

2017 ANNUAL REPORT CECIL COUNTY, MARYLAND



PREPARED BY: CECIL COUNTY DEPARTMENT OF LAND USE AND DEVELOPMENT SERVICES
FOR THE CECIL COUNTY PLANNING COMMISSION

EXECUTIVE SUMMARY

Division I, Title 1, Subtitle 2, Section 1-207(b) of the Land Use Article of the Annotated Code of Maryland requires that the Cecil County Planning Commission prepare, adopt, and file an annual report with the legislative body. This document has been prepared by the Cecil County Department of Land Use and Development Services to satisfy this requirement.

The format and content of this report cover the development activity that has occurred in Cecil County during calendar year 2017. This activity includes major and minor subdivisions, rezonings, special exceptions, variances, appeals, historic designations, agricultural preservation, zoning violations, building permits, and site plans. This information is provided in summary fashion at the beginning of the document and in greater detail in the appendices.

It should be noted that the Land Use Article of the Annotated Code of Maryland requires that the Annual Report state whether changes in land use patterns which occurred during the period covered in the report, including land use, transportation, community facilities, zoning map amendments, and subdivision plats are or are not consistent with each other; the recommendations of the last Annual Report; the adopted plans of the local jurisdiction; and the adopted plans of the State and local jurisdiction that have responsibility for financing and constructing improvements necessary to implement the local jurisdiction's plan and should contain statements and recommendations for improving the planning and development process within the local jurisdiction.

Additionally, the report includes all changes in development patterns which occurred during the period covered in the report, including land use, transportation, community facilities patterns, zoning map amendments, and subdivision plats. During calendar year 2017 these changes were consistent with the above mentioned items. The implementation of the goals and objectives of the Comprehensive Plan has proven to be a success as has the process to refine the supporting documents and programs.

Created by order of County Executive Alan J. McCarthy in April 2017, the Department of Land Use and Development Services combines the former Office of Planning & Zoning, Office of Permits & Inspections, and the Plans Review Branch of the Department of Public Works into one unit. Additionally, the County's Geographic Information Systems (GIS) program is administered by the Department.

This reorganization creates greater efficiency in the plans review and permitting processes by bringing all employees that administer this function together in one place.

The Department of Land Use and Development Services' actions concerning rezonings, special exceptions, variances, subdivisions, zoning violations, building permits, agricultural preservation, forest conservation, Chesapeake Bay Critical Area, historic district nominations, and other associated duties are presented in the following report. Supplemental reports, such as the Permits and Inspections Division's monthly reports, are available on the County's website and are hereby incorporated into this report by reference.

Major Subdivisions – During 2017, the Cecil County Planning Commission reviewed four major subdivision applications. All four applications were approved with conditions.

The Planning Commission approved one concept plat (Foundation for Elder Care, located on Marley Road), and two preliminary/final plats (Lands of Beecher & Edith Rasnake and Lands of John and Judith Green). Additionally, the Planning Commission approved a revised final plat for Lots 7-9 and 11 of the Chesapeake Cove subdivision approved in the year 2008. This revised final plat approved new driveway locations, and it did not result in the creation of any new lots. The appendices of this report contain a map depicting the location of all plats approved in 2017.

The two approved preliminary/final plats created a combined total of two new lots. Both preliminary/final plats approved by the Planning Commission were also recorded in 2017.

Preliminary and concept plats requesting extensions after October 19, 2015 can do so administratively via the Director of Land Use and Development Services. Three preliminary plats (Liberty Grove Reserve, Warwick Orchards, and Baldwin Mills) were granted extensions under this provision. No concept plats requested an extension under this provision.

Election District 5 was the most active in terms of plats reviewed by the Planning Commission, with two of the four plats being located in the fifth election district. Overall, both of the new lots that received final approval from the Planning Commission are located within the County's growth area. (The Rasnake lot is located within the high density growth area of the Comprehensive Plan, and the Green lot is located within the low density growth area of the Comprehensive Plan.)

Administratively, the Department of Land Use and Development Services approved 12 major resubdivision plats. Ten of these plats were add-ons / lot line adjustments, and two of these plats (Bay

View Estates Lots 54 & 55 and Orchard Hill, Lots 1 - 3) were lot consolidations that resulted in the elimination of two lots.

Thus, with two new lots being created by two approved preliminary/final plats and two lots being eliminated via administrative resubdivisions, the major subdivision process netted zero new lots in 2017.

Minor Subdivisions – The Department of Land Use and Development Services approved 29 minor subdivisions in 2017. Ten of the approved subdivisions created 16 new lots. Additionally, six of the minor subdivisions created agricultural transfers, and one created an exempt public utility site. The remainder of approvals were add-ons or lot line adjustments.

The most active election district, in terms of number of approvals, was Election District 5, which had nine minor subdivision approvals. In terms of lots, Election District 4 was the most active, with five approvals creating five lots.

Site Plans – A total of seven site plans were approved by the Department of Land Use and Development Services for commercial, industrial, or institutional development in 2017.

Historic District Applications – The Historic District Commission and the Planning Commission did not make any recommendations on nominations for historic designation in 2017.

Rezoning – The Planning Commission made recommendations on seven rezoning requests. Four rezoning requests were eventually approved by the County Council, one was disapproved by the County Council, and two were withdrawn.

Agricultural Preservation – In 2017, 992.43 acres of land were permanently preserved. The State Department of Natural Resources purchased 643.65 acres for use as future parks, and 348.78 acres of property were protected via donated easements to the Cecil Land Trust and Maryland Environmental Trust. Additionally, one 95 acre property was established as an agricultural district. To date, a total of 27,401.42 acres in Cecil County have been preserved solely for agricultural purposes. Including protected lands preserved for other purposes, 53,837.47 acres (24.14% of the County's total land area) are within some form of preservation program.

Special Exceptions – The Planning Commission and Board of Appeals heard 23 requests for special exceptions in 2017. The Board of Appeals approved 19 of the applications.

Variances & Appeals – The Board of Appeals heard 23 requests for variances in 2017. The Board approved 18 requests. Two appeals of administrative decisions were heard in 2017. One appeal was withdrawn and the Board affirmed the other decision.

Building Permits – The Department of Land Use and Development Services reviewed 97 building permits for new dwellings in 2017 (An additional 11 building permits for new dwellings were reviewed by the

incorporated towns). Six new dwellings were in the Chesapeake Bay Critical Area. The estimated value of all construction was \$33.6 million. There were 535,049 square feet of residential space constructed in 2017. 53.7% (58 out of 108) of the building permits issued were in the designated growth area.

Zoning Violations – The Department of Land Use and Development Services investigated 263 zoning complaints in 2017. These investigations revealed 231 violations.

THE CECIL COUNTY PLANNING COMMISSION

2017 Members:

Mr. B. Patrick Doordan, Chairman

Mr. A. Chad Johnston

Mr. Peter Kirsh *

Mr. Bill Miners

Mr. Thomas Mullen, Alternate

Mr. Roger Persons

Mr. Wyatt Wallace

Mr. Kennard Wiggins *

Hon. Joyce Bowsbey, Ex-officio

Mr. James A. Dellmyer – Legal Counsel

*Partial Year

The Cecil County Planning Commission is appointed by the County Executive. The Planning Commission serves as a citizen review board and makes recommendations to the Board of Appeals and County Council regarding special exceptions, rezonings, and amendments or changes to County regulations. The Planning Commission has the authority to approve all major subdivisions of land.

Planning Commission meetings are scheduled on the third Monday of each month in the County Administration Building. Subdivision proposals, rezonings, special exceptions, and other agenda items are heard at 6:00 p.m.

THE CECIL COUNTY BOARD OF APPEALS

2017 Members:

Mr. Mark Saunders, Chairman

Mr. Brad Carrillo

Mr. James Eder

Mr. Mike Linkous

Mr. Brandon D. Witt

Mr. Willard Whiteman, Alternate

Mr. Cameron Brown – Legal Counsel

The Board of Appeals is appointed by the County Executive. The Board serves as a citizen review board for administrative decisions of the Department of Land Use and Development Services. The Board also acts as a quasi-judicial body 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 the County Administration Building.

THE CECIL COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD

2017 Members:

Mr. Bob Miller, Chairman

Mr. Norman Anderson

Mr. William Ewing

Ms. Shelley Hastings

Mr. Charles Robinson

Composition: The Agricultural Preservation Advisory Board is comprised of five members. Each member is appointed to a five year term by the County Executive and confirmed by the County Council. Members can serve a maximum of two consecutive terms. At least three of the five members of the Board must be full time owners/operators of a commercial farm.

Duties: The Board's duties include:

- 1) Advising the County Planning Commission and County Commissioners with respect to the establishment of agricultural districts and the approval of easement purchases by the Maryland Agricultural Land Preservation Foundation (MALPF).
- 2) Assisting the County in reviewing the status of agricultural districts and easements.
- 3) Advising the Maryland Agricultural Land Preservation Foundation concerning priorities for agricultural preservation.
- 4) Approving or disapproving applications for the County's status as having a state certified agricultural program.
- 5) Promoting preservation of agriculture within the County by offering information and assistance to farmers with respect to establishment of districts and purchase of easements.
- 6) Performing any other duties as assigned by the County.

Meetings: The Board meets the 2nd Thursday of the month, by request of the Department of Land Use and Development Services or Board members.

THE CECIL COUNTY HISTORIC DISTRICT COMMISSION

2017 Members:

Ms. Patricia Folk, Chairperson

Ms. Heidi Coleman

Mr. Michael W. Dawson

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Ms. Nancy Simperts

The Historic District Commission (HDC) is appointed by the County Executive. The HDC's duties include making recommendations to the Planning Commission and the County Council on nominations for historic designation, to recommend that designation 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

2017 Members:

Dr. John Lee

Mr. Ewing McDowell

Mr. John Quinn

Ms. Nancy Simperts

Mr. Rex Sizemore

The Agricultural Reconciliation Committee is appointed by the County Executive. The Committee's duties include arbitrating and/or mediating disputes and issuing opinions on whether agricultural operations are being conducted in accordance with best management practices.

LAND USE AND DEVELOPMENT SERVICES – 2017 STAFF

Eric S. Sennstrom – Director

Office of Planning & Zoning

Anthony J. DiGiacomo, AICP, Principal Planner
Stephen J. O'Connor, AICP, Zoning Administrator
Jason M. Boothe, Plans Reviewer
Bryan Lightner, Resource Plans Reviewer
Curtis McCardell, Compliance Inspector
Jennifer Bakeoven, Administrative Assistant

*Amanda Paoletti, Plans Reviewer

* Joseph B. Johnson, Jr., Resource Plans Reviewer

*Partial Year

Office of Permits & Inspections

Patrick T. Conway, Chief
William V. Funk, Jr., Supervisor
Jeff Thorpe, Plans Reviewer
J.R. Heldmyer, HVAC & Plumbing Inspector
Mark Dean, Building Inspector
Rick Wyre, Building Inspector
Linda Owens, Administrative Assistant
Joan DiSabatino, Administrative Assistant
Deborah Emery, Permits Clerk
Olivia Reynolds, Permits Clerk

Development Plans Review

Kordell Wilen, P.E., Division Chief
Aaron Harding, Plans Reviewer II
Will McMahan, Plans Reviewer
Heather Seward, Office Services Assistant

