

Received

REZONING APPLICATION DATE FILED: 7/16/18 PC MTG: 8/20/18
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 ACCEPTED BY: JB FILE NO: 2018-03
 JUL 16 2018

Cecil County Office
Planning & Zoning

APPLICANT INFORMATION OWNER REPRESENTATIVE _____

Mohamed Sharikawy

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

1222 Cameron Dr Manheim PA 17545

ADDRESS CITY STATE ZIP CODE

PROPERTY INFORMATION CRITICAL AREA? YES _____ NO

Lot 3c Telegraph Road, North East, MD 21901 1.229 Acre

SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY

<u>Fourth</u>	<u>0804030265</u>	<u>0012</u>	<u>0011</u>	<u>0336</u>	<u>30</u>
ELEC DISTRICT	ACCOUNT#	TAX MAP#	BLOCK	PARCEL	LOT#

PRESENT ZONING: Rural Residential REQUESTED ZONING: Business General

PRESENT LAND USE DESIGNATION: RR REQUESTED LAND USE DESIGNATION: BC

PRESENT USE OF PROPERTY: vacant PROPOSED USE OF PROPERTY: urgent care office
Medical office

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

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: one year

REASON FOR REZONING REQUEST

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

IF YES, PLEASE EXPLAIN: _____

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

IF YES, PLEASE EXPLAIN: see attachment ✓

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

Mohamed Sharkawy 1222 Cameron Dr, Manheim, PA, 17545
APPLICANT NAME (please print clearly) ADDRESS

APPLICANT NAME ADDRESS

APPLICANT NAME ADDRESS

LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS

Mohamed Sharkawy 1222 Cameron, Manham, PA, 17545
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):

Mohamed Sharkawy [Signature] 7/10/2018
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

OWNER(S):

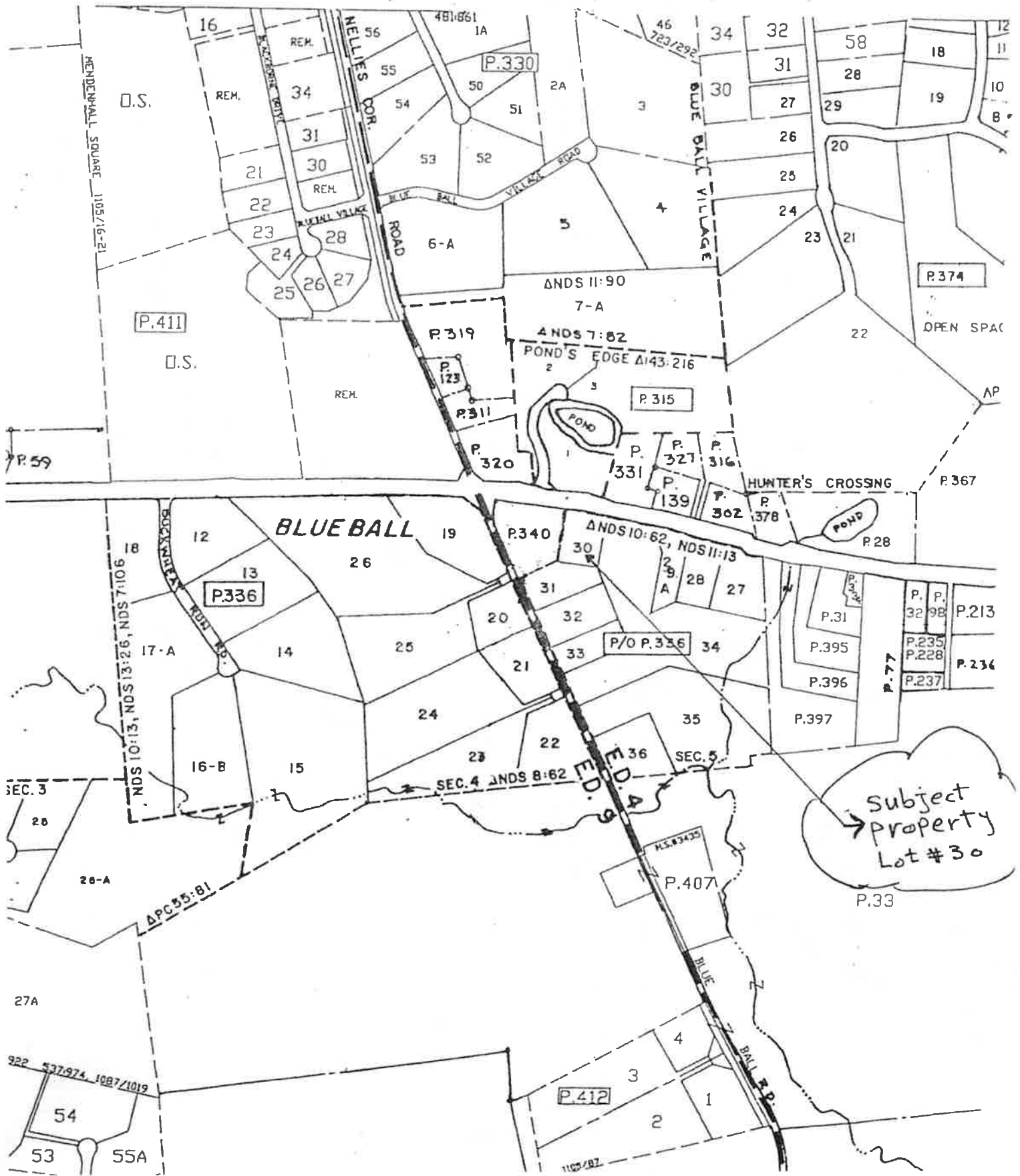
Mohamed Sharkawy [Signature] 7/10/2018
PRINT NAME SIGNATURE DATE

