

REZONING APPLICATION

DATE FILED: 4/15/13 PC MTG: May 2013
AMT. PD: \$750.00 COM.MTG: June 4, 2013 at 7:00 p.m.
ACCEPTED BY: AB FILE NO: 2013-01

Mail
70

APPLICANT INFORMATION

OWNER _____ REPRESENTATIVE

Capital Development Partners, LLC 803-834-7014
APPLICANT NAME - please print clearly (additional names can be listed on page 2) PHONE NUMBER

3101 Devine Street Columbia SC 29206
ADDRESS CITY STATE ZIP CODE

c/o Frank Lason

Combined
02-005875
1.5049 Am

PROPERTY INFORMATION

CRITICAL AREA? _____ YES NO

2758 Augustine Herman Hwy
SUBJECT PROPERTY ADDRESS

2 025086 0043 0021 0390
ELEC. DISTRICT ACCOUNT# TAX MAP# BLOCK PARCEL

RECEIVED
APR 15 2013

PRESENT ZONING: SAR

REQUESTED ZONING: BG

PRESENT LAND USE DESIGNATION: Commercial

REQUESTED LAND USE DESIGNATION: Commercial

CECIL COUNTY OFFICE OF PLANNING & ZONING

PRESENT USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: General

Property with Restaurant

retail goods store

PREVIOUS ZONING CHANGE? YES NO If yes, explain:

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: As soon as possible

REASON FOR REZONING REQUEST

MISTAKE IN THE COMPREHENSIVE REZONING OF MAY 1, 2011? YES _____ NO

IF YES, PLEASE EXPLAIN: This property has been used and occupied by a commercial user for over 30 years (Jack and Helene Restaurant).

We believe that it was a county oversight that it is not zoned commercial with

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD? _____ YES NO

the adjoining parcel under the same ownership

IF YES, PLEASE EXPLAIN:

MISTAKE IN CHESAPEAKE BAY CRITICAL AREA LAND USE DESIGNATION OF JULY 5, 1988 _____ YES NO

IF YES, PLEASE EXPLAIN:

ADDITIONAL COMMENTS (attached sheet if necessary):

EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS

LIST THE NAME AND ADDRESSES OF ADDITIONAL APPLICANTS

John W Myers Sr + Helen A Myers 2758 Augustine Herman Hwy
APPLICANT NAME (please print clearly) ADDRESS Chesapeake City, MD 21915

APPLICANT NAME ADDRESS

APPLICANT NAME ADDRESS

LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS

Same as above
OWNER NAME (please print clearly) ADDRESS

OWNER NAME ADDRESS

OWNER NAME ADDRESS

OWNER NAME ADDRESS

CERTIFICATION - SIGNATURES

I/We certify that the information and exhibits submitted are true and correct to the best of my/our knowledge and belief.

APPLICANT(S):

Frank Lason [Signature] 4/12/13
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

OWNER(S):

John W Myers Sr [Signature] 4/14/13
PRINT NAME SIGNATURE DATE

Helen A Myers [Signature] 4/14/13
PRINT NAME SIGNATURE DATE

JAMES A MYERS [Signature] POA 4-14-13
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

Mail TO [Handwritten mark]

REZONINGS

FILE NO: 2013-01

APPLICANT: John and Helen Myers

LOCATION: 2758 Augustine Herman Highway, Chesapeake City, MD 21915

REQUEST: Rezone .64 acres from Southern Agricultural Residential, (SAR) to Business General, (BG).

STAFF RECOMMENDATION:

PLANNING COMMISSION RECOMMENDATION:

FINDINGS OF FACTS

NEIGHBORHOOD: The neighborhood is an area within a ½ mile radius of the subject parcel. The area is bordered by agricultural land to the east, commercial property to the south and north and Bohemia Manor High School to the west.

CHANGES IN AREA: There have been no changes in the area since the 2011 Comprehensive Rezoning.

POPULATION CHANGES:	<u>2000</u>	<u>2010</u>	<u>% of Change</u>
Cecil County	85,951	101,108	20.5 %
Census Tract: 302.00	5,232	5,240	.15%

AVAILABILITY OF PUBLIC FACILITIES: Public sewer and water are not available to this parcel.

PRESENT AND FUTURE TRANSPORTATION AND TRAFFIC PATTERNS, CHARACTER, AND VOLUME: Access is from Maryland Rte. 213. Future development would be subject to Maryland State Highway Administration and site plan approval.

COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT IN THE AREA: Should be compatible with existing and proposed development.