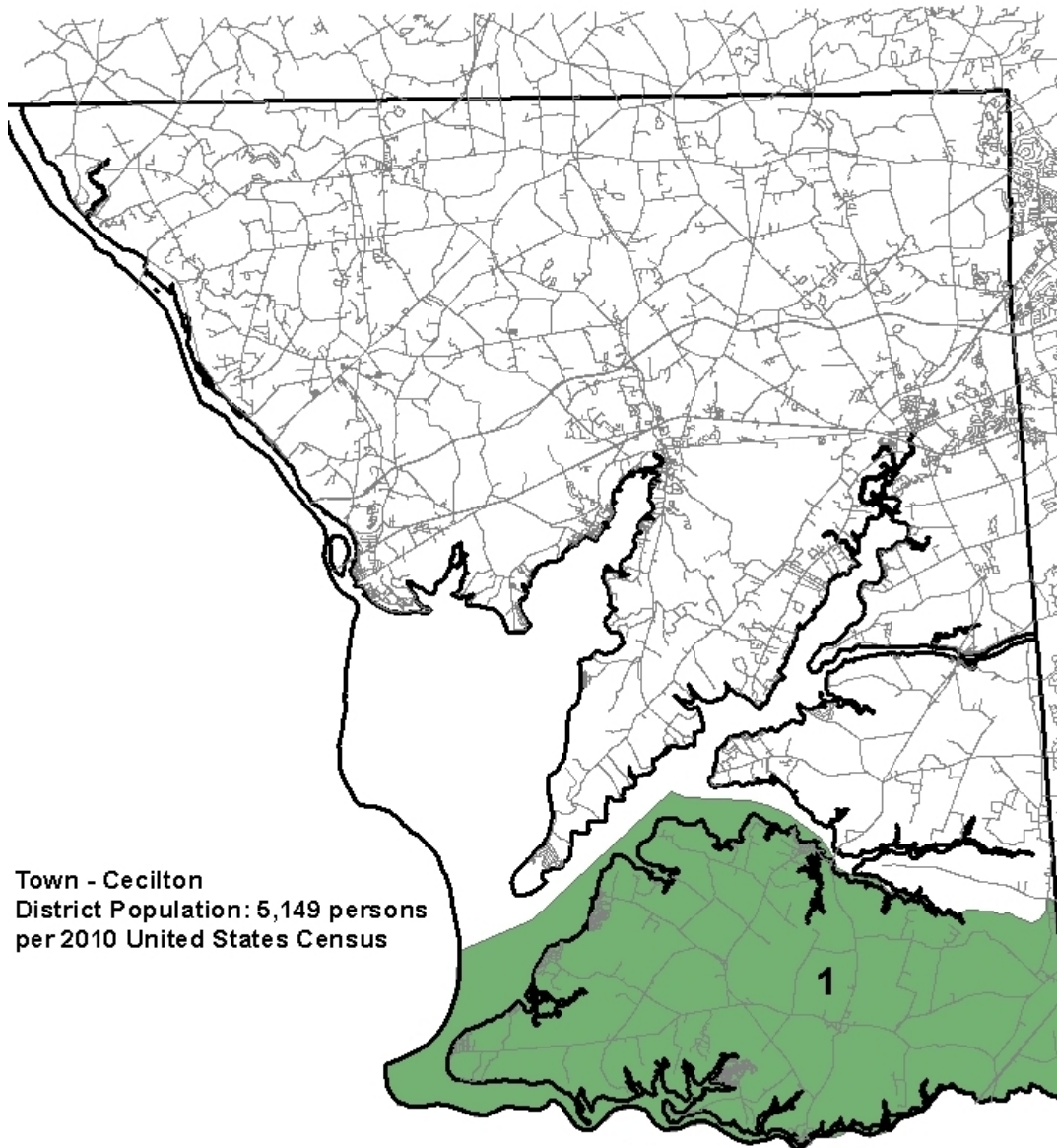
Geographic Information Systems

David R. Black, AICP, GIS Coordinator

The Department of Land Use and Development Services provides staff support to the County Executive, Planning Commission, Board of Appeals, Agricultural Preservation Advisory Board, Historic District Commission, County Council, as well as numerous other boards and commissions. Additionally, the department implements the goals and objectives of the County's Comprehensive Plan through the administration of the Zoning Ordinance, Subdivision Regulations, and Master Water & Sewer Plan. Members of staff participate on various committees and represent the County on numerous State and regional governmental organizations.

APPENDICES

Election District #1 - Cecilton



Three minor subdivisions created one new lot.

No concept plats were approved.

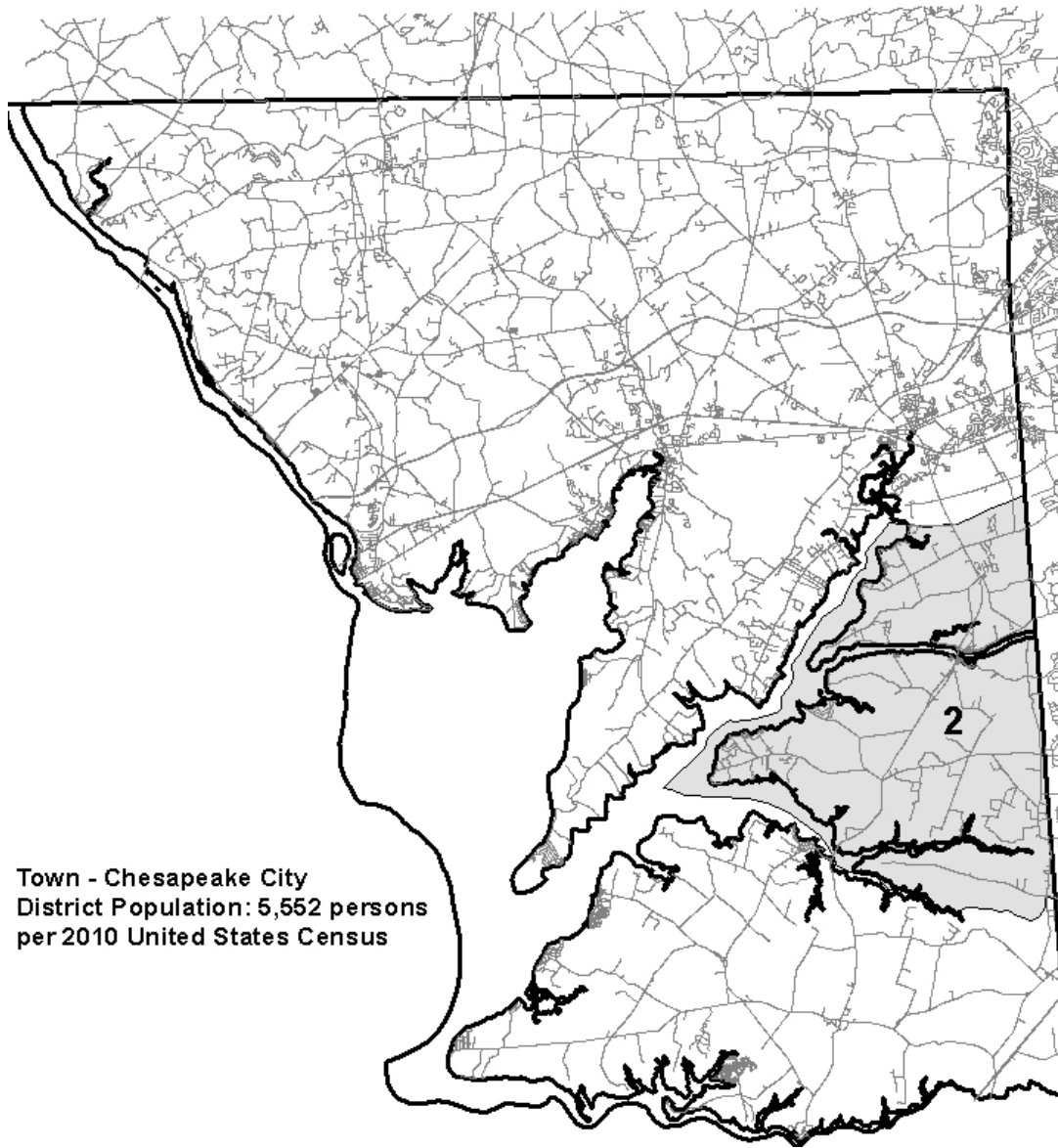
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

One site plan was approved.

Six building permits were issued for residential construction with an estimated value of \$1,958,915.

Election District #2 - Chesapeake City



Town - Chesapeake City
District Population: 5,552 persons
per 2010 United States Census

Two minor subdivisions created two new lots.

No concept plats were approved.

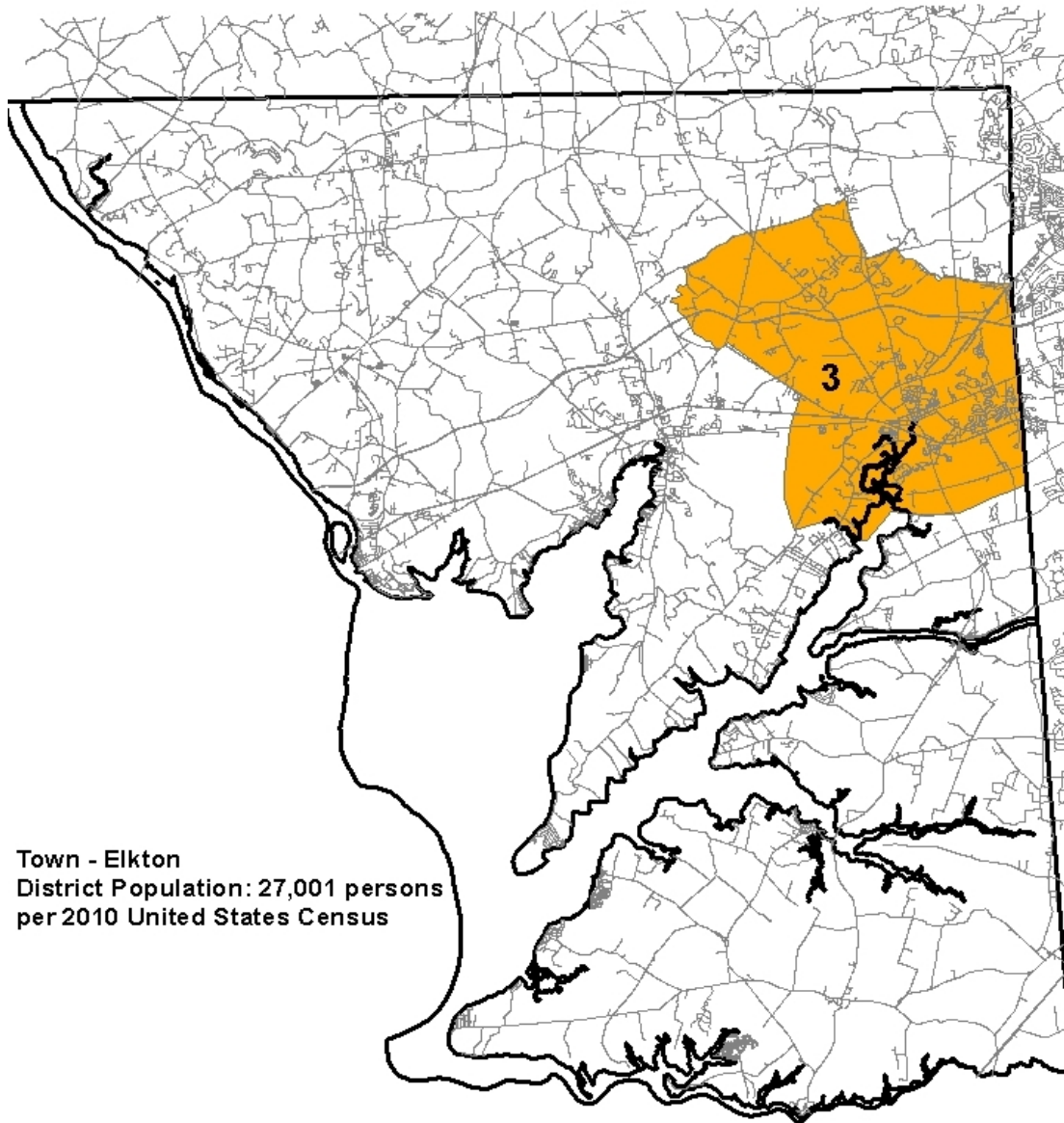
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

No site plans were approved.

Three building permits were issued for residential construction with an estimated value of \$705,000.

Election District #3 - Elkton



Five minor subdivisions created two new lots.

No concept plats were approved.

