

BY LAND USE DISTRICT

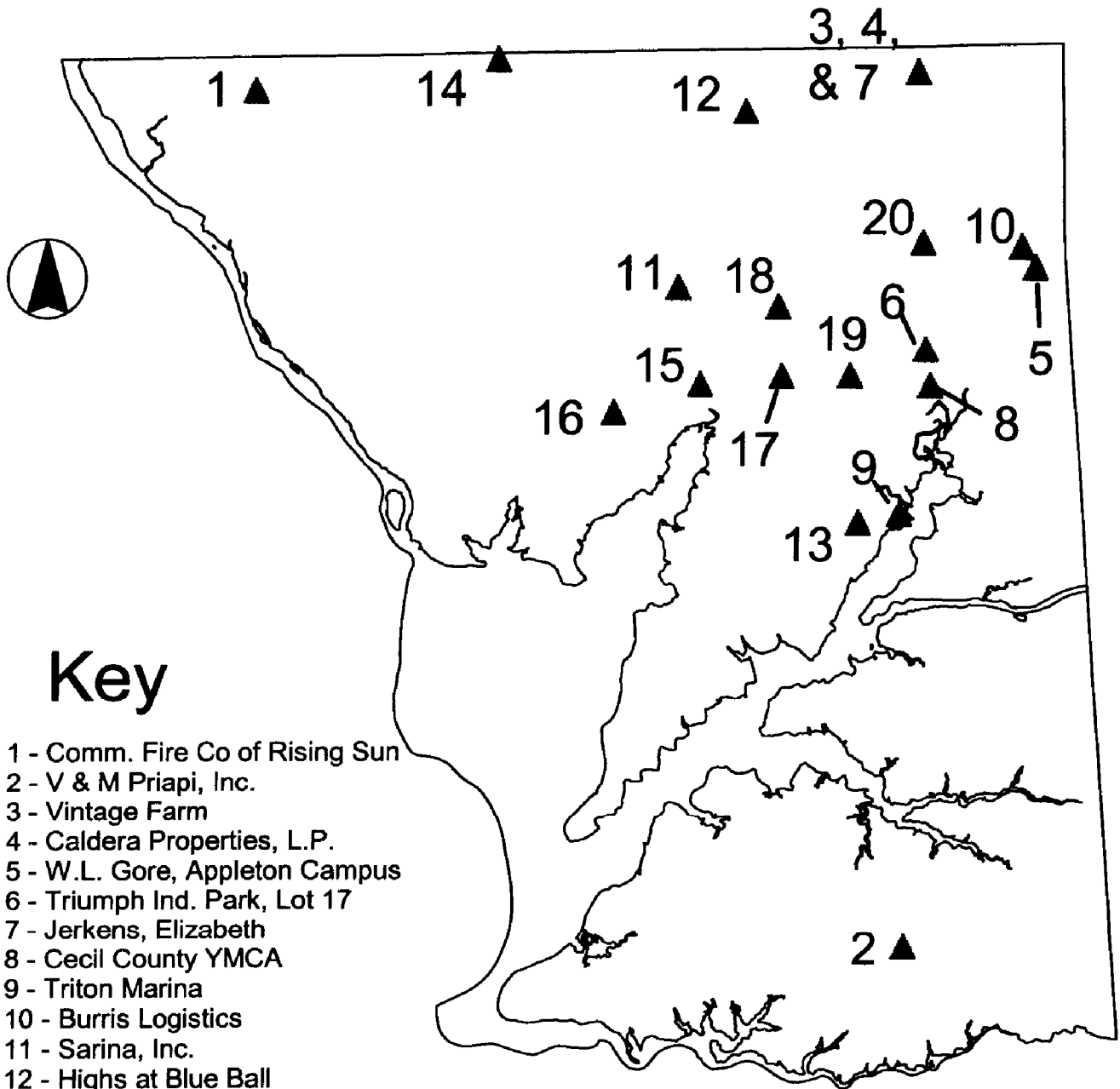
DISTRICT	TOTAL	PERCENT
DEVELOPMENT DISTRICT	161	23%
RURAL CONSERVATION	287	42%
RESOURCE PROTECTION	70	10%
SUBURBAN DISTRICT	137	20%
TOWN DISTRICT	22	3%
VILLAGE DISTRICT	10	2%
TOTALS:	687	100%

48% of building permits issued in Development, Suburban, and Town Districts.

