

Received

REZONING APPLICATION # 3 2017

DATE FILED: 2/23/17 PC MTG: April 2017  
 AMT. PD: \$250.00 COM.MTG:  
 ACCEPTED BY: FILE NO: 2017-02

Cecil County Office #2964 PTV Contracting LLC

**APPLICANT INFORMATION** OWNER \_\_\_\_\_ REPRESENTATIVE \_\_\_\_\_

**Penntex Ventures, LLC**

APPLICANT NAME – please print clearly (additional names can be listed on page 2) PHONE NUMBER \_\_\_\_\_

**c/o Dwight E. Thomey, 153 East Main Street, Elkton MD 21921**

ADDRESS CITY STATE ZIP CODE

**PROPERTY INFORMATION** CRITICAL AREA? \_\_\_\_\_ YES  NO

**Singerly Road at Leeds Road traffic circle**

SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY

<b>03</b>	<b>068641,</b>	<b>20</b>	<b>12</b>	<b>440, 694, 864</b>	
ELEC. DISTRICT	ACCOUNT#	TAX MAP#	BLOCK	PARCEL	LOT#

PRESENT ZONING: **RM** REQUESTED ZONING: **BG**

PRESENT LAND USE DESIGNATION: **Residential** REQUESTED LAND USE DESIGNATION: **Commercial**

PRESENT USE OF PROPERTY: **vacant** PROPOSED USE OF PROPERTY: **retail**

PREVIOUS ZONING CHANGE? \_\_\_\_\_ YES  NO If yes, explain: \_\_\_\_\_

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: **1 year**

**REASON FOR REZONING REQUEST**

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

IF YES, PLEASE EXPLAIN: **These parcels are at the Cherry Hill, Leeds and Singerly Road traffic circle. They are three parcels totaling about 1.2 acres surrounded by Business General, M-1 (manufacturing), and village residential parcels. As this traffic circle was\***

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD?  YES \_\_\_\_\_ NO

IF YES, PLEASE EXPLAIN: **Public water and sewer are now available with Artesian extending water service to the area in 2012. Map 20 parcel 221 was rezoned from RR to BI in 2016 for a craft brewery.**

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): **\*installed and developed, this area has been the commercial and business center of the Cherry Hill community. Commercial uses should be concentrated at the traffic circle. A small island of multifamily residential at this intersection was a mistake as evidenced by the fact that these parcels at an important intersection remain undeveloped. Within approximately .5 to .8 miles of the intersection are a Gore plant, a strip shopping center, a new craft brewery being constructed, 2 schools and 2 churches, as well as a dentist office and a seasonal outdoor market.**

**EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS**

**LIST THE NAME AND ADDRESSES OF ADDITIONAL APPLICANTS**

**Penntex Ventures, LLC**                      **1563 Woodward Drive, Extension, Greensburg, PA 15601**  
APPLICANT NAME (please print clearly)                      ADDRESS

APPLICANT NAME                      ADDRESS

APPLICANT NAME                      ADDRESS

**LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS**

**Augustus C. Cupeto**  
OWNER NAME (please print clearly)                      ADDRESS

**Emily Cupeto**  
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):**

**Dwight E. Thomey**                      *Dwight E Thomey*                      2/23/17  
PRINT NAME                      SIGNATURE                      DATE