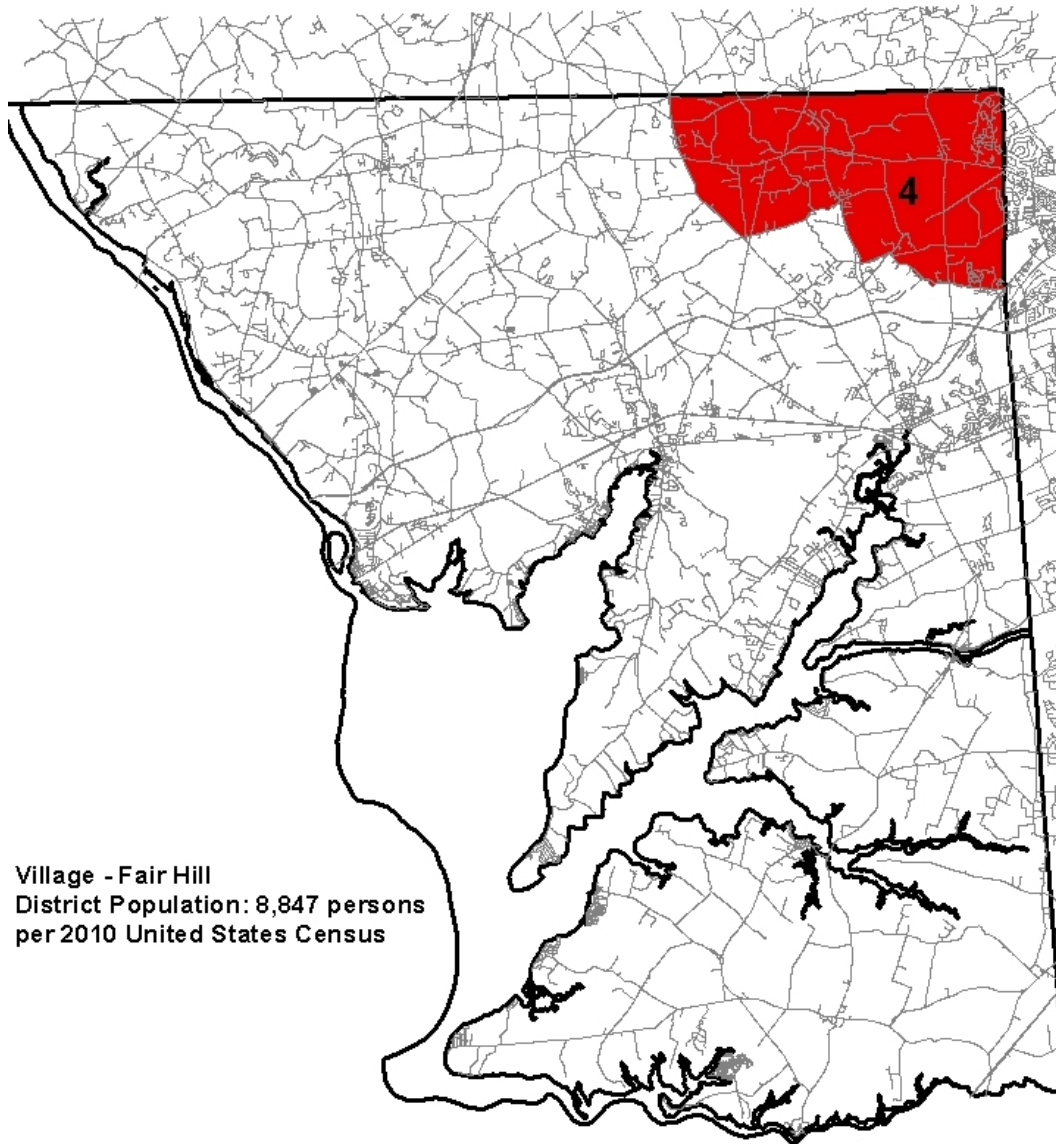
One preliminary plat extension was approved.

One preliminary/final plat was approved.

No site plans were approved.

Twelve building permits were issued for residential construction with an estimated value of \$2,463,230.

Election District #4 - Fair Hill



Five minor subdivisions created five new lots.

No concept plats were approved.

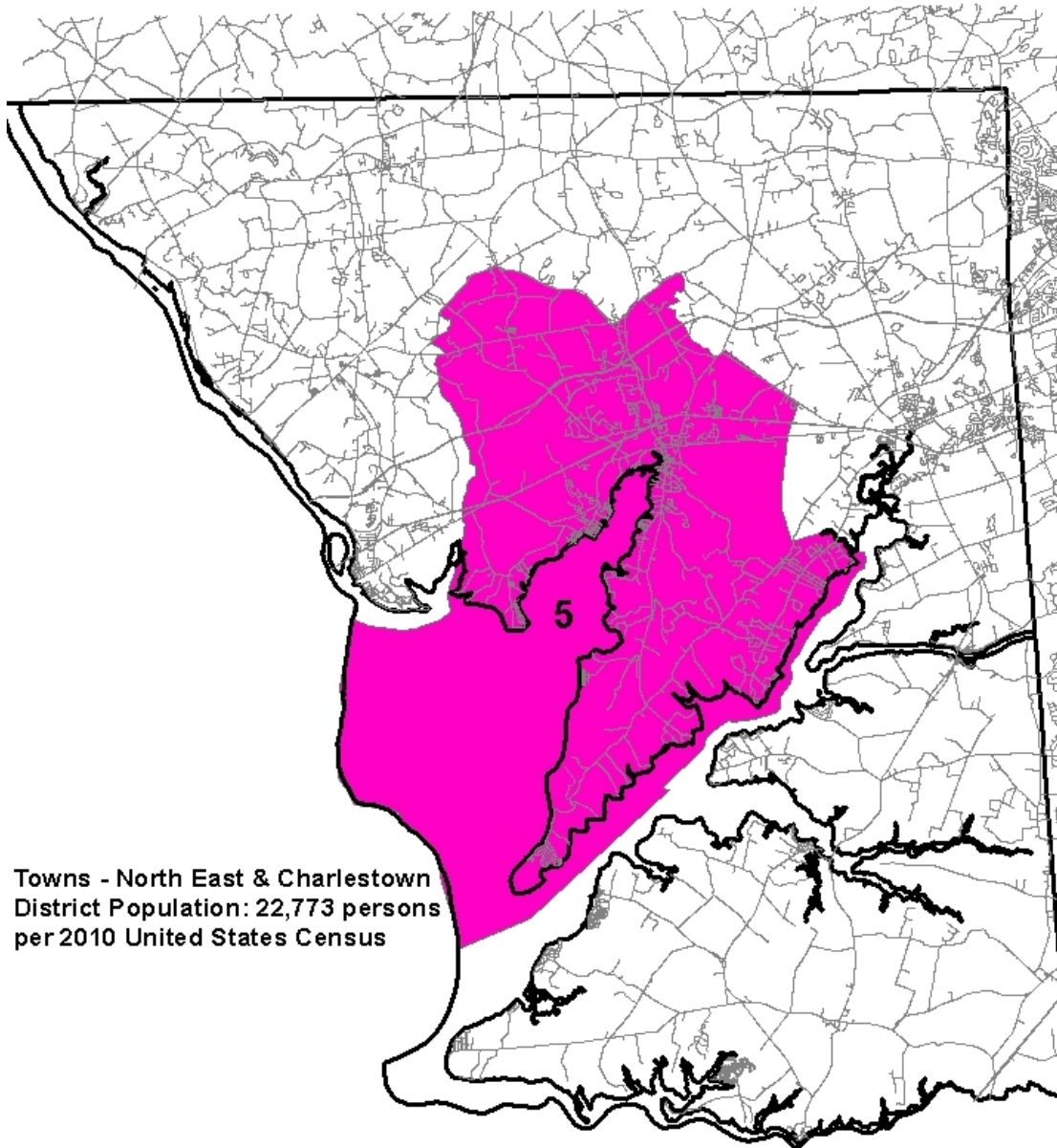
No preliminary plats or preliminary plat extensions were approved.

One preliminary/final plat was approved.

No site plans were approved.

17 building permits were issued for residential construction with an estimated value of \$2,250,000.

Election District #5 - North East



Nine minor subdivisions created two new lots.

One concept plat was were approved.

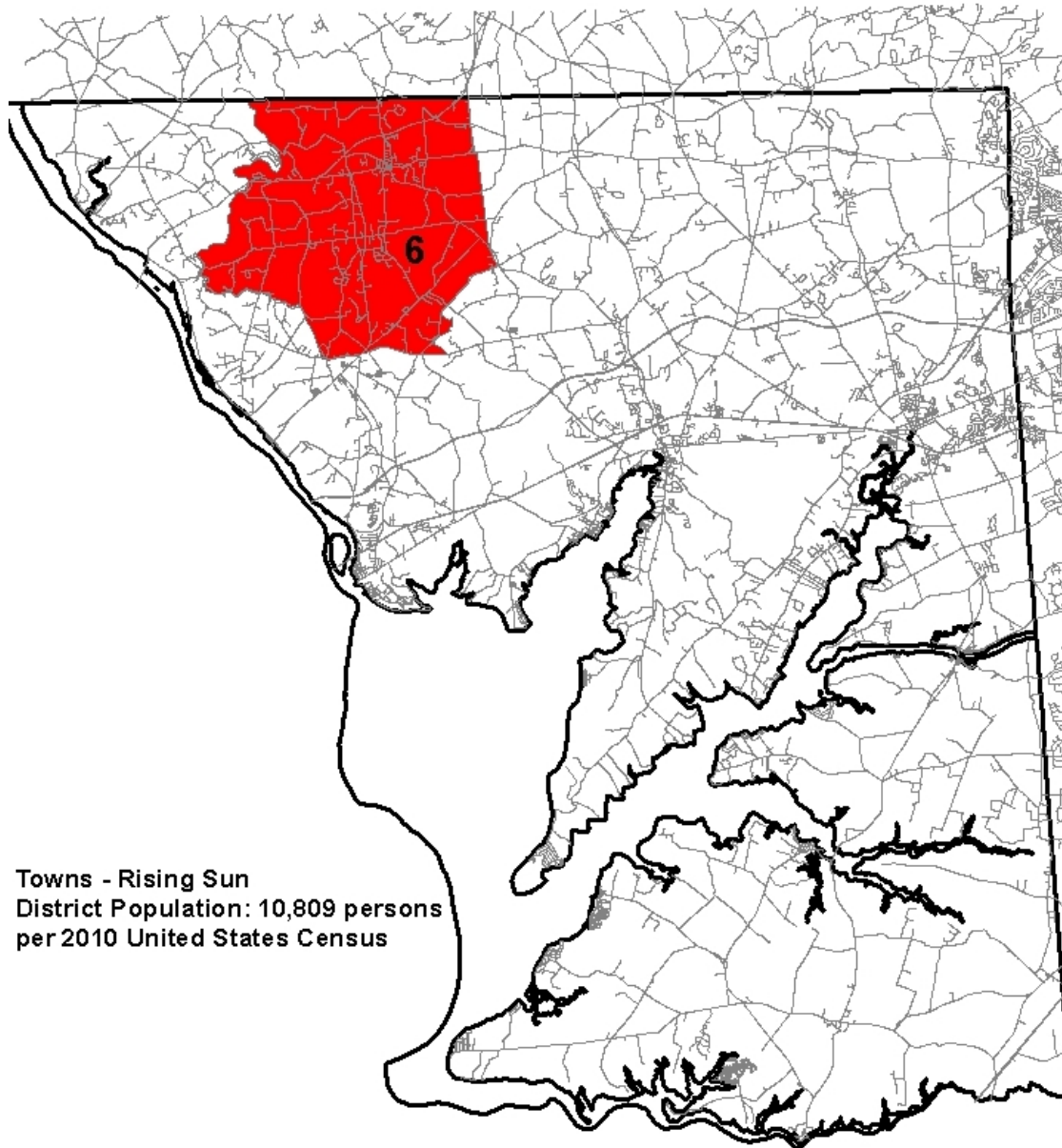
No preliminary plats or preliminary plat extensions were approved.

One preliminary/final plat was approved.

Three site plans were approved.

45 building permits were issued for residential construction with an estimated value of \$20,347,209.

Election District #6 - Rising Sun



Two minor subdivisions created four new lots.

No concept plats were approved.