2004 Site Plans

DATEAPPROV	NAME	LOCATION	ED	ZONING
2/12/2004	Community Fire Co. of Rising Sun	Connelly Road	8	RR
2/27/2004	V & M Priapi, Inc.	Route 213	1	TR
3/2/2004	Vintage Farm	Fair Hill Natural Resources Mgt.	4	OS
3/24/2004	Caldera Properties, L.P.	Fair Hill Natural Resources Mgt.	4	OS
6/16/2004	W.L. Gore: Appleton Campus	Appleton & Airport Roads	3	M1
6/24/2004	Triumph Industrial Park, Lot 17	Blue Ball Rd & Technology Dr.	3	M2
7/6/2004	Jerkens, Elizabeth	Fair Hill Natural Resources Mgt.	4	OS
7/14/2004	Cecil Co. YMCA: Concession Stand	Route 40 & Route 279	3	BI
7/15/2004	Triton Marina Properties LLC	Plum Point Road	5	MB & LDA
8/12/2004	Burris Refrigerated Logistics	Fletchwood & Appleton Rds	3	M1
9/3/2004	Sarina, Inc. (Lands of Patel)	Old Bayview Rd & Rte. 274	5	BG
9/13/2004	Highs at Blue Ball	Route 273 & Blue Ball Road	4	BG
9/16/2004	Molly's Market	Old Chestnut Road	5	BL
9/27/2004	Glick, Daniel	Greenmount Road & Route 1	6	BG
10/20/2004	Wal-Mart (North East)	Rt. 272 & Razor Strap Road	5	BI
11/4/2004	Champion Partners	Route 40	5	MEA
11/15/2004	Edward P. Howell, Inc.	Route 40 (1601 W. Pulaski Hwy)	5	BG
11/29/2004	Given, Given, & Goad Daycare	Nottingham Road	3	SR
12/1/2004	Polansky, Eric & Charmie	Route 40	3	BG & M2
12/30/2004	CECO Utilities Water Tower	Cherry Hill RD & Sposato Lane	3	SR

2004 Approved Site Plans



Key

- 1 - Comm. Fire Co of Rising Sun
- 2 - V & M Priapi, Inc.
- 3 - Vintage Farm
- 4 - Caldera Properties, L.P.
- 5 - W.L. Gore, Appleton Campus
- 6 - Triumph Ind. Park, Lot 17
- 7 - Jerkens, Elizabeth
- 8 - Cecil County YMCA
- 9 - Triton Marina
- 10 - Burris Logistics
- 11 - Sarina, Inc.
- 12 - Highs at Blue Ball
- 13 - Molly's Market
- 14 - Glick, Daniel
- 15 - Wal-Mart
- 16 - Champion Partners
- 17 - Edward P. Howell, Inc.
- 18 - Given & Goad Daycare
- 19 - Polansky, Eric & Charmie
- 20 - CECO Utilities