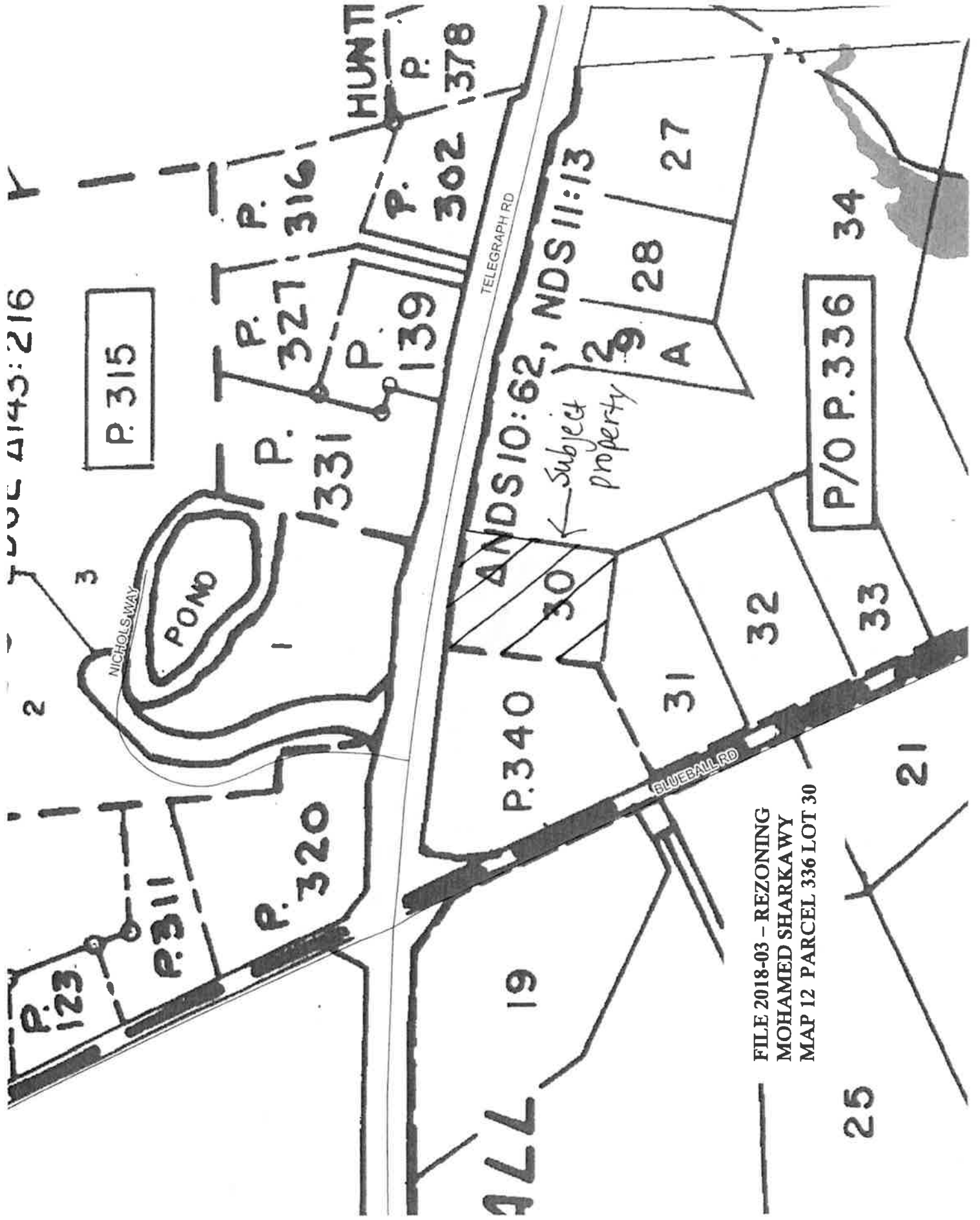
PRINT NAME SIGNATURE DATE

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PRINT NAME SIGNATURE DATE

mohamed shurkawy
Lot # 30





FILE 2018-03 - REZONING
 MOHAMED SHARKAWY
 MAP 12 PARCEL 336 LOT 30

REZONINGS

FILE NO: 2018-03

APPLICANT: Mohamed Sharkawy

LOCATION: Telegraph Rd. North East, MD 21901 (Tax Map 12, Parcel 336, Lot 30)

REQUEST: Rezone 1.229 acres from Rural Residential (RR) to Business General (BG).

STAFF RECOMMENDATION: Disapproval. Applicant failed to demonstrate a mistake or change since 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 property. A majority of neighborhood is within the Rural Residential (RR) zoning district. There are areas of the Business General (BG) zoning within the neighborhood at the intersection of Blue Ball and Telegraph Roads. Areas of Northern Agricultural Residential (NAR) zoned properties are located on the periphery of the neighborhood. There is one Business Local (BL) zoned property in the neighborhood, located across Telegraph road from the subject parcel.

CHANGES IN AREA: There have not been any rezonings in the neighborhood 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: 306.01	3,748	3,818	1.87%

AVAILABILITY OF PUBLIC FACILITIES: The property is not located within any future water or sewer service areas per the adopted Master Water & Sewer Plan. On site water service and sewage disposal would be required. The applicant should contact the Cecil County Environmental Health Department to ascertain details.

PRESENT AND FUTURE TRANSPORTATION AND TRAFFIC PATTERNS, CHARACTER, AND VOLUME: Access to the property is from Telegraph Road (MD RTE 273), an access permit would be required from the State Highway Administration. The proposed rezoning would not have an effect on future transportation and traffic patterns, character, and volume.

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 Rural Conservation land use district of the Comprehensive Plan. The intent of the Rural Conservation District is to encourage the retention of agricultural and forestry uses and to support the County's agricultural industry. Low intensity commercial uses would be allowed in appropriate locations in rural areas to serve rural Communities.

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