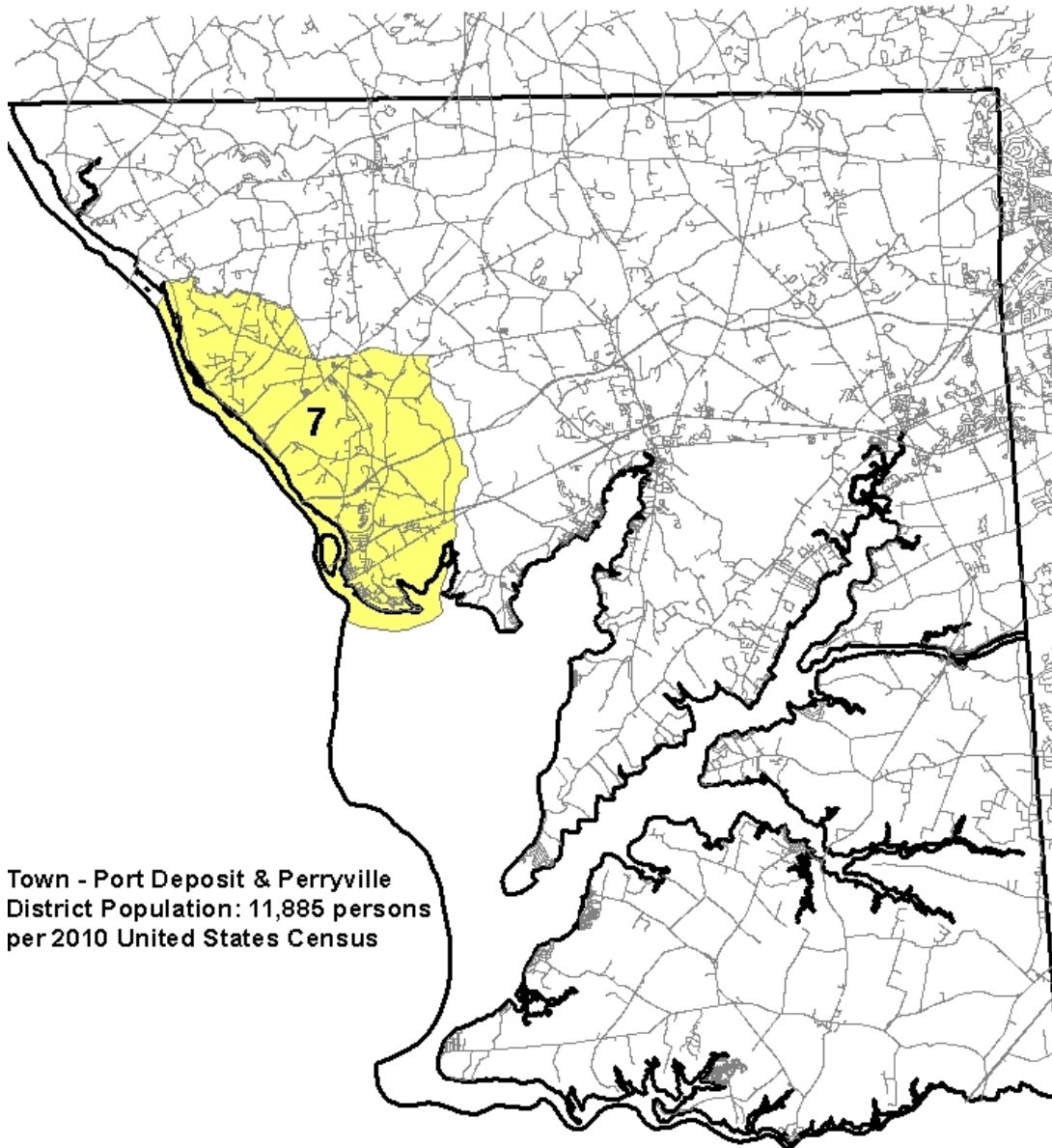
One preliminary plat extension was approved.

No final plats were approved.

Two site plans were approved.

Seven building permits were issued for residential construction with an estimated value of \$1,745,423.

Election District #7 - Port Deposit



Town - Port Deposit & Perryville
District Population: 11,885 persons
per 2010 United States Census

No minor subdivisions were approved.

No concept plats were approved.

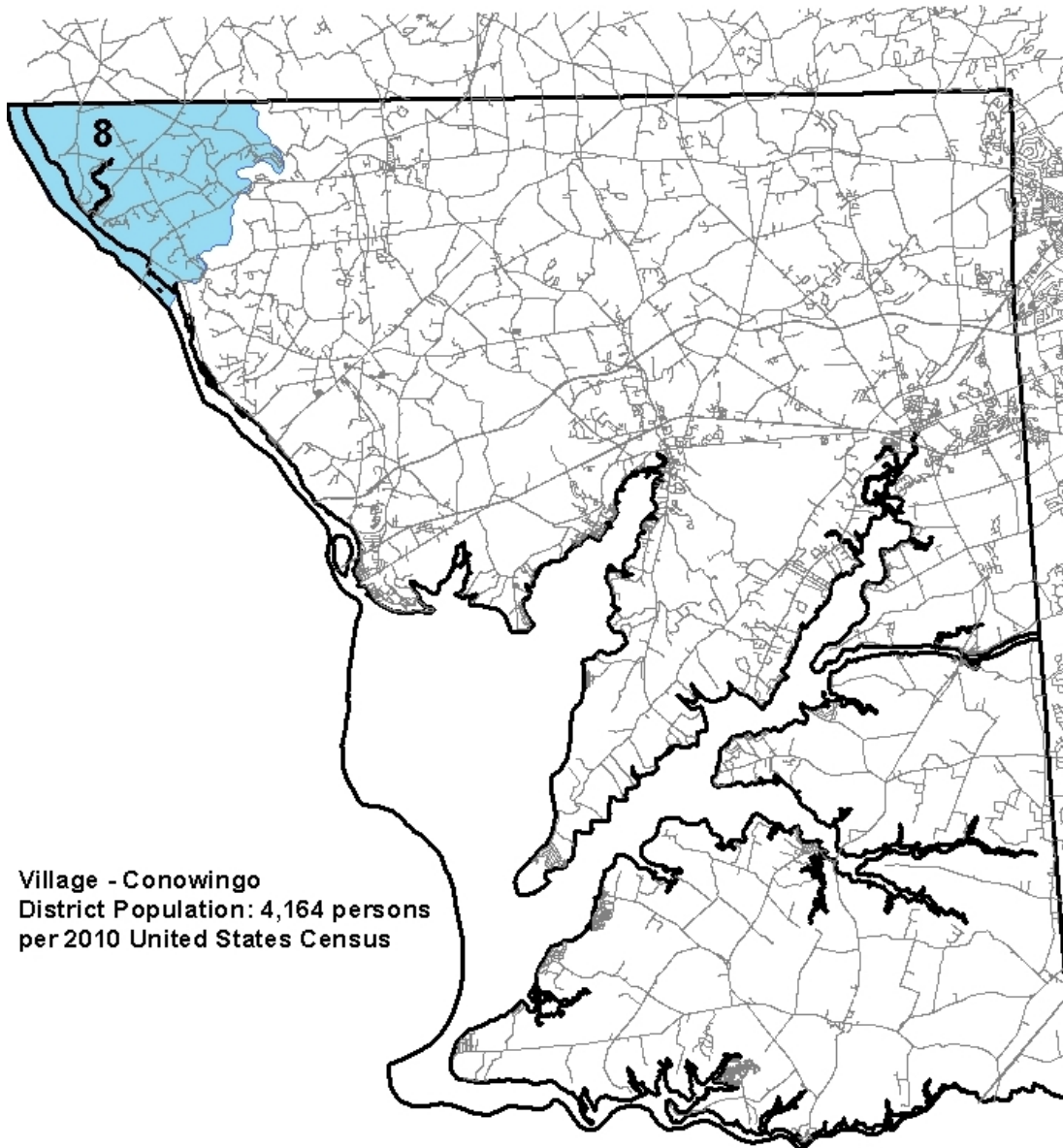
One preliminary plat extension was approved.

No final plats were approved.

No site plans were approved.

Two building permits were issued for residential construction with an estimated value of \$267,000.

Election District #8 - Conowingo



One minor subdivision was approved. It did not create any lots.

No concept plats were approved.

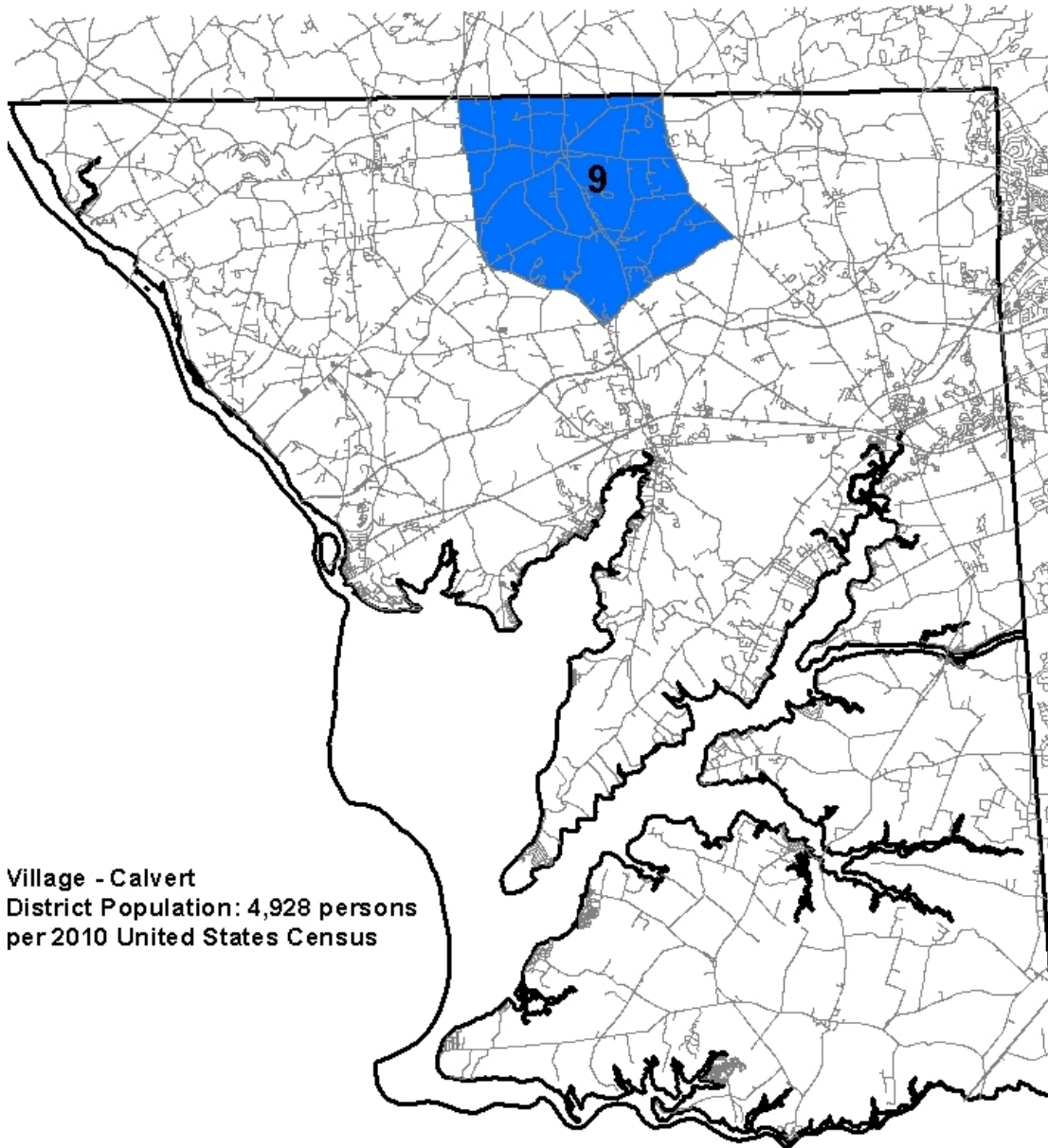
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

No site plans were approved.

Five building permits were issued for residential construction with an estimated value of \$974,499.

Election District #9 - Calvert



Two minor subdivisions were approved. Said approvals did not create any lots.

No concept plats were approved.

No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

One site plan was approved.

11 building permits were issued for residential construction with an estimated value of \$2,894,123.

Applications Processed

In 2017, four major subdivision plats were reviewed and approved by the Cecil County Planning Commission. The Planning Commission approved one concept plat, two preliminary/final plats, and one revised final plat.

The approved preliminary/final plats created a combined total of two new lots. Both preliminary/final plats approved in 2017 were recorded, and the appendices of this report contains a map depicting the location of the approved preliminary/final plats recorded in 2017.

Election District 5 was the most active in terms of plats reviewed by the Planning Commission, with two of the four plats being located in the fifth election district. Overall, both of the new lots that received final approval from the Planning Commission are located within the County's growth area.

Administratively, the Department of Land Use and Development Services approved 12 major resubdivision plats. Ten of these plats were add-ons / lot line adjustments, and two of these plats (Bay View Estates Lots 54 & 55 and Orchard Hill, Lots 1 - 3) were lot consolidations that resulted in the elimination of two lots.

Thus, with two new lots being created by two approved preliminary/final plats and two lots being eliminated via administrative resubdivisions, the major subdivision process netted zero new lots in 2017.

Preliminary and concept plats requesting extensions after October 19, 2015 can do so administratively via the Director of Land Use and Development Services. Three preliminary plats (Liberty Grove Reserve, Warwick Orchards, and Baldwin Mills) were granted extensions under this provision. No concept plats requested an extension under this provision.

The Department of Land Use and Development Services approved 29 minor subdivisions in 2017. Ten of the approved subdivisions created 16 new lots. Additionally, six of the minor subdivisions created agricultural transfers, and one created an exempt public utility site. The remainder of approvals were add-ons or lot line adjustments.

The most active election district, in terms of number of approvals, was Election District 5, which had nine minor subdivision approvals. In terms of lots, Election District 4 was the most active, with five approvals creating five lots.