Cecil County
 Office of Planning & Zoning
 December 30, 2004
 Drawn by DRB

Minor Subdivisions

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES
Presley S. Taylor	63	24	23	1	SAR	RPD	4	38.66
Sunrise Growers LLC	57	24	90	1	TR	RPD	1	10.75
Zelby, Edward	56	11	43	1	BG	RPD	0	12.00
McDevitt, Kevin P.	52	7	1	1	SAR	RPD	1	1.86
Raech, Paul	61	20	20	1	SAR	RPD	1	1.78
Wait Drummond	59	19	27	1	SAR	RPD	1	7.45
Bryant, Patricia	62	20	15	1	SAR	RPD	1	131.88
Sund, Jon & Betty	43	22	21	2	SR	RPD	1	13.37
McDonald, Kenneth	49	1	1	2	SAR	RPD	1	104.21
Flint Hill Farms	21	21	103	3	SR	SD	1	2.44
Hollinger, Larry & Patricia	32	17	334	3	DR	DD	2	13.00
Thompson & Ross	19	17	318&513	3	NAR	RCD	0	5.20
Montgomery H, Barry	20	12	391&690	3	VR	SD	0	0.00
Basell USA Inc.	21	16	115	3	M1	SD	1	46.12
Appleton LLC and W.L. Gore	21	22	826	3	M1/BI	DD	3	217.50
Givens & Goad	28	1	638	3	SR	DD	0	2.08
Strong, Nelda	21	13	88&210	3	SR	DD	0	1.70
Litzenberg, J	33	12	83	3	DR	RCD	0	10.19
Monger, Cynthia	7	18	13	4	SR	SD	3	3.50
Williams, Harlan	14	11	15&284	4	BG&SR	SD	0	70.27
Taylor, Betty	12	18	21	4	NAR	RCD	1	1.25
Cover, Charles & Susan	7	23	60	4	SR	SD	0	3.41
Cordrey, Neil & Cynthia	13	10	382&735	4	RR	RCD	0	4.80
Underwood Family Trust	5	24	29	4	NAR	RCD	0	1.85
England, Nils	24	18	59,80&64	5	SR	MED	2	8.20
Quality Plus Builders	31	22	1224	5	MH	SD	2	24.98
Gambill, Ted & Cleo	19	13	188&190	5	NAR	RCD	2	15.00
Cook, Anne B	35	10	301&498	5	SR	DD	0	0.37

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES
North East Plaza	25	21	55,609&54	5	BI	DD	0	30.39
KST LLC	19	20	74	5	BL	RCD	3	4.89
Pacanowsky, Michael & David	37	8	152	5	NAR	RCD	3	32.37
Leedom, John & Cindy	41	10	134	5	NAR	RCD	1	2.30
Zartler, John	18	19	310	5	NAR	RCD	1	3.14
Futty, John C.	36	3	72	5	SR	RCD	1	1.39
Principio Business Park	30	11	3	5	LI	MED	1	92.00
Tome, Vernon	31	17	355	5	DR	SD	2	2.70
Montgomery Brothers Bedrock	25	13	56	5	SR	DD	4	2.56
JCM-WB	9	17	22	6	NAR	RCD	1	12.54
Rash & Thomas	9	12	372&628	6	NAR	RCD	0	1.65
Montgomery, Robert E	16	9	549	6	NAR	RCD	1	60.04
Bryans Grace	10	12	104	6	TR	TD	0	0.76
Glick, Daniel	4	19	27	6	BG	RCD	1	25.99
Ward, John & Beth	10	21	328	6	BG	TD	1	1.34
Allred, Floyd	10	19	249	6	NAR	TD	1	1.00
Way, James F	10	13	257	6	NAR	TD	3	90.00
Beale, Thomas & Doris	18	13	11	6	NAR	RCD	0	10.00
Johnson LLC & H. Ridge	23	9	490&622	7	NAR	DD	0	0.08
Crossan, Harry & Susan	35	1	505&515	7	SR	DD	0	0.90
Culberson, Chris & Donna	16	21	361	7	RR	RCD	1	3.47
Zimmerman, Chris	29	11	278	7	DR	MED	2	7.31
Porter, Michael & Sue	23	17	54	7	RR	MED	1	2.96
Paradise Storage-Douglas Proper	29	11	397&3	7	DR	MED	0	4.00
The Woods @ Spring House Station	16	17	63	7	NAR	RCD	1	2.63
McCoy and McDonough	22	12	54	7	NAR	RCD	1	2.22
Willard, Roland & Donna	2	20	148&203	8	NAR	RCD	0	2.20
Snider, William & Ethel	16	9	139	8	NAR	RCD	1	1.74
Ragan, Franklin & Joanne	9	17	18	8	NAR	RCD	1	2.00
Roark, Douglas & Elaine	9	8	679	8	NAR	RCD	2	2.26
French, Bernadette	11	2	324	9	RR	RCD	1	1.00

OWNER NAME	MAP	BLOCK	PARCEL	E D	ZONING	LANDUSE	LOTS	ACRES
Freese, Mark & Connie	12	23	37	9	NAR	RCD	1	1.55
Hepbron, Harry & Janet	18	6	386&289	9	NAR	RCD	0	0.06
Goodyear, Michael-Carl Stafford	19	6	245	9	NAR	RCD	1	1.35
Stafford, Jeffery	12	18	20	9	NAR	RCD	1	2.01

