

Received  
REZONING APPLICATION  
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ACCEPTED BY: JB FILE NO: 18-04

Cecil County Office  
of Planning & Zoning

APPLICANT INFORMATION

OWNER  REPRESENTATIVE \_\_\_\_\_

DAWN & Gregory HARTZell

APPLICANT NAME - please print clearly (additional names can be listed on page 2) PHONE NUMBER  
2108 Theodore Rd Rising Sun MD 21911  
ADDRESS CITY STATE ZIP CODE

PROPERTY INFORMATION

CRITICAL AREA? YES  NO

2108 Theodore Rd Rising Sun MD 21911 10.218  
SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY

05 066409 24 6 219  
ELEC. DISTRICT ACCOUNT# TAX MAP# BLOCK PARCEL LOT#

PRESENT ZONING: RR REQUESTED ZONING: NAR

PRESENT LAND USE DESIGNATION: RCD REQUESTED LAND USE DESIGNATION: RCD

PRESENT USE OF PROPERTY: Farmette PROPOSED USE OF PROPERTY: Farmette w/ Boarding Kennel

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

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: 2-3 yrs

REASON FOR REZONING REQUEST

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

IF YES, PLEASE EXPLAIN: Surrounded By NAR Properties been Using Property AS A FARM SINCE 2008

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD? YES  NO

IF YES, PLEASE EXPLAIN: \_\_\_\_\_

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**

Dawn Hartzell      2108 Theodore Rd Rising Sun MD  
APPLICANT NAME (please print clearly)      ADDRESS

Gregory Hartzell      2108 Theodore Rd Rising Sun MD  
APPLICANT NAME      ADDRESS

APPLICANT NAME:      ADDRESS

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

Same AS ABOVE  
OWNER NAME (please print clearly)      ADDRESS

Same AS ABOVE  
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):**

|                                       |  |                         |
|---------------------------------------|--|-------------------------|
| <u>Dawn Hartzell</u><br>PRINT NAME    | <u>Dawn Hartzell</u><br>SIGNATURE      | <u>10-12-18</u><br>DATE |
| <u>Gregory Hartzell</u><br>PRINT NAME | <u>Gregory S Hartzell</u><br>SIGNATURE | <u>10-12-18</u><br>DATE |
| _____<br>PRINT NAME                   | _____<br>SIGNATURE                     | _____<br>DATE           |
| _____<br>PRINT NAME                   | _____<br>SIGNATURE                     | _____<br>DATE           |

**OWNER(S):**

|                                       |                                      |                         |
|---------------------------------------|--------------------------------------|-------------------------|
| <u>Dawn Hartzell</u><br>PRINT NAME    | <u>Dawn Hartzell</u><br>SIGNATURE    | <u>10-12-18</u><br>DATE |
| <u>Gregory Hartzell</u><br>PRINT NAME | <u>Gregory Hartzell</u><br>SIGNATURE | <u>10-12-18</u><br>DATE |
| _____<br>PRINT NAME                   | _____<br>SIGNATURE                   | _____<br>DATE           |
| _____<br>PRINT NAME                   | _____<br>SIGNATURE                   | _____<br>DATE           |





## REZONINGS

FILE NO: 2018-04

APPLICANT: Dawn & Gregory Hartzell

LOCATION: 2018 Theodore Rd. Rising Sun, MD 21911 (Tax Map 24, Grid 6, Parcel 219)

REQUEST: Rezone 10.218 acres from Rural Residential (RR) to Northern Agricultural Residential (NAR)

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 property. The subject property was part of a minor subdivision which the subject and all of the immediately adjoining properties are zoned Rural Residential (RR). The properties within the neighborhood are zoned Northern Agricultural Residential (NAR). The periphery of the neighborhood, on the east side of Bailiff Road, is zoned Suburban Transitional Residential (ST) and Low Density Residential (LDR).

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: 309.05 | Did Not exist <sup>1</sup> | 3,818       | UNK                |

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 Theodore Road and any additional access would require a permit from the Department of Public Works. 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.

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<sup>1</sup> Census Tracts 309.05 and 309.06 did not exist in the year 2000. They were created in the year 2010 from now retired census tract 309.01. Census Tract 309.01 had a population of 8,683 persons in the year 2000.

**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.