

REZONING APPLICATION

Received DATE FILED 7/7/17 PC MTG 8/21/17
AMT PD \$250.00 COM MITG
ACCEPTED BY JB FILE NO 2017-06
JUL 07 2017 CL# 19290

APPLICANT INFORMATION

Cecil County, MD OWNER REPRESENTATIVE _____

North East, LLC
APPLICANT NAME - please print clearly (additional names can be listed on page 2) PHONE NUMBER
2235 West Pulaski Highway North East Maryland 21901
ADDRESS CITY STATE ZIP CODE

PROPERTY INFORMATION

CRITICAL AREA? YES NO

765 Mechanics Valley Road, North East, Maryland 21901 170 acres
SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY
05 025532 25 16 200
ELEC DISTRICT ACCOUNT# TAX MAP# BLOCK PARCEL LOT#

PRESENT ZONING: LDR REQUESTED ZONING: BG

PRESENT LAND USE DESIGNATION: Low Density Growth REQUESTED LAND USE DESIGNATION: High Density Growth

PRESENT USE OF PROPERTY: vacant PROPOSED USE OF PROPERTY: tourism

PREVIOUS ZONING CHANGE? YES NO If yes, explain: _____

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: 1 to 2 years

REASON FOR REZONING REQUEST

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

IF YES, PLEASE EXPLAIN: This parcel is accessed from Route 40 and is located in an area of commercial activity and predominately BG zoning. It is also adjacent to a major railroad line and naturally buffered from any nearby residential area. In addition, the contour of the property renders it difficult to develop as a residential subdivision.

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD? YES NO

IF YES, PLEASE EXPLAIN: The development of WAWA and APG Federal Credit Union nearby have added to the commercial character of the area.

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): The Applicant has a unique plan to make a commercial use of this parcel using the unique historical and natural characteristics of the property to create jobs and tax base on a large parcel in an area designated for growth in the Comprehensive Plan. This use will add to the tourism businesses that are abundant in the North East area.

EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS

LIST THE NAME AND ADDRESSES OF ADDITIONAL APPLICANTS

North East, LLC	2235 West Pulaski Highway, North East, MD 21901
APPLICANT NAME (please print clearly)	ADDRESS
Charles Narvel, Member	24 Lance Court, Elkton, MD 21921
APPLICANT NAME	ADDRESS
Dwight E. Thomey, Atty for Applicant	153 East Main Street, Elkton, MD 21921
APPLICANT NAME	ADDRESS


LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS

North East, LLC	2235 West Pulaski Highway, North East, MD 21901
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.

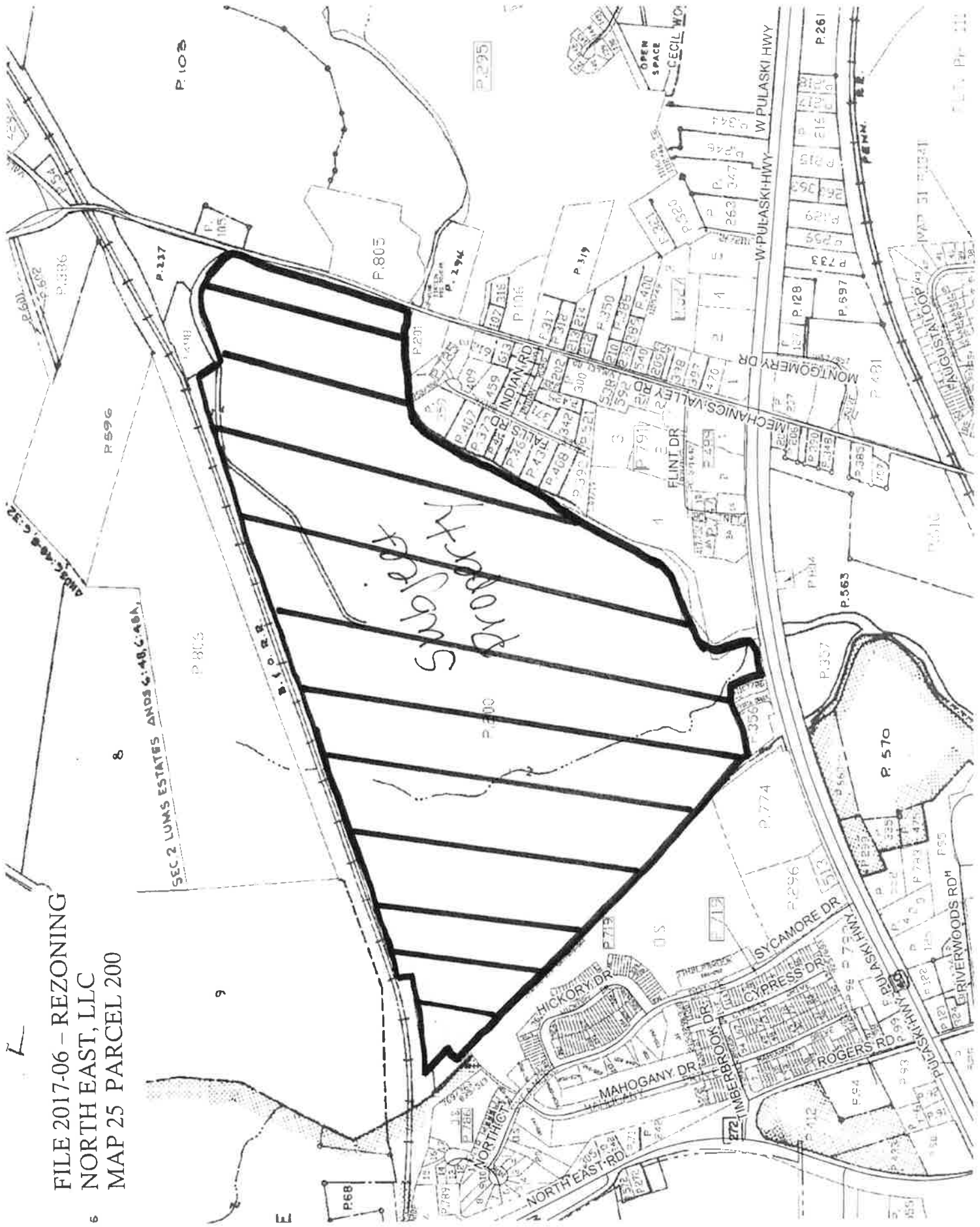
APPLICANT(S):

Charles Narvel		7-6-17
PRINT NAME	SIGNATURE	DATE
Dwight E. Thomey		7-6-17
PRINT NAME	SIGNATURE	DATE
PRINT NAME	SIGNATURE	DATE
PRINT NAME	SIGNATURE	DATE

OWNER(S):

Charles Narvel		7-6-17
PRINT NAME	SIGNATURE	DATE
PRINT NAME	SIGNATURE	DATE
PRINT NAME	SIGNATURE	DATE
PRINT NAME	SIGNATURE	DATE

FILE 2017-06 - REZONING
NORTH EAST, LLC
MAP 25 PARCEL 200



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Property

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W PULASKI HWY

MONTGOMERY DR

FLINT DR

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HICKORY DR

MAHOGANY DR

IMBERBROOK DR

ROGERS RD

BULASKI HWY

RIVERWOODS RD

NORTH EAST RD

AUGUSTINE

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