PRINT NAME                      SIGNATURE                      DATE

PRINT NAME                      SIGNATURE                      DATE

PRINT NAME                      SIGNATURE                      DATE

**OWNER(S):**

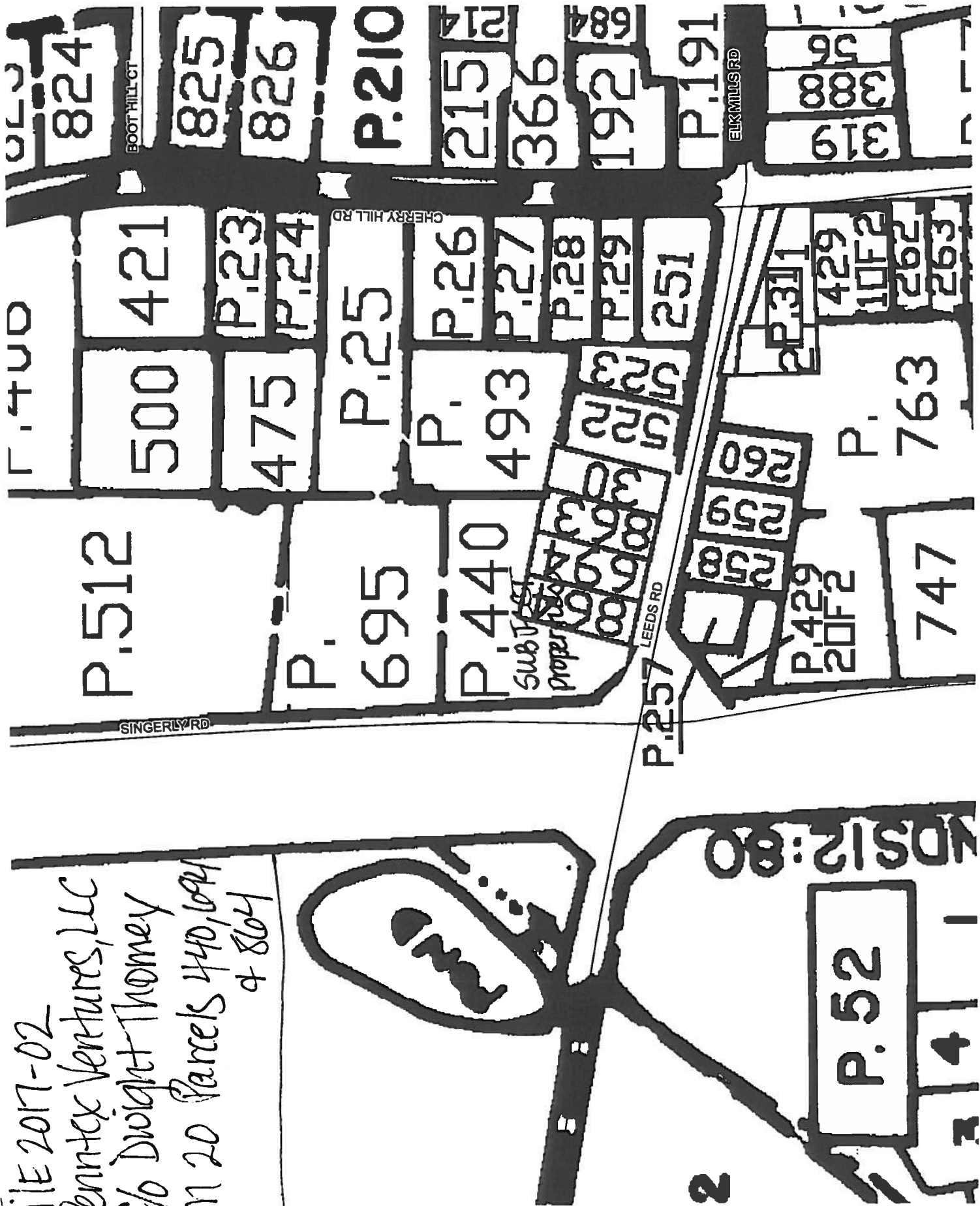
**Augustus C. Cupeto**                      *Augustus C Cupeto*                      2-21-17  
PRINT NAME                      SIGNATURE                      DATE

**Emily Cupeto**                      *Emily Cupeto*                      2-21-17  
PRINT NAME                      SIGNATURE                      DATE

PRINT NAME                      SIGNATURE                      DATE

PRINT NAME                      SIGNATURE                      DATE

File 2017-02  
PennTex Ventures, LLC  
c/o Dwight Thomey  
in 20 Parcels 440, 694  
& 804



View Map      View GroundRent Redemption      View GroundRent Registration

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Account Identifier:      District - 03 Account Number - 068641

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Owner Information

Owner Name:      CUPETO AUGUSTUS C & CUPETO EMILY      Use: RESIDENTIAL  
 Principal Residence: NO  
 Mailing Address:      346 BIDDLE ST      Deed Reference: /02812/ 00461  
 CHESAPEAKE CITY MD 21915-1038

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Location & Structure Information

Premises Address:      SINGERLY RD      Legal Description:      .862 ACRE  
 ELKTON 21921-0000      E/S SINGERLY ROAD  
 CHERRY HILL