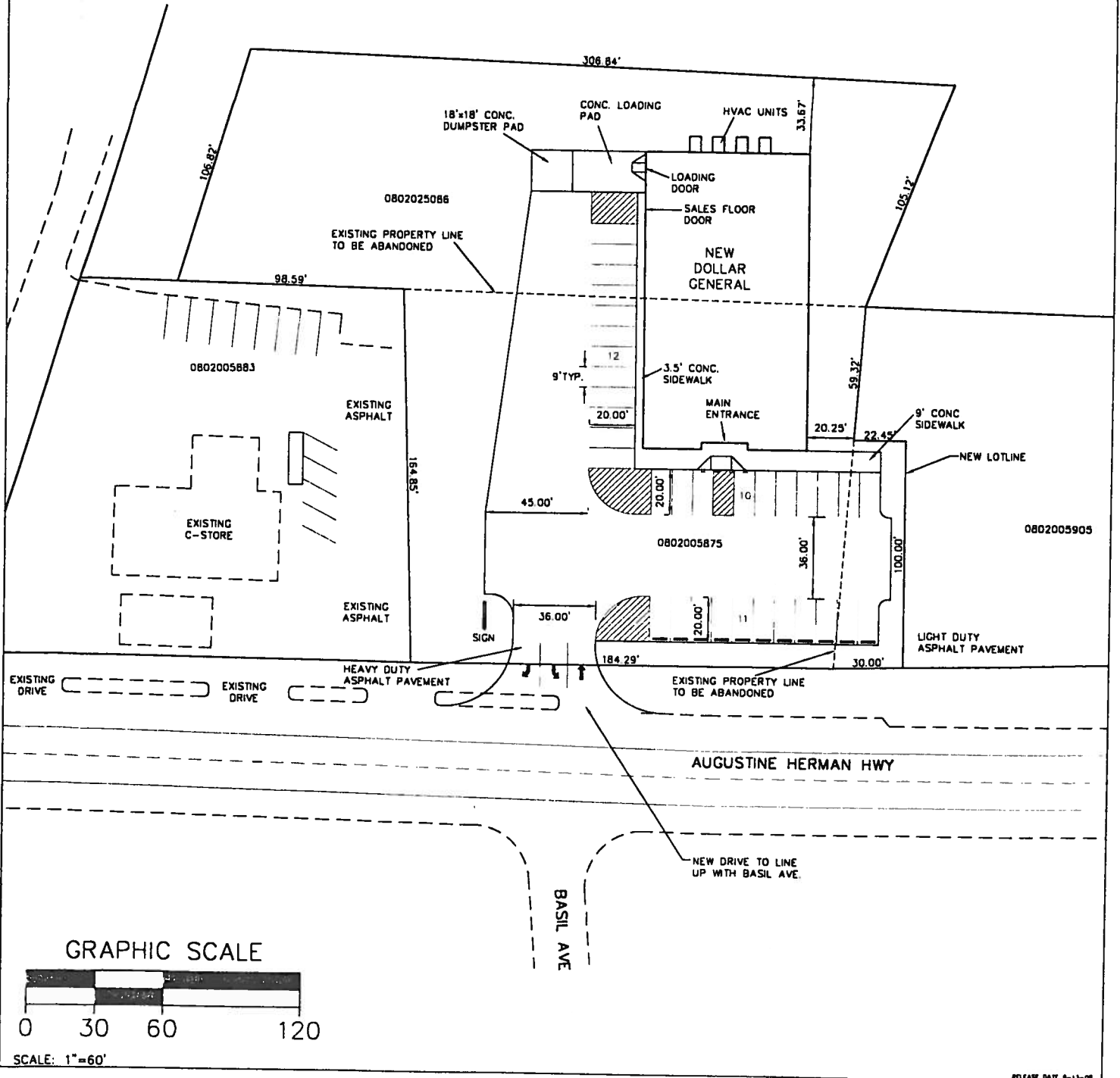
COMPATIBILITY WITH THE INTENT OF THE COMPREHENSIVE PLAN: This property is located in the Medium Density Growth Area of the Comprehensive Plan. Medium Density growth areas form the growth areas around the smaller Towns of Cecilton, Chesapeake City, Rising Sun. Medium growth areas may contain commercial uses mostly at moderate intensities as neighborhood commercial centers serving everyday shopping and personal service needs.

COMPATIBILITY WITH THE PURPOSES OF ANY SPECIAL DISTRICT IN WHICH THE AREA REQUESTED TO BE REZONED IS LOCATED. This parcel is not located in any special district.