SUBDIVISION (CONCEPT)	ED	ZONING	LOTS
Wyndale Farms	3	SR	128
Francis H. Otenasek et ux (Lands of)	1	SAR, RCA	4
West Creek Village	4	RM	714
Montgomery Cecil Limited Partnership	5	DR	148
Colora Springs, Lots 2-10	6	NAR	9
Rhodes Mountain Estates	5	NA, RR	60
Aston Pointe		SR/BG	372
Lanphar's Landing (Lands of Eustace W. Mita)	5	SR/LDA	11
Stonebridge, Lots 1-33	5	DR	33
Constellation LLC	5	NAR	8
Paradise Streams	5	NAR/MEB	7
Ridgley Forest	5	DR	364
Valley Vista Estates	5	SR	217
Glenna Heights	8	NAR	28
Aston Point Modification/Highland	4	SR	302
The Woods of Spring House Station, Lots 1-16	7	NAR	29
David Willis Jr. (Lands of), Lots 1-16	4		
Colora Springs, Lots 2-10	6	NAR	9
Bracebridge, Lots 1-108	1	SAR, RCA	108
Rhodes Mountain Estates, Sec 2	5	NAR	15
Elk Nest, Lots 1-25	5	SR	26
Glenna Heights, Lots 1-28	8	NAR, LDA	22
Prelude, Minor Subdivision	5	VR	4
The Mews at Northeast Creek, Lots 1-170	5	SR	216
Bracebridge, Lots 1-108	1	SAR	
The Sanctuary (Long Creek Ranch)	2	NAR	19
Mank's Pond	5	SR	37
Bayhead Shore Estates	5	MH	87
Bay View Woods	5	DR	36
The Villages at Cherry Hill	3		
Harrison, John R. (Lands of)	1	SR & RCA	
The Mews at Northeast Creek, Lots 1-170	5	SR	170.7
Windswept Farms, Lots 4-22	1	SAR	19
State Line Farm Estates, Lots 1-28	4	SR	28
Manuel G. Gierbolini (Lands of)	9	NAR	50
Fulton Hills, (formerly Lands of Harry M. Crawford, et. ux.)	1	SAR	
Prelude (Located in Village of Bayview)	5	VR	4
Aston Pointe		SR/BG	372
The Mews at Northeast Creek, Lots 1-205	5	SR	205
The Barry Montgomery Co., Inc., Lot 5	7	SR	1
Charlestown Crossing (Town of Charlestown)	5	SR, M1, BG, LAD	594

SUBDIVISION (PRELIMINARY)	ED	ZONING	ACRES	LOTS	OS AC	CA	CA AC
Garvin, Thomas & Jane	8	NAR	46.1947	1			
Country Manor Estates	5	NAR	45.103	5			
Northwoods, Sec 4, Lots 96-162	5	RM	19.939	67	2		
Brick House Farm Estates, Lots 1-32	2	NAR/RCA	97.458	32	27.749		
Chesapeake Club Fairway, Area H-2 & H-3	5	RM	45.12	156	11.8		
Edward J. Herbst et al, Trustee	7	DR	32.467	7			
Winfield, Sec 2	9	NAR	65.7627	9	17.79		
Paradise Streams	5	NAR w/MEB overlay	19.309	7			
Chesapeake Ridge	5	RM	19.32	549	3.86		
Antego, Lots 1-33	3	SR	138.1	33	45.6		
Crane Field, Lots 11-20, Revised Lot 21	9	NAR	54.8	9	33.4		
West Creek Village	4	RM	83.9	714			
EagleAire	5	SR	16.932	6			
Marley Farms, Lots 51-56	3	SR	26.52	5	5.11		
Colora Springs, Lots 2-10	6	NAR	28.62	9	1.72		
Leyland, Lots 5-10	2	SAR	69.9	6			
Rhodes Mountain Estates, Sec 1	5	NAR	180.79	32	59.25		
Ridley Forest, Ph 1, Lots 1-59	5	DR	196.86	58	87.03		
Mendenhall Square	9	NAR	94.2	31	59.65		
Antego, Lots 12-15	3	SR	138.1	3	45.6		
David S. Willis, Jr., Lots 1-4	9	NAR	161.1	3			
The Reserve at Elk River, Section 2, Lots 38, 43-48	5	NAR	129.73	7			
Racine Property	5	NAR	181.71	54	64.342		
Bayview Station, Phase 1 (Mini-Road Subdivision)	5	SR	23.62	7			
Beulah Land, Re-subdivision of Lot 44A & Add-on	9	RR		1			
Glenna Heights Glennas Heights	8	NAR	70.26	25			
Glennas Heights, Lots 1-28	8	NAR, LDA	66.26/3	22	27.01		
Francis H. Otenasek et ux (Lands of)	1	SAR, RCA	95.965	4		RCA	88.163
Grier, Robert & Kathleen	5	NAR	25	1			
Montgomery Springs, Lots 15-16	5	RM	1.027	2			
Bay View Woods	5	DR	12.27	36	3.26		
Donald Fieldhouse et ux	5	NAR	1.994	1			
Beulah Land	9	RR					
Wapiti	5	RCA					