Three appendices have been included in this report: the first summarizing the specific applications at each point of the development process, the second summarizing all applications by election district, and the final summarizing all applications by land use district.

Applications Processed – Stage in Development Process

In 2017, the Cecil County Planning Commission approved the following major subdivision applications.

Preliminary/Final Plat

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Rasnake, Beecher & Edith	5	RM	1	HDGA
Green, John & Judith	4	LDR	1	LDGA

Revised Final Plat

Chesapeake Cove, Lots 7-9 & 11	3	LDR	0	LDGA
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Concept Plat

Foundation for Eldercare	5	RM	176	HDGA
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Extensions

On October 19, 2015 an amendment to the Cecil County Subdivision Regulations was adopted that allows the Director of Land Use and Development Services to grant extensions to Concept and Preliminary Plats through administrative action.

During 2017 three preliminary plats were granted extensions via administrative action. The following table contains details regarding all administrative plat extensions:

Administrative Extensions of Concept and Preliminary Plats Granted under Sections 4.0.10 (Concept) and 4.1.17 (Preliminary) of the Subdivision Regulations

Subdivision Name	Plat Type	Request Date	Action	Action Date	New Plat Expiration Date
Liberty Grove Reserve	Preliminary Plat	2/3/2017	Granted	3/1/2017	3/31/2019
Warwick Orchards	Preliminary Plat	8/14/2017	Granted	8/15/2017	8/31/2019
Baldwin Mills	Preliminary Plat	10/1/2017	Granted	10/2/2017	10/31/2019

Resubdivisions

In 2017, the Cecil County Department of Land Use and Development Services approved the following revisions of recorded major subdivisions and/or pre-1976 record plats.

<u>OWNER NAME</u>	<u>E D</u>	<u>ZONING</u>	<u>LAND USE</u>	<u>LOTS</u>	<u>NOTES</u>
First Indemnity of America Insurance Company	5	NAR	RCD	0	Major Resub - Rhodes Mountain Estates (PC 1119/22 - MSA S1241-3635) - De-Platting of Spence Drive Row into P153
Mahoney, Ryan C. & Brittany	5	NAR	RCD	0	Major Resub - Estates at Autumn Woods (PC 1119/43 - MSA S1241-3655) - Revision of Forest Conservation Area Boundaries
Cox, Michael T & R Lynn	1	RR & SAR	RPD	-1	Major Resub - Bayview Estates (PC 1119/48 - MSA S1241-3659) - Resubdivision of Lots 54/55
Seidenberg & 213 Farms LLC	2	LDR	LGA	0	Major Resub - Mark 7 (PC 1119/56 - MSA S1241-3667) - Lot Line Adjustment
Schlarbaum, Gary & Ruth Anne	1	RR & SAR	RPD	0	Major Resub - Franklin Estates (PC 1119/65 - MSA S1241-3675) - Add-On
Hague, Robert P & Tracy G (Major Resub)	1	SAR	RPD	0	Major Resub - Windswept Farms (PC 1119/69 - MSA S1241-3678) - Revision to the LOD
Mann, James & Suzanne & Fischer (Trustee)	4	NAR	RCD	-1	Major Resub - Orchard Hill - Elimination of Lot 2

In total, the seven resubdivision plats resulted in the elimination of two lots. Thus, since two lots were created via the major subdivision process, and two lots were eliminated via the major resubdivision process, the entire process resulted in no net gain or net loss of lots.

Minor Subdivisions

In 2017, the Department of Land Use and Development Services approved the following minor subdivision applications.

<u>OWNER NAME</u>	<u>E D</u>	<u>ZONING</u>	<u>LAND USE</u>	<u>LOTS</u>	<u>NOTES</u>
Mackie, Richard D (Estate of)	4	NAR	RCD	1	
Witkowski, Kevin & Cynthia AND Patton, Tony L & Deborah K	5	LDR	LGA	0	DOI# 17-002 (3.2B)
Ewing, William C & Albert J	4	NAR	RCD	0	MALPF Two ag transfers and add-ons DOI# 17-003 (3.2N)
Barclay, Pasquarello & Barclay	1	MH	RPD	1	DOI# 17-004 (3.2K) Road Frontage - Variance #3693
McCoy, Terry & Geraldine	2	RR & SAR	RPD	0	DOI# 17-005 (3.2N)
Mackie, Richard D (Estate of)	4	NAR	RCD	3	
Cherry Grove LLC	1	SAR	RPD	0	eliminates ag transfer parcel created by MS #4045
Principio Iron Company & Upper Chesapeake Flex One	5	M2 & MEA	EMP	1	FCP # - 318A & 445
Jackson, Robert L & Jane S	6	NAR	RCD	4	FCP # 756
KST, LLC & Reid Cameron	5	NAR	RCD	0	DOI# 17-010 (3.2B)
King, Thomas E & Doris H	5	ST	MGA	0	Agricultural Transfer
Johnston & Boulden	3	BG	RMU	1	DOI# 17-011 (3.2K)
Dennis, Charles Jr & III	3	LDR	LGA	1	DOI# 17-012 (3.2K)

Angeletti, Fred & Elizabeth	3	EMU	EMU	0	Exempt - 2.1.3(3) - County Project (Pump Station)
Dunlop, William Jr. - Trustee	5	RR	RCD	0	DOI# 17-013 (3.2B)
Brackett, Daryl K	5	RR & NAR	RCD	0	DOI# 17-014 (3.2N)
Presser, Nancy L.	8	NAR	RCD	0	DOI# 17-018 (3.2N)
The Conservation Fund	5	NAR	RCD	0	Exempt - 2.1.3(1) - Agricultural Transfer
Crossan, Eleanor	4	NAR	RCD	1	DOI# - 17-022 (3.2K)
Rhoades, Robert M. & Patricia	2	SAR	RPD	2	DOI# - 17-032 (3.2K)
CTAL, LLC	3	BG & M2	RMU	0	Agricultural Transfer
Hooper, Ralph W, et ux	1	SAR	RPD	0	DOI# - 17-033 (3.2B) & 17-034 (3.2N)
North Oxford Laundomat, Inc.	9	NAR	RCD	0	Agricultural Transfer
Rawlings & Caufman	4	RR & NAR	RCD	0	DOI# - 17-036 (3.2N)
Principio Iron Company LLC	5	M2	EMU	0	Agricultural Transfer
Miller, Kenneth S. & Kay E.	9	NAR	RCD	0	DOI# - 17-040 (3.2N)
York Building Products (Mason Dixon Sand & Gravel)	5	MEA	MED	1	FCP # 772
Pleasant Hill Worship Center Church & Leonard, Ryan & Jenny	3	RR	RCD	0	DOI# - 17-042 (3.2N)
Benham, Robert L Jr & Kathryn E	6	ST	MGA	0	Amended Subdivision MS #4000

Applications Processed - Election District

Major Subdivisions

Final Approvals (Planning Commission)	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	0	0	0
	2	0	0	0
	3	0	0	0
	4	1	1	50
	5	1	1	50
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	Total	2	2	100%

Final Approvals (Administrative Review)	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	3	-1	0
	2	1	0	0
	3	0	0	0
	4	1	-1	0
	5	2	0	0
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	0	0	0
	Total	7	-2	0

Minor Subdivisions

Approved Minors	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	3	1	6.25%
	2	2	2	12.5%
	3	5	2	12.5%
	4	5	5	31.25%
	5	9	2	12.5%
	6	2	4	25%
	7	0	0	0%
	8	1	0	0%
	9	2	0	0%
	Total	29	16	100%

Applications Processed - 2010 Land Use Districts

Major Subdivisions

Final Approvals (Planning Commission)	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	0	0	0
	RPD	0	0	0
	LGA	1	1	50%
	MGA	0	0	0
	MHGA	0	0	0
	HGA	1	1	50%
	RMU	0	0	0
	EMU	0	0	0
	EMP	0	0	0
	MED	0	0	0
	Total	2	2	100%

Final Approvals (Administrative Review)	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	3	-1	0
	RPD	3	-1	0
	LGA	1	0	0
	MGA	0	0	0
	MHGA	0	0	0
	HGA	0	0	0
	RMU	0	0	0
	EMU	0	0	0
	EMP	0	0	0
	MED	0	0	0
	Total	7	-2	0

Minor Subdivisions

Approved Minors	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	14	9	56.25%
	RPD	5	3	18.75%
	LGA	2	1	6.25%
	MGA	2	0	0
	MHGA	0	0	0
	HGA	0	0	0
	RMU	2	1	6.25%
	EMU	2	0	0
	EMP	1	1	6.25%
	MED	1	1	6.25%
	Total	29	16	100%

Site Plans

A total of seven site plans were approved by the Department of Land Use and Development Services for commercial, institutional, or industrial development in 2017.

Date Approved	Name	Location	ED	Zoning	Proposed Use
1/11/2017	TruAire, Inc. (Lot 17 Principio Business Park)	Principio Pkwy W, North East, MD 21901	5	M2	Warehouse
1/23/2017	Delmarva Power - Harris substation	546 Rising Sun Rd, Rising Sun, MD 21911	6	BG	Electric substation
1/27/2017	RCA Earleville	314 Grove Neck Rd, Earleville, MD 21919	1	SAR	Building addition
6/16/2017	Nottingham Roads Yard	191 Harrisville Road, Colora, MD 21917	6	NAR	Administration Building
9/19/2017	Dollar General - 2825 North East Rd	2825 North East Rd, North East, MD 21901	9	BG	Retail store
9/21/2017	JJ Price LLC	2269 Pulaski Hwy, North East MD 21901	5	BG	Medical office building
10/17/2017	Principio Business Park - Site G	Belvidere Rd, Perryville MD 21903	5	MEA	Regional distribution center

Residential Building Permit Activity - 2017

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONSTRUCTION COST
1	Dwellings	6	26,821	\$1,958,915
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>0</u>	<u>-</u>	<u>-</u>
	TOTALS	6	26,821	\$1,958,915
2	Dwelling	3	11,754	\$705,000
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>0</u>	<u>-</u>	<u>-</u>
	TOTALS	3	11,754	\$705,000
3	Dwellings	11	48,567	\$2,386,000
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>1</u>	<u>1,173</u>	<u>\$77,230</u>
	TOTALS	12	49,740	\$2,463,230
4	Dwellings	5	22,961	\$1,170,000
	Duplex	0	-	-
	Townhouse	11	13,240	\$990,000
	Apartment	0	0	-
	<u>Mobile Home</u>	<u>1</u>	<u>2,166</u>	<u>\$90,000</u>
	TOTALS	17	38,547	\$2,250,000
5	Dwellings	30	150,243	\$9,159,201
	Duplex	0	-	-
	Townhouse	4	10,558	\$725,000
	Apartment	8	130,728	\$10,294,008
	<u>Mobile Home</u>	<u>3</u>	<u>4,124</u>	<u>\$169,000</u>
	TOTALS	45	295,653	\$20,347,209
6	Dwellings	6	26,305	\$1,648,500
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>1</u>	<u>1,297</u>	<u>96,923</u>
	TOTALS	7	27,602	\$1,745,423

7	Dwellings	1	3,225	\$175,000
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>1</u>	<u>1,401</u>	<u>\$92,000</u>
	TOTALS	2	4,626	\$267,000
8	Dwellings	5	25,486	\$974,499
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>0</u>	<u>-</u>	<u>-</u>
	TOTALS	5	25,486	\$974,499
9	Dwellings	11	54,820	\$2,894,123
	Duplex	0	-	-
	Townhouse	0	-	-
	Apartment	0	-	-
	<u>Mobile Home</u>	<u>0</u>	<u>-</u>	<u>-</u>
	TOTALS	11	54,820	\$2,894,123
Grand totals		108	535,049 sq ft	\$33,605,399

RESIDENTIAL BUILDING PERMITS ISSUED IN 2017
BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
EMPLOYMENT MIXED USE	0	0%
RESIDENTIAL MIXED USE	0	0%
LOW DENSITY GROWTH AREA	15	13.8%
MEDIUM DENSITY GROWTH AREA	18	16.6%
MEDIUM HIGH DENSITY GROWTH AREA	13	12%
HIGH DENSITY GROWTH AREA	0	0%
EMPLOYMENT	1	0.9%
MINERAL EXTRACTION	0	0%
RURAL CONSERVATION	41	37.9%
RESOURCE PRESERVATION	9	8.3%
INCORPORATED TOWN	11	10.2%
TOTALS:	108	100%

of permits in designated growth area = 58 (53.7% of total)

