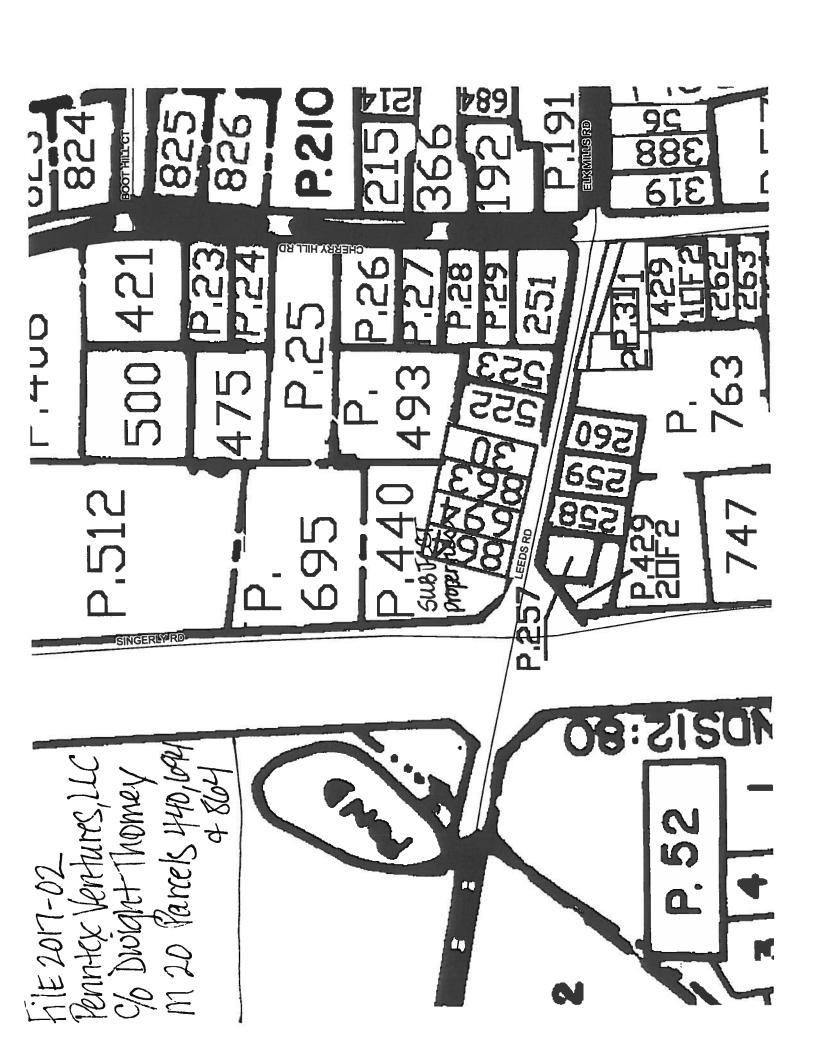
Phosphod

	DATE FILED 2 23	PC MTG: A	pril 2017
REZONING APPLICATION 3 201	AMT. PD: \DD \DD \DD \DD \\ ACCEPTED BY:	COM.MTG: FILE NO: 2	017-02
Casil Courty (3)	CH 29	64 PTV Con-	ractingul
APPLICANT INFORMATION	OWNER	REPRESENT	ATIVE
Penntex Ventures, LLC APPLICANT NAME – please print clearly (additional names ca	in he listed on page 2)	PHO	NE NUMBER
c/o Dwight E. Thomey, 153 East Main Street		MD	21921
ADDRESS	CITY	STATE	ZIP CODE
PROPERTY INFORMATION	CRITICAL AREA	\?YES	NO
Singerly Road at Leeds Road traffic circle			
SUBJECT PROPERTY ADDRESS 068641, 03 069370, 101053 20	12	SIZE 440, 694, 86	OF PROPERTY
ELEC. DISTRICT ACCOUNT# TAX MAP#	BLOCK	PARCEL	LOT#
PRESENT ZONING: RM	REQUESTED ZONING	BG	
PRESENT LAND USE DESIGNATION: Residential	REQUESTED LAND USE DESIGNATION:_	Commerci	ai
PRESENT USE OF PROPERTY: vacant	PROPOSED USE OF PR	ROPERTY: reta	ail
PREVIOUS ZONING CHANGE? YES NO TIME SCHEDULE FOR PROPOSED DEVELOPMENT:	If yes, explain:		
REASON FOR REZONING REQUEST			
MISTAKE IN THE COMPREHENSIVE REZONING OF MA	Y 1, 2011?	X YES	NО
IF YES, PLEASE EXPLAIN: These parcels are	at the Cherry Hill, I	eeds and Singe	rly Road
traffic circle. They are three parcels tot	aling about 1.2 acre	es surrounded b	y Business
General, M-1 (manufacturing), and villag	e residential parcel	s. As this traffi	c circle was*
SUBSTANTIAL CHANGE IN THE CHARACTER OF THE	NEIGHBORHOOD?	X YES	NO
IF YES, PLEASE EXPLAIN: Public water and	sewer are now avai	iable with Artes	lan extending
water service to the area in 2012. Map			