SUBDIVISION (FINAL)	ED	ZONING	LOTS	OR AC	CA	CA AC	LPD
Chesapeake Club Fairway, Area H-1, Lots 128-186	5	RM	58	448.522			SR/DD
Sunnybrook Estates, Sec. 4, Lots 75-85 & COS	12	RR	10	19.16			RCD
Racine Estates at the Village of Elk Neck, Sec 4, Lots 14-17 and 19-21	1	NAR	7	80.5			RCD/SD
Susquehanna River View, Lots 1-39	9	NAR	39	35.359			RCD
Montgomery Oaks, Sec 1, Phs 2, Lots 10-22 and 45-48	7	DR	17				DD
Bethel Springs, Sec. 2, Lots 24-69	5	SR	46	17.6			SD
Chesapeake Club Condominium, Section 1, Phase 2, Units 25-26	5	RM	2				DD
Hopewell Ridge	7	NAR	13	60.33			DD
Chesapeake Club Condominium, Section 1, Phase 11, Units 29 & 33	5	RM	2				DD
Eagleaire	5	SR	6				DD
Paradise Streams	5	NAR w/MEB	5				RCD
New Bridge Farm, Lots 2-10 & Common Open Space	9	RR	9	8.42			RCD
Candlelight Ridge, Phase 1	5	SR	39	0.977			SD
The Reserve at Elk River, Section 1	5	NAR		146.865			RCD
The Reserve at Elk River, Section 2	5	NAR	7	146.87			SD
Francis H. Otenasek et ux (Lands of)	1	SAR,RCA	4		RCA	88.163	RPD

LOTS BY LAND USE DISTRICT

<u>DISTRICT</u>	<u>No. of LOTS</u>	<u>% of LOTS</u>
Development	107	33
Suburban	101	31
Town	5	2
Village	-	-
Rural Conservation	86	27
Resource Protection	15	5
Mineral Extraction	7	2
TOTAL	323	100

66% of lots created in Development, Suburban and Town Districts

SPECIAL EXCEPTIONS, VARIANCES, APPEALS

2004

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	21	1	0	22
TELECOMMUNICATION	4	0	0	4
LIQUOR LISCENSE PUD	1	0	1	2
OTHER	1	0	0	1
AG MUSEUM	0	0	1	1
GENERAL PIT EXPANSION				
MANUFACTURED HOME				18
Agricultural	2	0	0	2
Hardship	14	1	0	15
Security	0	0	0	0
RR Zone	0	0	1	1
VARIANCES	43	5	2	50
APPEALS	AFFIRMED	REVERSED		
	3	1	0	4

ZONING COMPLAINTS AND VIOLATIONS

2004

ISSUE	VIOLATIONS
Manufactured Homes	8
Manufactured Homes (Special Exception)	0
Storage Trailer	3
Untagged or Inoperative Vehicles	124
Salvage Yards / Ruble Landfill	6
Illegal Business Operation	26
Setbacks	3
RV / Travel Trailers	7
Signs	1
Dwelling Conversion	
Kennels	1
Animal Husbandry	3
Other – Fencing and Condemned Housing	4
COURT CASES	(17)
TOTALS:	186