BUILDING PERMITS ISSUED – 2017
CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2017	NEW DWELLINGS IN CRITICAL AREA 2017
January	17	0
February	14	1
March	37	2
April	11	2
May	10	0
June	14	0
July	11	0
August	19	1
September	15	0
October	16	0
November	11	0
December	12	0
TOTALS:	187	6

2017 REZONINGS

Election District	Owner Name	Zoned	Requested Zoning	Decision
3	Noe J. Mejia	RMU	BG	Approved
3	Penntex Ventures, LLC	RM	BG	Disapproved
3	Gregory Birney attorney for Morris & Janet Zwick	UR	NAR	Withdrawn
9	Penntex Ventures, LLC	BL	BG	Approved
3	Abundant Solar Energy, Inc.	ST	NAR	Withdrawn
5	North East, LLC	LDR	BG	Approved
6	Dwight Thomey attorney for Wayne & Marilyn Webb	BL	BG	Approved

ZONING COMPLAINTS AND VIOLATIONS

2017

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	0	0
Manufactured Homes (Special Exception)	3	3
Storage Trailer	6	6
Untagged or Inoperative Vehicles	96	90
Salvage Yards / Ruble Landfill	89	84
Illegal Business Operation	27	21
Setbacks	7	3
RV / Travel Trailers	15	14
Signs	2	2
Dwelling Conversion	2	0
Kennels	1	1
Animal Husbandry	4	2
Other – Fencing and Condemned Housing	10	4
COURT CASES	1	1
TOTALS:	263	231

SPECIAL EXCEPTIONS, VARIANCES, APPEALS
2017

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	10	0	0	10
FESTIVALS AND EVENTS	3	0	0	3
MANUFACTURED HOME	3	0	0	3
Agricultural	1	0	0	1
Hardship	2	0	0	2
Security	0	0	0	0
OTHER	3	3	1	7
Total Special Exceptions	22	3	1	26
VARIANCES	18	4	1	23
APPEALS	0	1 (AFFIRMED)	1	2

Cecil County's Agricultural Land Preservation Program - 2017

The Agricultural Land Preservation program in Cecil County continues to robustly pursue preservation opportunities and enhance the programs fundamental facets.

In 2017, 992.43 acres of land were permanently preserved. The State Department of Natural Resources purchased 643.65 acres, at a cost of \$5,866,000, for use as future parks. In addition, 348.78 acres of prime productive agricultural land were protected via donated easements to the Cecil Land Trust and Maryland Environmental Trust.

A total of four-hundred and eight-six (486) acres of agricultural land was approved for preservation in 2017, but has not yet gone to settlement.

One additional property (95 acres in size) entered into the district program. This program is similar to the former state program which was a requirement for MALPF preservation. By the end of 2017, there were 39 district properties still working towards permanent easement. Property owners enrolled in this program are provided a 50% tax credit on the agricultural value of their property

To date, a total of 27,401.42 acres in Cecil County have been preserved solely for agricultural purposes. Including protected lands preserved for other purposes, 53,837.47 acres (24.14% of the County's total land area) are within some form of preservation program.

Agricultural preservation does not stop with the purchase of agricultural easements, as stewardship of the easement terms, and assuring that proper use of conservation practices are ongoing for enrolled properties, is critical. MALPF requires that all easements that have federal funding and ten percent of all other MALPF easements be inspected every year. Twenty-Six inspections were completed in August and September of 2017 by Department of Land Use and Soil Conservation staff.

The land preservation program's work in 2017 has built on the foundation for the success of land preservation programs from previous years. The Department of Land Use and Development Services expects that success will continue for next year and beyond.

ANNUAL REPORT ON SMART GROWTH RELATED CHANGES

Prepared by the Cecil County Planning Commission for the period
January 2017 through December 2017

1. **Development Patterns** – Changes in development patterns that have occurred in the past year:
 - (a) New subdivisions created: Two preliminary/final major subdivisions were approved, creating two new lots. Twenty-nine minor subdivisions were approved, creating 16 lots.
 - (b) New building permits issued: 108 building permits were issued for residential construction. 53.7% of these building permits (58 permits) were located in the County's designated growth area.
 - (c) Zoning map amendments: Four rezonings were approved in 2017.
 - (d) Zoning text amendments that resulted in changes in development patterns:
 - i. On February 7, 2017, the County Council approved amendments to Section 115 of the Zoning Ordinance. Said amendment amended the list of zoning districts in which communications towers are permitted.
 - ii. On December 19, 2017, the County Council approved numerous amendments to the Zoning Ordinance pertaining to the creation of the Department of Land Use and Development Services. In addition, the amendments allow for the Director of Land Use and Development Services to approve final major subdivision plats.
 - (e) New Comprehensive Plan or plan elements adopted: No new comprehensive plan elements were adopted in 2017.
 - (f) New roads or substantial changes in roads or other transportation facilities: No new roads or substantial changes to transportation facilities were completed in 2017.
 - (g) New schools or additions to schools: None.
 - (h) Other changes in development patterns: None
2. **Map:** The County adopted no new zoning maps. Four rezonings were approved in 2017.
3. **Consistency:** The items listed above were determined to be consistent with each other, the recommendations of the last annual report, the adopted plans of the County, the adopted plans of local jurisdictions, and the adopted plans of the State.
4. **Process Improvements:** Limited subdivision activity has permitted the Planning Commission to actually approve the same number of major subdivision lots (two) as were eliminated (two) via the major resubdivision process.

- 5. Ordinances and Regulations:** The ongoing application of the County Zoning Ordinance and Subdivision Regulations has permitted the County to implement the goals and objectives of the Cecil County Comprehensive Plan.

ANNUAL REPORT ON SMART GROWTH GOALS, MEASURES, AND INDICATORS
AND IMPLEMENTATION OF PLANNING VISIONS

Prepared by the Cecil County Planning Commission for the period
January 2017 through December 2017

Measures and Indicators

Amount and share of growth that is located inside and outside the Priority Funding Area:

53.7% of the residential building permits were located in the PFA

100% of the new lots (all two of them) were located in the PFA.

Net density of growth that is being located inside and outside of the PFA:

The net density within the PFA is 1 dwelling unit per 2.78 acres (2 lots on 5.57 acres).

No new lots were created outside of the PFA in 2017.

Development capacity analysis:

The 2010 Comprehensive Plan projects that the County's population will increase by approximately 49% by 2030. The Plan also projects that approximately 80% of the County's population growth will occur in the growth area. The Plan projects 79% of new housing units and 85% of new employment will occur in the County's growth area. The Comprehensive Plan projects build-out to be 60-80 years in the future. The Plan anticipates this build-out will yield approximately 83,600 more housing units than existed in 2005 and result in an approximate population of 300,000. The Comprehensive Plan's Water Resources Element indicates that public sewer systems will be able to meet the demand through 2030 while some of the municipal water supply systems will need additional supplies.

Number of acres preserved using local agricultural land preservation funding:

In 2017, 992.43 acres of land were permanently preserved. While two easements were donated, the purchased preserved land cost \$5,866,00. Additionally, one 95 acre property was established as an agricultural district. To date, a total of 27,401.42 acres in Cecil County have been preserved solely for agricultural purposes. Including protected lands preserved for other purposes, 53,837.47 acres (24.14% of the County's total land area) are within some form of preservation program.

Local Land Use Goal:

The 2010 Comprehensive Plan, with a twenty year planning horizon, has established the following land use goals:

- Incentivize development in the growth area and discourage development outside the growth area
- Encourage maximum growth and high density development in the growth area
- Achieve a balance of residential development and employment opportunities
- Attract high density mixed use development at appropriate locations in the growth area
- Concentrate high density development in areas where adequate public facilities will be provided
- Provide land in appropriate locations for growth and expansion of economic development opportunities
- Encourage modest, controlled development adjacent to towns outside the growth area
- Encourage the conservation of agricultural and forested lands; encourage sustainable agribusiness and other natural resource based industries
- Maintain the equity value of agricultural land
- Integrate land use and transportation planning to create attractive concentrations, or nodes, of development that can be served by transit
- Protect private property rights

Timeframe for achieving the goal:

The Comprehensive Plan contemplates achievement of the goal within the 20 year planning horizon.

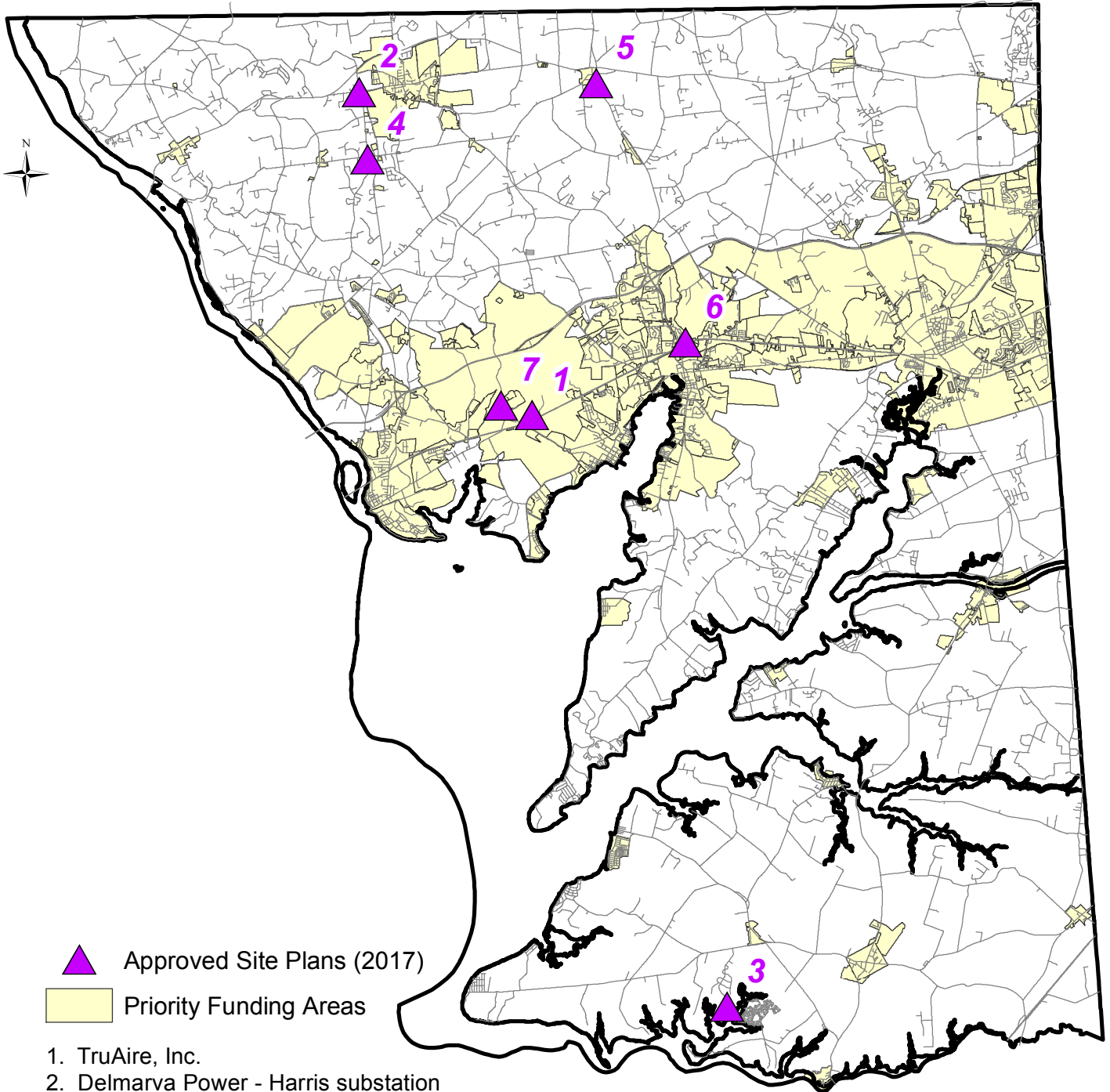
Resources necessary for infrastructure inside the PFA and land preservation outside the PFA:



While it should be noted that the County's growth area and certified PFAs are not coterminous and certain growth areas are outside of PFAs, the most crucial resource necessary to establish the required infrastructure in the growth area is the funding to enable the water and wastewater systems needed to support future growth. Funding is also required in rural areas to support land preservation initiatives.

Any incremental progress made toward achieving the local goal:

Cecil County Government continues to strive to achieve the Comprehensive Plan's goal to "use all means to preserve land in the Rural Areas for agricultural and natural resource pursuits."