2016 for a craft brewery.			
MISTAKE IN CHESAPEAKE BAY CRITICAL AREA LAN	D USE DESIGNATION OF	F JULY 5, 1988	YES_X_NO
IF YES, PLEASE EXPLAIN:			
ADDITIONAL COMMENTS (attached sheet if necessary): Cherry Hill community. Commercial uses A small island of multifamily residential a by the fact that these parcels at an impor approximately .5 to .6 miles of the interse a new craft brewery being constructed, 2 and a seasonal outdoor market.	s should be concent t this intersection v rtant intersection re action are a Gore pl	l business centurated at the tra was a mistake s emain undevelo ant. a strip sho	er of the ffic circle. is evidenced ped. Within poing center.

LIST THE NAME AND ADDRES	SES OF ADDITIONAL APPLICANTS	
Ponntex Ventures, LLC	1563 Woodward Drive, Extension, Gree	nsburg, PA 15601
APPLICANT NAME (please print clearly)	ADDRESS	
APPLICANT NAME	ADDRESS	
APPLICANT NAME	ADDRESS	
LIST THE NAME AND ADDRES	SES OF ALL PROPERTY OWNERS	
Augustus C. Cupeto OWNER NAME (please print clearly)	ADDRESS	
	Abbacos	
OWNER NAME	ADDRESS	\$
OWNER NAME	ADDRESS	
OWNER NAME	ADDRESS	
CERTIFICATION - SIGNATUR I/We certify that the information and ex	<u>ES</u> hibits submitted are true and correct to the best of my/ou	r knowledge and belief.
APPLICANT(S):	-1 -1	
Dwight E. Thomey	Dight & Chony	2/23/17
PRINT NAME	SIGNATURE	DATE
OWNER(S):		
Augustus C. Cupeto	Quan Hook C Cupate	2-21-17 DATE
PRINT NAME	SIGNATURE Cupets SIGNATURE	
Emily Cupeto	Emily Capelo	2-21-17
PRINT NAME	SIGNATURE	DATE
PRINT NAME	SIGNATURE	DATE
PRINT NAME	SIGNATURE	DATE