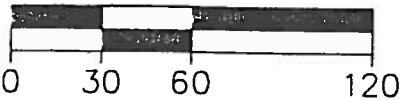
PRELIMINARY SITE PLAN

CITY, STATE - STREET:
CHESAPEAKE CITY, MD - AUGUSTINE HERMAN HWY

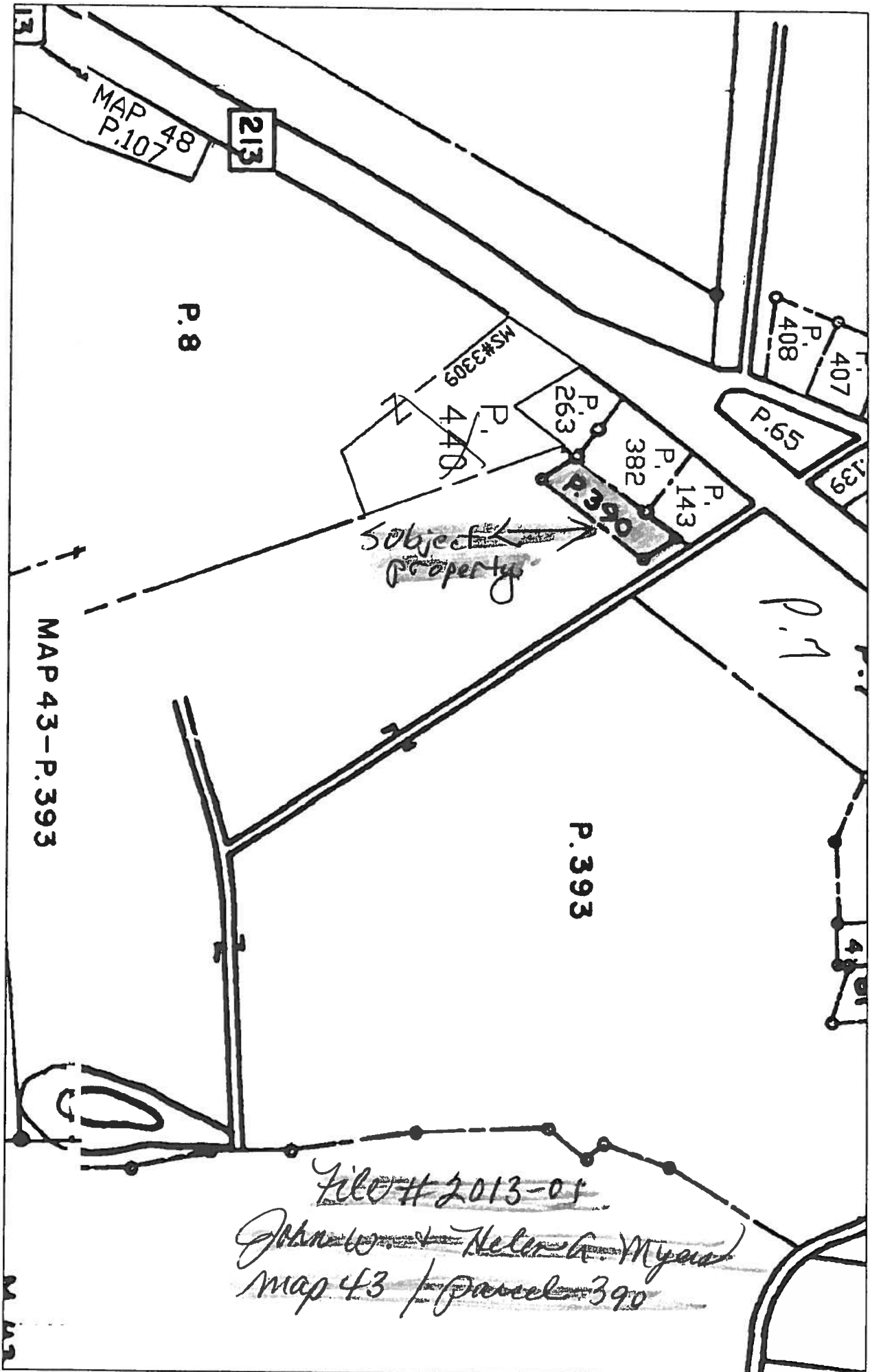
PROTOTYPE:	A	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	9,100/7,195	COMPANY: CAPITAL DEVELOPMENT PARTNERS, LLC	COMPANY: HB ENGINEERING	4/13/13
ACREAGE:	±1.48 AC.	NAME: TYLER BALDWIN	NAME: MIKE RAY	
PARKING SPACES:	33	PHONE #: 803-834-7014	PHONE #: (803) 957-7027	



GRAPHIC SCALE



SCALE: 1"=60'



MAP 48
P.107

213

P.8

MS#3309

P. 440

P. 263

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P. 408

P. 407

P. 5.65

P. 439

Subject Property

P. 1

MAP 43-P.393

P. 393

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John W. & Neler A. Myers
map 43 / parcel 390

MAP