2017 Approved Site Plans in relation to Priority Funding Areas

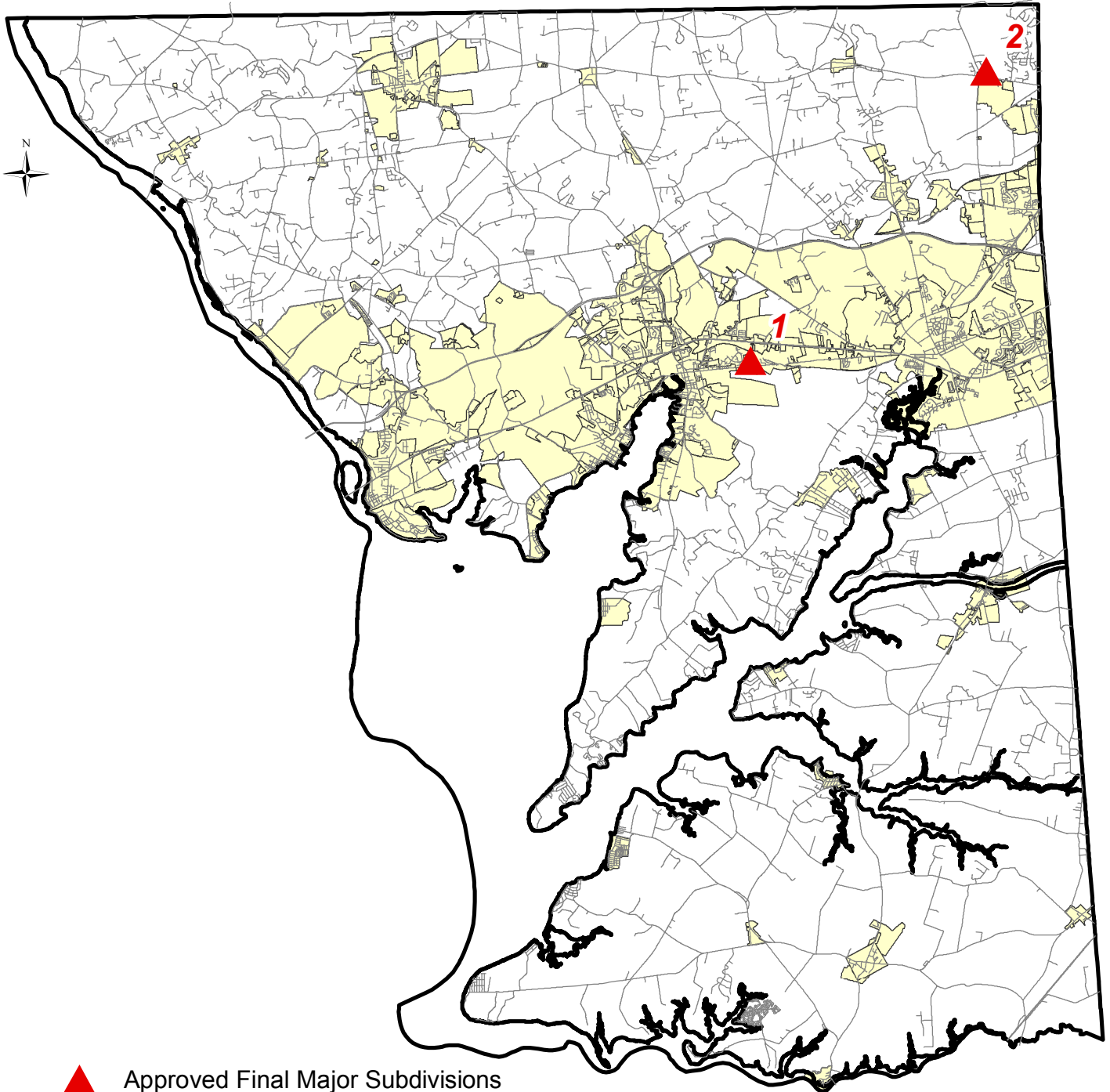


-  Approved Site Plans (2017)
-  Priority Funding Areas

1. TruAire, Inc.
2. Delmarva Power - Harris substation
3. RCA Earleville
4. Nottingham Roads Yard
5. Dollar General - 2825 North East Rd
6. JJ Price, LLC
7. Principio Business Park - Site G

Cecil County
Dept. of Land Use & Dev. Services
January 12, 2018

2017 Approved Final Major Subdivisions in relation to Priority Funding Areas



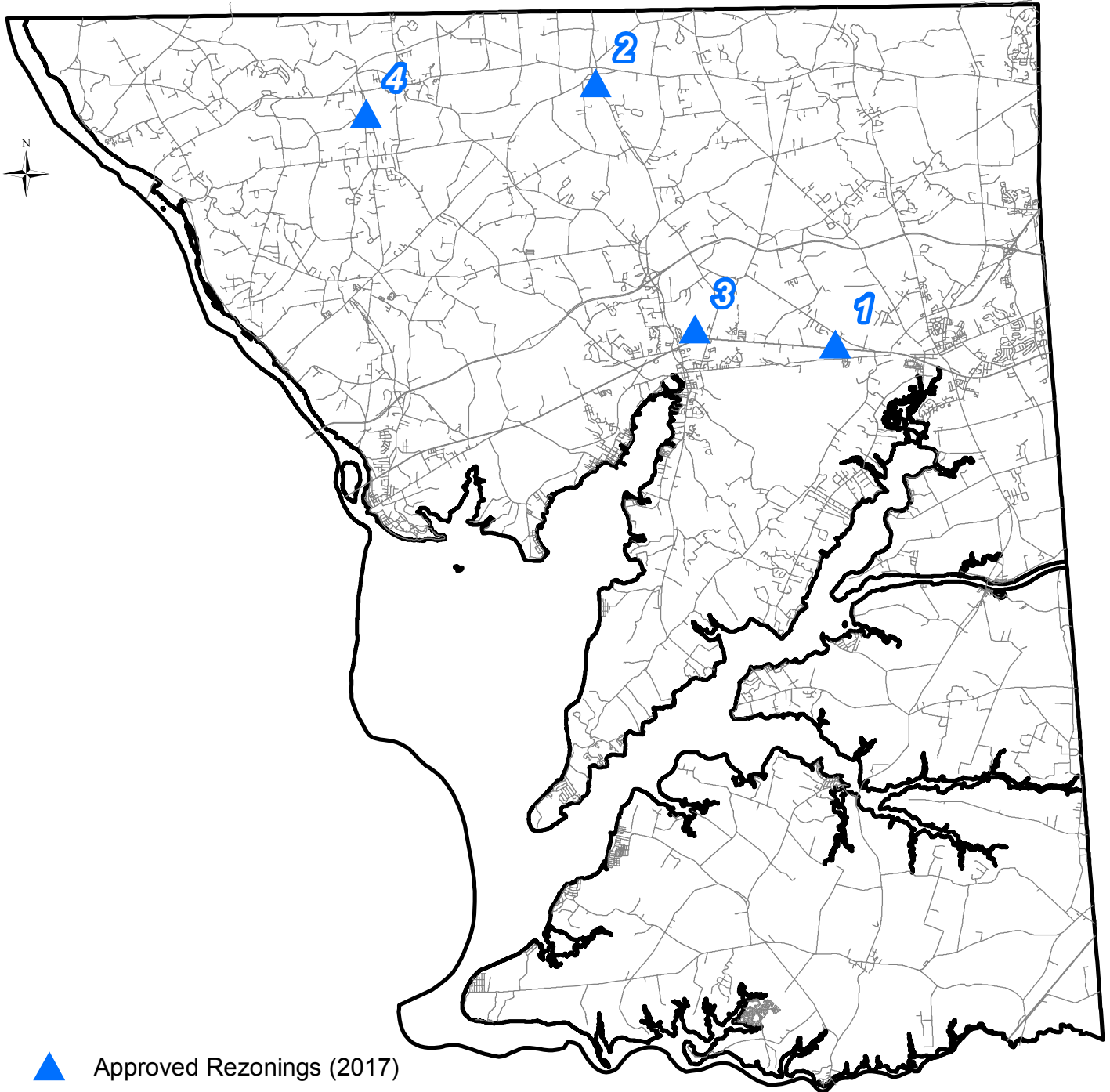
▲ Approved Final Major Subdivisions

■ Priority Funding Areas

- 1. Rasnake, Beecher & Edith (1 new lot)
- 2. Green, John & Judith (1 new lot)

Cecil County
Dept. of Land Use & Dev. Services
January 12, 2018

2017 Approved Rezoning

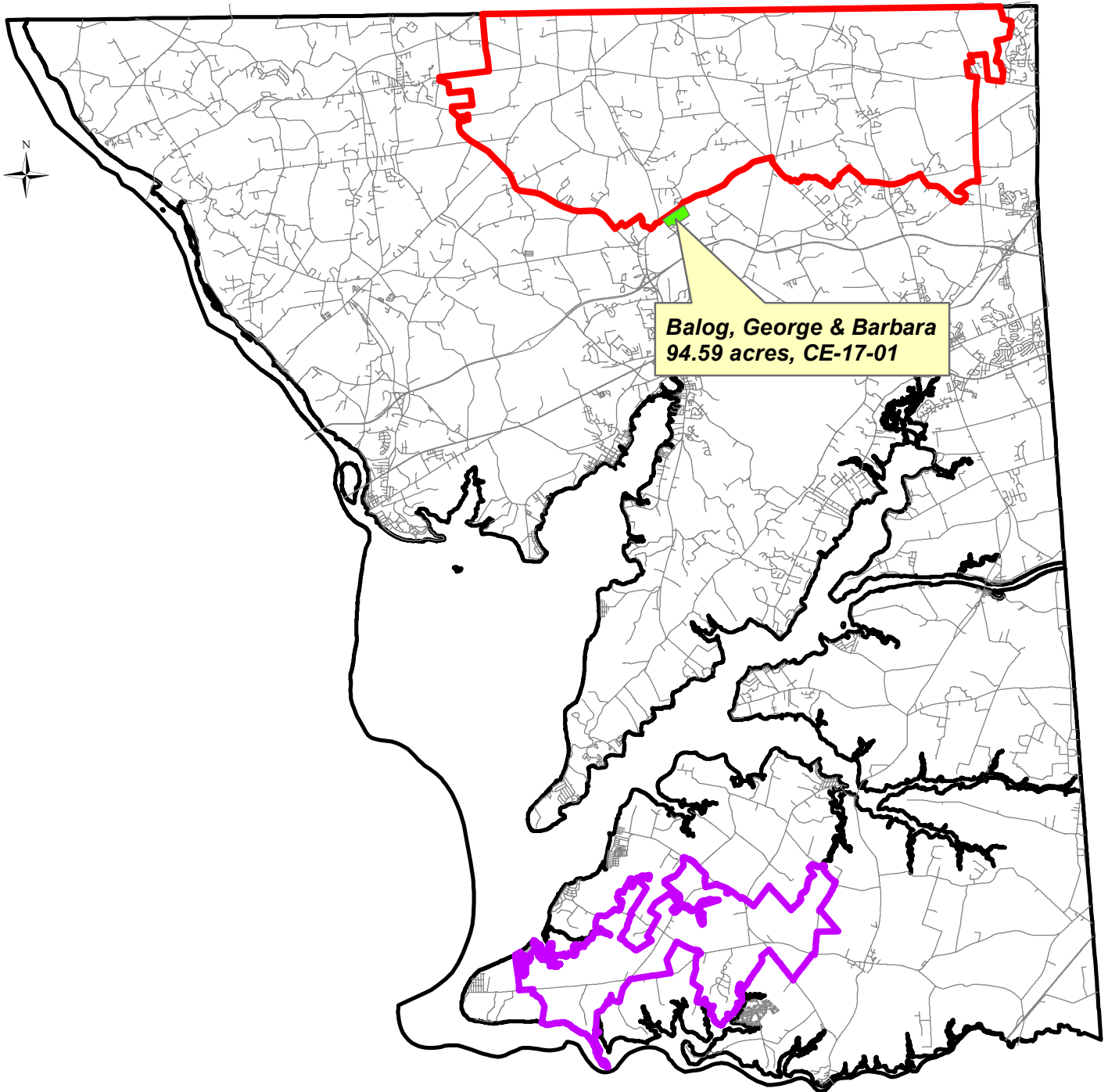





▲ Approved Rezoning (2017)

- 1. 2017-01 (Majia, Noe V.)
- 2. 2017-04 (Penntex Ventures, LLC)
- 3. 2017-06 (North East, LLC)
- 4. 2017-07 (Webb, Wayne & Marilyn)