View Map View GroundRent Redemption					View GroundRent Registration							
ccount	<u>Identif</u>	ier:	Distric	t - 03 Acc		lumber - 068						
						r Information	Use:			DES	DENTIA	
wner N	ame:		CUPETO AUGUSTUS C & CUPETO EMILY 346 BIDDLE ST CHESAPEAKE CITY MD 21915- 1038				ipai Re	sidence:	NO	DENIM	-	
Aailing /	Addres	s:				Deed Reference:			/02812/ 00461			
				Locati	on & S	tructure info						
remiser	s Addn	988:		RLY RD ON 21921	-0000		Lega	l Desc	ription:	E/S	ACRE SINGERI RRY HIL	LY ROAD
Map:	Grid:	Parcel	: Sub District:	Subdiv	ision:	Section:	Block:	Lot:	Year:	sment	Plat No:	00041
0020	0012	0440		0000					2017		Plat Ref:	0004/ 0048
	02:32					Town:				NON	IE .	
Specia	il Tax A	\reas:				Ad Valore	m.			4		
						Tax Class						
Primar Built	y Struc	ture	Above Grad Area	e Enclos	ed	Finished E Area	Basement		Property L Area 37,548 SF	and	Cou	unty
Storie	s E	3asement	Туре	Exterio	r F	ul!/Haif Bati	n G	arage	Last N	lajor R	enovati	on
					Valu	e Informatio	n					
			Base	Value		Value		Phase	-In Asses	sments	1	
						As of 01/01/2017	,	As of 07/01/			s of //01/201	7
Land:			50,7	00		31,200						
Impro	vement	ts	0			0		50,70	^	24	,200	
Total:			50,7	00		31,200		3U,7U	U	0	,200	
Prefer	ential i	Land:			Trans	fer Informati	ion .					
Caller	CLIDE	TO AUG	USTUS CTRL	ISTEE		03/23/2010				Price:	\$0	
&										Danda		
	120		IGTH OTHER			1: WLB /028	12/ 00461			Deed2	-	
			USTUS C. & El	MILY &		06/28/2007				Price:	•-	
Type:	NON-	ARMS LEN	IGTH OTHER		Deed	1: WLB /023	68/ 00652	:		Deed2	::	
Seller	: STAC	Y, MILLA	RD G & BEAT	RICE F		04/08/1986					\$30,000	•
			NGTH OTHER			1: NDS /001				Deed2	<u>. </u>	
•					Exemp	tion Informa		41000		071	04/2047	
Partial			Class	В			07/0	1/2010	•	U//	01/2017	
Assess		•	000			•	0.0)				
State:	, •		000		0.00							
Munici	pal:		000				0.0	00.00		0.0	00.00	
Tax E	xempt	:			Spec	ial Tax Reca	apture:					
	npt Cla				NON	E						
	_					Application						