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0020	0012	0440		0000				2017	Plat Ref: 0004/0048

Special Tax Areas:      Town: NONE  
 Ad Valorem: 4  
 Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			37,548 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2017	Phase-In Assessments As of 07/01/2016	Phase-In Assessments As of 07/01/2017
Land:	50,700	31,200		
Improvements	0	0		
Total:	50,700	31,200	50,700	31,200
Preferential Land:	0			0

Transfer Information

Seller: CUPETO, AUGUSTUS C.-TRUSTEE & Type: NON-ARMS LENGTH OTHER	Date: 03/23/2010 Deed1: WLB /02812/ 00461	Price: \$0 Deed2:
Seller: CUPETO, AUGUSTUS C. & EMILY & Type: NON-ARMS LENGTH OTHER	Date: 06/28/2007 Deed1: WLB /02368/ 00652	Price: \$0 Deed2:
Seller: STACY, MILLARD G & BEATRICE F Type: NON-ARMS LENGTH OTHER	Date: 04/08/1986 Deed1: NDS /00161/ 00445	Price: \$30,000 Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Information

Homestead Application Status: No Application

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

**Account Identifier:**      **District - 03 Account Number - 069370**

Owner Information

**Owner Name:**      CUPETO AUGUSTUS C & CUPETO EMILY      **Use:**      RESIDENTIAL  
 Principal Residence:      NO  
**Mailing Address:**      346 BIDDLE ST      **Deed Reference:**      /02812/ 00461  
 CHESAPEAKE CITY MD 21915-1038

Location & Structure Information

**Premises Address:**      LEEDS RD      **Legal Description:**      LOT 14 - .1725  
 ELKTON 21921-0000      ACRE  
 N/S LEEDS ROAD  
 CHERRY HILL

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0020	0012	0694		0000			14	2017	Plat Ref:

**Special Tax Areas:**      **Town:**      NONE  
**Ad Valorem:**      4  
**Tax Class:**

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			7,514 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2017	Phase-In Assessments As of 07/01/2016	Phase-In Assessments As of 07/01/2017
Land:	35,700	16,200		
Improvements	0	0		
<b>Total:</b>	<b>35,700</b>	<b>16,200</b>	<b>35,700</b>	<b>16,200</b>
Preferential Land:	0			0

Transfer Information

<b>Seller:</b> CUPETO, AUGUSTUS C. & EMILY &	<b>Date:</b> 03/23/2010	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> WLB /02812/ 00461	<b>Deed2:</b>
<b>Seller:</b> STACY, MILLARD G & BEATRICE F	<b>Date:</b> 04/08/1986	<b>Price:</b> \$30,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> NDS /00161/ 00445	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>	
<b>Exempt Class:</b>		NONE	

Homestead Application Information

**Homestead Application Status: No Application**

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

**Account Identifier:**      **District - 03 Account Number - 101053**

Owner Information

**Owner Name:**      **CUPETO AUGUSTUS C & CUPETO EMILY**      **Use: Principal Residence:**      **RESIDENTIAL NO**

**Mailing Address:**      **346 BIDDLE ST CHESAPEAKE CITY MD 21915-1038**      **Deed Reference:**      **/02812/ 00461**

Location & Structure Information

**Premises Address:**      **LEEDS RD ELKTON 21921-0000**      **Legal Description:**      **LOT 15 - .1725 ACRE N/S LEEDS ROAD CHERRY HILL**

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0020	0012	0864		0000			15	2017	
									Plat Ref:

**Special Tax Areas:**      **Town:**      **NONE**

**Ad Valorem:**      **4**

**Tax Class:**

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			7,514 SF	000000

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2017	Phase-In Assessments As of 07/01/2016	Phase-In Assessments As of 07/01/2017
Land:	35,700	16,200		
Improvements	0	0		
<b>Total:</b>	<b>35,700</b>	<b>16,200</b>	<b>35,700</b>	<b>16,200</b>
Preferential Land:	0			0

Transfer Information

<b>Seller:</b> CUPETO, AUGUSTUS C. & EMILY &	<b>Date:</b> 03/23/2010	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> WLB /02812/ 00461	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>	
<b>Exempt Class:</b>		<b>NONE</b>	

Homestead Application Information

**Homestead Application Status: No Application**

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>	<u>% of Change</u>
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.