Cecil County
Dept. of Land Use & Dev. Services
January 19, 2018

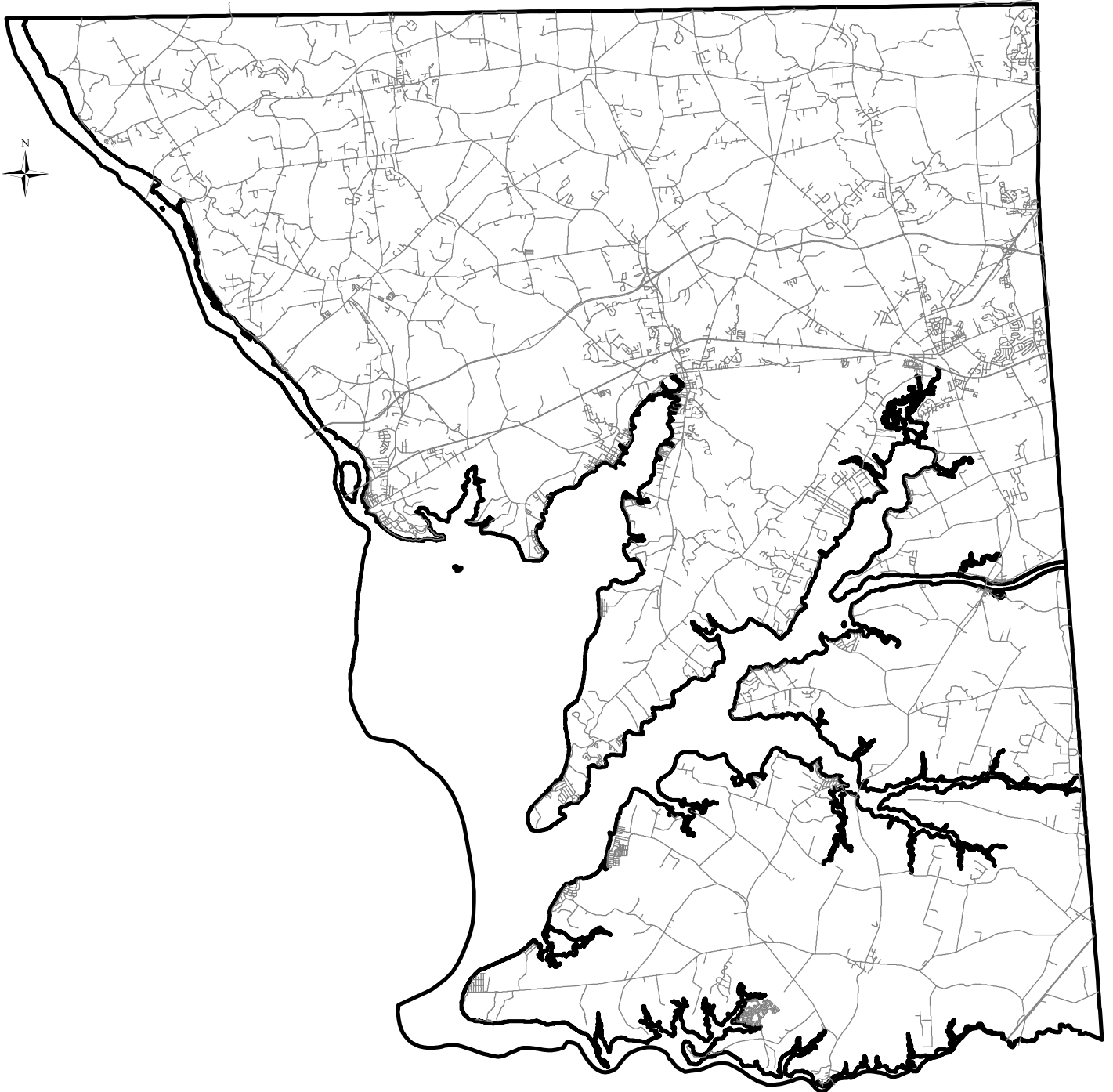
Protected Lands Districts Established in 2017



-  Districts established in 2017
-  Fair Hill Rural Legacy Area
-  Sassafras River Rural Legacy Area

Cecil County
Dept. of Land Use & Dev. Services
January 12, 2018

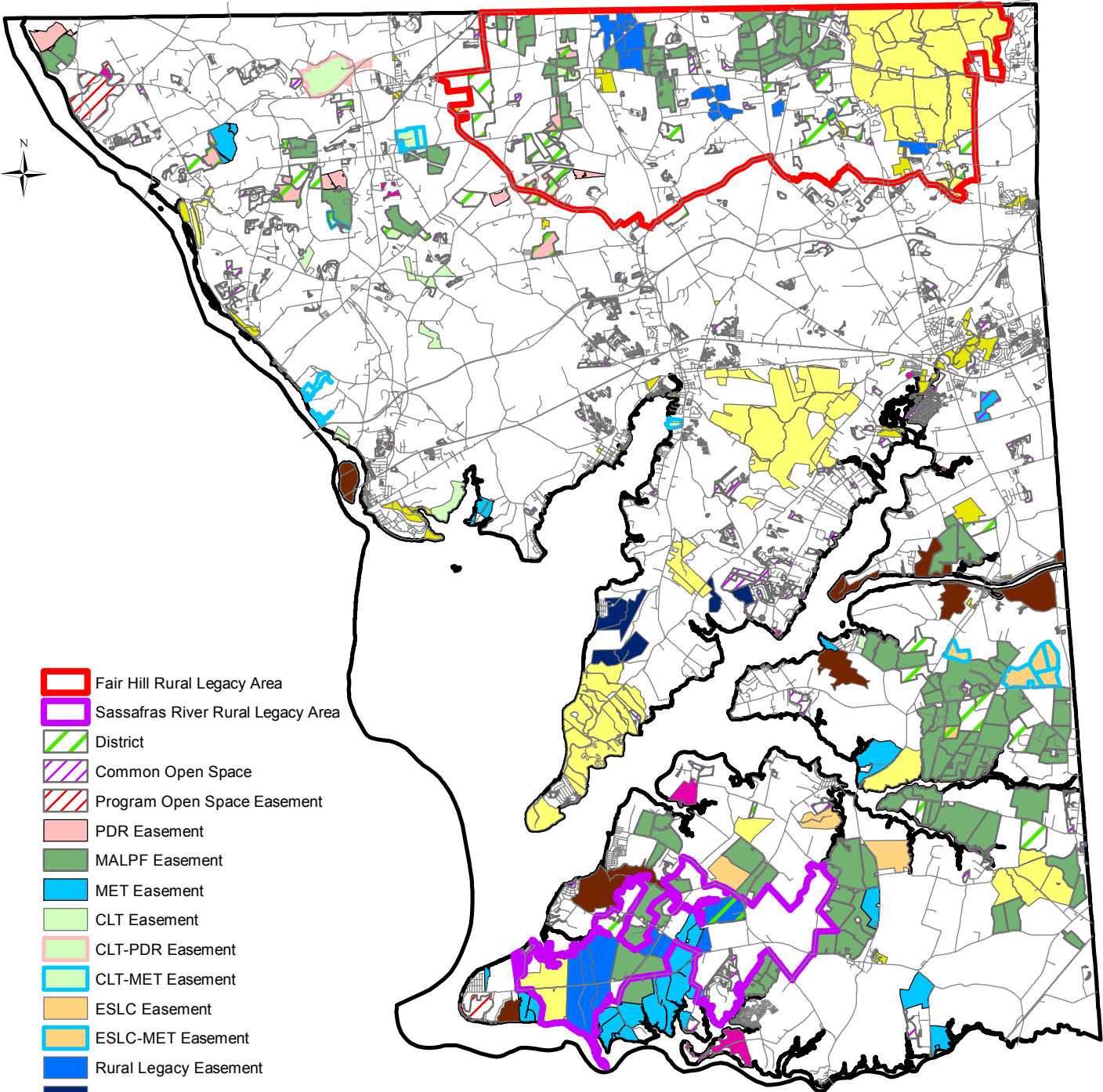
2017 Agricultural Preservation - Acreage preserved using local ag. preservation monies



***No easements funded
using local ag. preservation
monies went to settlement in 2017.***

Cecil County
Dept. of Land Use & Dev. Services
January 12, 2018

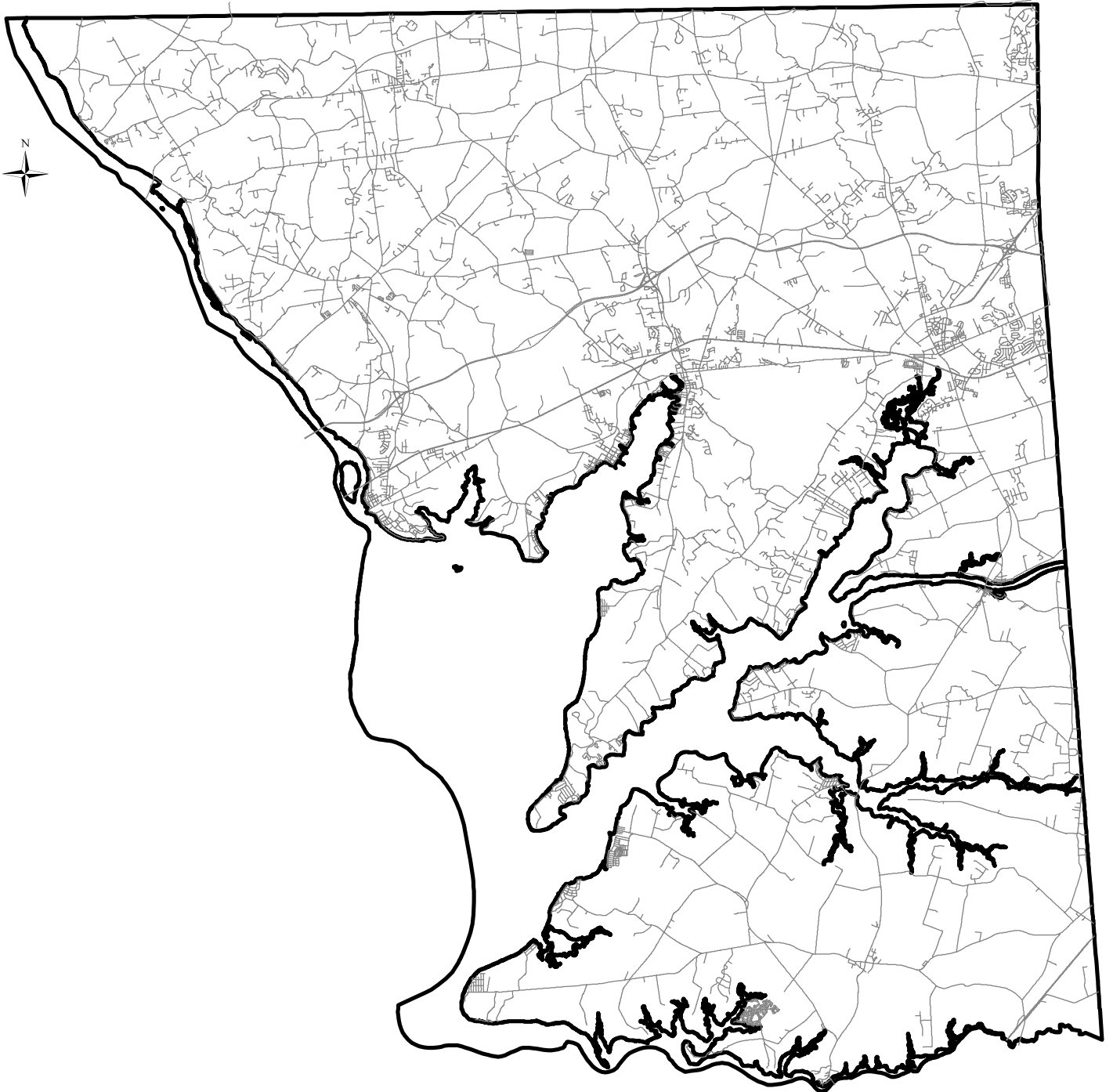
Cecil County Protected Lands



- Fair Hill Rural Legacy Area
- Sassafras River Rural Legacy Area
- District
- Common Open Space
- Program Open Space Easement
- PDR Easement
- MALPF Easement
- MET Easement
- CLT Easement
- CLT-PDR Easement
- CLT-MET Easement
- ESLC Easement
- ESLC-MET Easement
- Rural Legacy Easement
- Forest Legacy
- Private Easement
- County (or Town) Lands
- State Lands
- Federal Lands

Cecil County
 Dept. of Land Use & Dev. Services
 January 12, 2018

2017 Established Historic Districts



No historic districts were established in 2017.

Cecil County
Dept. of Land Use & Dev. Services
January 12, 2018