		iew GroundRe				Ground	rent	Registra	uon
entifle	r	District			70				
		<u> </u>			Heer			DEGINE	UTIAL
				Principal		e:	NO		
CHESAPEAKE				/ MD 21915-	Deed Reference:			/02812/ 00461	
		1000	Location 8	Structure Inform	ation				
ddres	5:			00	Legal Des	criptio	n:	ACRE	DS ROAD
Grid:	Parcel	: Sub District:	Subdivis	sion: Section:	Block:	Lot:			Plat No:
012	0694		0000			14	2017		Plat Ref:
ay Are	as:			Town:				NONE	
ua 716				Ad Valorem: Tax Class:				4	
imary Structure Above Grade Enclosed allt Area		Finished Bas Area	sement	Area	•	nd	County Use		
100		200 366	Eutodon	Evil/Welf Deth	Gorges		et Mai	or Peno	vation
588	ement	туре					aos maj		
		Rase			Pha	se-in As	sessn	nents	
		Duot		As of	As o	of		As of	
			_		07/0	1/2016		07/01/	2017
		_ *)						
nents		-		-	25.7	00		16 20	n
ial I ar	nd:	•	,	10,200	33,7	v		0	•
			Trai	nsfer Information		-			
JPETO	, AUGU	STUS C. & EM	ILY Da	te: 03/23/2010		•	Pr	ice: \$0	
N-AR!	MS LEN	GTH OTHER	De	ed1: WLB /02812/	00461		De	ed2:	
TACY.	MILLAR	D G & BEATR	ICE F Da	te: 04/08/1986			Pr	ice: \$30	,000
•					00445				
							Di	ed2:	
			Exer	nption Informatio				07/04/0	1047
mpt nts:		Class				16		07/01/2	:V1 <i>/</i>
		000			0.00				
		000			0.00			0.0010	00
		000			0.00 0.00	,		0.00 0.0	UU
		1987							
npt:		11000	-	ecial Tax Recapto	ure:				
	dress: ddress: ddress: ddress: ddress: ddress: did: 012 ax Are structu Bas nents lai Lar JPETO N-ARI	entifier: e: dress: dre	entifier: District District CUPETC CUPETC dress: 346 BID CHESAI 1038 ddress: LEEDS ELKTO Cirid: Parcel: Sub District: 012 0694 Exax Areas: Exax Areas: Exax Areas: Exax Areas: District: 012 0694 Exax Areas: Example Area Exax Areas: Example Area Example Area	entifier: District - 03 Accou Ow E: CUPETO AUGUSTL CUPETO EMILY dress: 346 BIDDLE ST CHESAPEAKE CITY 1038 Location 8 L	Owner Information CUPETO AUGUSTUS C & CUPETO EMILY dress: 346 BIDDLE ST CHESAPEAKE CITY MD 21915- 1038 Location & Structure Inform ddress: LEEDS RD ELKTON 21921-0000 Orid: Parcel: Sub Subdivision: Section: O12 0694 O000 O12 0694 O000 O12 0694 O000 Town: Ad Valorem: Tax Class: O12 0694 O100 Area Basement Type Exterior Full/Haif Bath Value Information Base Value As of O1/01/2017 35,700 16,200 Onents O O 35,700 16,200 Onents O Transfer Information UPETO, AUGUSTUS C. & EMILY Date: 03/23/2010 ON-ARMS LENGTH OTHER Deed1: WLB /02812/ ON-ARMS LENGTH OTHER Deed1: NDS /00161/ Date: Deed1: Exemption Information Exemption Information Tax Class Onents ON-ARMS LENGTH OTHER Deed1: NDS /00161/ Date: Deed1: Exemption Information Output Class	Owner Information CUPETO AUGUSTUS C & Use: Principal Residence CUPETO EMILY Principal Residence Gress: 346 BIDDLE ST Deed Reference CHESAPEAKE CITY MD 21915- 1038 Location & Structure Information Legal Des ELKTON 21921-0000 Cord: Parcel: Sub District: O000 Cord: Parcel: Sub Subdivision: Section: Block: O12 0694 Cord: Parcel: Sub District: O000 Cord: Parcel: Sub Subdivision: Section: Block: O12 0694 Cord: Parcel: Sub District: O000 Cord: Parcel: Sub Subdivision: Section: Block: O12 0694 Cord: Parcel: Sub Subdivision: Section: Deed O12 0694 Cord: Parcel: Parcel	District - 03 Account Number - 069370	entifier: District - 03 Account Number - 069370 Owner Information E: CUPETO AUGUSTUS C & Use: Principal Residence: Deed Reference: CHESAPEAKE CITY MD 21915-1038 Location & Structure Information ddress: LEEDS RD Legal Description: Legal Description: Legal Description: Legal Description: Plant Residence: Deed Reference: Chesapeake City MD 21921-0000 ELKTON 21921-0000 ELKTON 21921-0000 ELKTON 21921-0000 ELGEDS RD Legal Description: Legal Description: Plant Residence: Property Later Area Residence: Property Later Area Residence: Property Later Area Residence: Property Later Area Residence: Property Later	### Property Land #### Above Grade Enclosed Full/Half Bath Garage Last Major Renotes ####################################