2004 REZONINGS

Election District	Owner Name	Zoned	Req Zoning	Decision
1	Donnie J. and Jeanne A. Barbee	VR	BL	Approved
2	Locust Point Enterprises, LLC c/o Richard A. Guttendorf, Jr.	NAR	MB	Approved
3	Ca-Ma-Ro Corporation	M2	BI	Approved
4	Cecil Federal Bank	BL	BG	Approved
	Leroy H. Scott, Jr.	VR	BG	Approved
	Persimmon, Inc. c/o Michael Davitt	BI	RM	Approved
5	Annabelle McGinnis	DR	BG	Approved
	Charlestown Crossing, LLC	SR-BG-M1	SR-BG-MI- boundary lines	Approved
	Deborah L. Meadows	NAR	to extend the MEB overlay zone	Disapproved
	J.David McDaniel	BL	BG	Approved

Election District	Owner Name	Zoned	Req Zoning	Decision
	Jacob Charles Bailiff and John Miller Bailiff	NAR	DR	Disapproved
	Jeffrey L. & Monica L. & Linda J. Fronheiser	MH	SR	Withdrawn
	John R. Harrison	DR	BG	Approved
	Paris M. Miller	DR	BG	Approved
	Shady Beach, LLC-Nancy M. Hughes Trustee	BL	BG	Approved
	Tri-State Motor Transit, Co. c/o Glen Garrett	M1	BG	Approved
	Tri-State Properties, LLCc/o Glen Garrett	M1	Sr-BG-M1	Approved
	York Building Products Co.,Inc.	BG	SR	Approved
6	Charlotte Abrahams Lyons	NAR	BI	Disapproved
	Harold and Jewelyn Montgomery	M1	BG	Approved
	Harold and Jewelyne Montgomery	M-1	BG	Approved
	John R. Van Dyke, Sr.	NAR	BG	Approved
7	Janet M. Dooling	NAR	BG	Disapproved

Election District	Owner Name	Zoned	Req Zoning	Decision
	Jones and Helen L. Douglass	DR	BG	Disapproved
	Vincent J. and Vincent B. Jones	DR	BG	Disapproved
9	Joseph J. & Edwina E. Gilbert	NAR	BG	Withdrawn

MALPF DISTRICTS APPROVED IN 2004					
OWNER	MAP	GRID	PARCEL	ELECTION DISTRICT	PARCEL ACREAGE
JOHN F. COLEMAN	58	17	72	1	118.50
JOHN F. COLEMAN	58	17	72	1	155.00
TOTAL					273.50

MALPF EASEMENTS SOLD IN 2004					
OWNER	MAP	GRID	PARCEL	ELECTION DISTRICT	PARCEL ACREAGE
CHARLES ENGLAND	11	17	26	9	66.84
TOTAL					66.84

MALPF EASEMENT APPLICATIONS IN 2004					
OWNER	MAP	GRID	PARCEL	ELECTION DISTRICT	PARCEL ACREAGE
JOHN COLEMAN	58	17	72	1	118.50
JOHN COLEMAN	58	17	72	1	155.00
EASTERN SHORE LAND CONSERVANCY	62	7	2	1	80.40
LAUREN MCLEER	42	24	5	2	333.80
KENNETH ENGLAND	11	16	241	9	5.00
ENGLAND FARMS	11	17	8	9	82.39
TOTAL					638.09

MET EASEMENTS DONATED IN 2004						
OWNER	CO GRANTEE	MAP	GRID	PARCEL	ELECTION DISTRICT	ACREAGE
EASTERN SHORE LAND CONS. (PROSPERITY FARM)	ESLC	56	22	14	1	195.66
THOMAS CARROLL	CECIL LAND TRUST	29	20	243	7	65.50
TOTAL						261.16

Agricultural Preservation – The Planning Commission heard two (2) applications to form Agricultural Land preservation Districts totaling 273 acres in 2004. All applications received favorable recommendation from the Agricultural Preservation Advisory Board, the Planning Commission, and the Board of County Commissioners. Twelve-thousand seven-hundred sixty-five (12,765) acres have been easements purchases to permanently preserve the land for agricultural purposes. The total acreage now participating in the program is twenty-five thousand two-hundred twenty-eight (25,228).

Cecil County 2004 MALPF Activity