View Ma	iew Map View GroundRent Redemption						View GroundRent Registration				
ccount	ldentific	er:	District		nt Number - 1010	53			·		
Owner Name: CUPETO Al CUPETO El			AUGUSTI	Owner Information JGUSTUS C & MILY		Use: Principal Residence:		NTIAL			
failing Address: 346 BIDDLE 3 CHESAPEAK 1038			DLE ST PEAKE CIT	Y MD 21915-	Deed Ref	erence:	/02812/	00461			
				Location	& Structure Inform						
Premises	Addres	SS:	LEEDS ELKTO	RD N 21921 <i>-</i> 00	00	Legal De	scription	ACRE N/S LE	EDS ROAD Y HILL		
Map:	Grid:	Parcel:	Sub District:	Subdivi	sion: Section:	Block:	Lot: 15	Assessment Year: 2017	Plat No: Plat		
0020	0012	0864		0000			15	2017	Ref:		
Specia	l Tax Aı	eas:			Town: Ad Valorem: Tax Class:			NONE 4			
Primar Built	y Struct		Above Grade Area	Enclosed	Finished Bas Area	sement	Prope Area 7,514	rty Land SF	County Use 000000		
	*************				1841		,		auntine.		
Stories	s B	asement	Туре	Exterior	Full/Half Bath	Garag	e Li	ast Major Ren	OVALION		
				V	alue Information						
			Base	Value	Value As of 01/01/2017	As		ssessments As o 07/0	f 1/2017		
Land:	vements	•	35,70 0	0	16,200 0						
Total:			35,70	0	16,200	35,	700	16,2 0	00		
Prefer	ential L	and:	0	Tr	ansfer Information	1					
			OTUGO S ES		ate: 03/23/2010	-		Pric	ce: \$0		
Seller &	: CUPE	O, AUGU	STUS C. & El						•		
Type:	NON-A	RMS LEN	GTH OTHER	D	eed1: WLB /02812	/ 00461		= -	ed2:		
Seller	:			_	ate:			• • • •	ce:		
Type:				D	eed1:				ed2:		
Selle				_	ate:			• • •	ce: ed2:		
Туре	l				eed1:			De	euz:		
					emption Information		046	07/04	/2017		
Assess	Exempt ments:		Class			07/01/2	U 10	07/01	/ LV 11		
County State:	/ :		000 000			0.00					
State: Munici	pal:		000			0.00 0.0	00	0.00	0.00		
0.000	xempt:			5	pecial Tax Recap	ture:					
	npt Clas			-	IONE						
					ad Application Inf						

REZONINGS

FILE NO: 2017-02

APPLICANT: Penntex Ventures, LLC

LOCATION: Singerly Road at Leeds Road traffic circle (Tax Account ID(s) 08-03-068641; 08-03-069370; 08-03-

101053)

REQUEST: Rezone 1.2+/- acres from High Density Residential (RM) to Business General (BG).

STAFF RECOMMENDATION: Approval based upon a demonstrated mistake in the 2011 Comprehensive Rezoning.

PLANNING COMMISSION RECOMMENDATION: Approval based upon a demonstrated mistake in the 2011 Comprehensive Rezoning.

FINDINGS OF FACTS

NEIGHBORHOOD: The neighborhood is an area within 1/2 mile radius of the subject parcel. The area is bordered by commercial and residential land to the north and west. It is bordered by the village of Cherry Hill to the east and south.

CHANGES IN AREA: There have not been any rezonings in the area since the 2011 Comprehensive Rezoning.

POPULATION CHANGES:	<u>2000 </u>	<u>2010</u>	% of Change
Cecil County	85,951	101,108	17.7%
Census Tract: 305.01	4,045	4,209	4.05%

AVAILABILITY OF PUBLIC FACILITIES: Water, provided by Artesian water company and Sewer, provided by Cecil County is available for this site.

PRESENT AND FUTURE TRANSPORTATION AND TRAFFIC PATTERNS, CHARACTER,

AND VOLUME: The property is located at the circle where Singerly Road (MD RTE 213) and Leeds Road intersect. Approval for an entrance to this site from Singerly Road and/or Leeds Road would be subject coordination between the State Highway Administration and Cecil County Department of Public Works during site plan review. If approved, the change in zoning classification would not have a substantial change to traffic patterns, character, and volume in this area.

COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT IN THE AREA: The proposed rezoning should be compatible with existing and proposed development

COMPATIBILITY WITH THE INTENT OF THE COMPREHENSIVE PLAN: The parcel is located within the Medium Density Growth Area land use district of the Comprehensive Plan.. The intent of the Medium Density Growth Area is to provide the opportunity for development on the periphery of the designated growth areas. The MDGA may contain commercial uses mostly at moderate intensities, as neighborhood commercial centers serving everyday shopping and personal services needs. The property on the periphery of the crossroad village of Cherry Hill as identified in the 2011 Comprehensive Plan.

COMPATIBILITY WITH THE PURPOSES OF ANY SPECIAL DISTRICT IN WHICH THE AREA REQUESTED TO BE REZONED IS LOCATED: The proposed rezoning is not located within any special district.