

**Cecil County
Oversight Committee
Meeting Packet**

April 15, 2009



Table of Contents

1. Agenda and Meeting Information.....	3
Meeting Agenda.....	4
Revised Schedule.....	5
2. Oversight Committee Minutes	6
March 18, 2009 Meeting Minutes.....	7
3. Presentation from March 18, 2009 Oversight Committee Meeting.....	9
March 18, 2009 Meeting Presentation.....	10
March 18, 2009 Data Packet from David Black.....	17



Agenda and Meeting Information

**CECIL COUNTY COMPREHENSIVE PLAN
CITIZEN OVERSIGHT COMMITTEE**

**Meeting Agenda
Wednesday, 15 April 2009, 6 p.m.
Cecil County Administration Building
Elk Room
200 Chesapeake Boulevard
Elkton, MD 21921**

I. Call to Order	6:00
II. Approval of Minutes	6:05
III. Old Business <ul style="list-style-type: none">• Review of Revised Schedule	6:10
IV. New Business <ul style="list-style-type: none">• Presentation of Economic Development Subcommittee	6:25
<ul style="list-style-type: none">• Presentation by Housing and Recreation Subcommittee	7:05
<ul style="list-style-type: none">• Presentation by Land Use Subcommittee	7:45
<ul style="list-style-type: none">• Presentation by COC member Vernon Duckett	8:30

**Cecil County Comprehensive Plan
Citizens Oversight Committee Schedule
March 2009 Update**

April 15, 2009	<ul style="list-style-type: none"> • Subcommittee reports: Economic Development, Housing and Recreation, Land Use • Distribution of cumulative list committee goals (information only)
May 20	<ul style="list-style-type: none"> • ERM reports to COC on results of testing on Land Use Concept Map, Q&A • Implications of testing, Q&A • Begin COC discussion on implications of testing for goals, policies, and the Preliminary Land Use Concept Map
May 27	<p>Continued COC discussion on implications of testing for goals policies, and the Preliminary Land Use Concept Map (Feb 18)</p> <p>Discuss refinements to Preliminary Land Use Concept Map based on:</p> <ul style="list-style-type: none"> - Input from Towns (since 1/09) - Incorporating all the subcommittee goals - And, possibly, test results <p>ERM will frame the discussion in terms of policy decisions for COC consideration.</p>
June 3, if needed	
June 17	<p>ERM presents Draft Concept Plan to COC</p> <ul style="list-style-type: none"> - Based on results of May discussions - Comprises an “executive summary” of major plan policies and recommendations (10 to 15/18 page document) - Revised Land Use Map - Transportation Map <p>COC discussion</p>
June 24, if needed.	Continue COC discussion
July 1, if needed.	Continue COC discussion
July 15	Public Forum on Draft Concept Plan
Sep 9	Mail Preliminary Draft Plan to COC
Sept 16	ERM/staff presents Preliminary Draft Plan to COC Subcommittees meet in September to review plan and prepare comments to ERM/staff
Oct 14 (2 nd Weds)	Final COC meeting to formalize Preliminary Draft Plan for submission to the Planning Commission
Oct 21	Planning Commission accepts plan for 60 day review.
Jan 18, 2010	Planning Commission Public Hearing
Feb 15	Planning Commission recommendation to County Commissioners
Feb 23?	County Commissioners Public Hearing



Oversight Committee Meeting Minutes

CECIL COUNTY COMPREHENSIVE PLAN CITIZEN OVERSIGHT COMMITTEE
MEETING MINUTES
18 March 2009

Present: Bennett, John; Broomell, Diana; Buck, Walter; Bunnell, John; Butler, Eileen; Cairns, Ed; Clewer, Jeff; Denver, John; Derr, Dan; Doordan, B. Patrick; Duckett, Vernon; Edwards, Sandra; Folk, Patricia; Gilley, Paula; Hodge, Robert; Hutton, Randy; Jackson, Ann; Kilby, Phyllis; Lane, Diane; Polite, Dan; Rossetti, Rupert; Smyser, Chuck; Stewart, Gary; Thorne, Owen; Whiteman, Will; Wiggins, Kennard; Bayer, Michael – ERM; Graham, Clive- ERM; Black, David; Di Giacomo, Tony; Sennstrom, Eric

Absent: Bolender, Brian; Colenda, Sarah; Day, Shawn; Deckard, Donna; Ellerton, Vaughan; Gell, Robert; Poole, John; Priapi, Vic; Pugh, Mike; Shaffer, Henry; Strause, Vicky; Snyder, Linda; Tapley, Donna; Whitehurst, Dan

Observers: McWilliams, Tom; Moore, Tari; Saunders, Mark; Wein, Al

Call to Order: Dr. Lane called the meeting to order at 6:05 p.m.

New business: Dr. Lane reviewed the meeting agenda and remarked that Clive Graham will be reviewing ERM's process for arriving at the previous build-out numbers, and that David Black would be presenting the build-out numbers from his analysis executed at the Committee's request. Dr. Lane reminded the Committee that they need to make decisions on the numbers to use so that modeling can be accomplished and the process can move forward.

Clive Graham presented a powerpoint presentation that contained the objectives for tonight's meeting and the rationale for the ERM capacity numbers. Current zoning would result in a build-out of 67,512 additional units. The proposed land use map using the same multipliers would result in 82,855 additional units. Discussion ensued on whether the model considered only buildable land, the methodology used, why we are looking at the future capacity, and why do we need to consider plan impacts to water, wastewater and transportation issues. Mr. Graham reminded the Committee that they are creating a vision for the future of the County.

David Black presented the results of his analysis and explained his methodology. Mr. Black revealed that current zoning would result in a build-out of 69,483. A build-out analysis using the MDP multipliers resulted in 63,218 additional units. A build-out analysis using the average density of the past seven years based on current zoning resulted in 41,788 additional units.

Dr. Lane stated that the Committee needs to decide on whether the proposed map should be used, on the density factors to apply on the map's land use districts, and to use the districts and the density factors to run the modeling. Discussion ensued regarding the data presented and the steps necessary to move the process forward.

Motion was made by Will Whiteman to use the ERM densities from the 3/08 analysis (10.5, 3.75, 3, 2, 3.75, 3). Motion was seconded by Jeff Clewer. Discussion ensued on Mr. Whiteman's motion and its implications. On further consideration, Mr. Whiteman withdrew his motion. Motion was seconded by Randy Hutton.

Motion was made by Ann Jackson to use the densities of 8 for RM, 2.75 for DR, 3 for MH, 1.75 for SR, 3 for TR, 2.5 for VR, 0.1 for NAR, 0.05 for SAR, and 0.2 for RR on the current zoning to establish a baseline. Motion was seconded by John Bunnell. All members present voted in favor of motion. Motion carried.

Motion was made by Vernon Duckett to extend MARC rail service to the SEPTA rail system. Motion was seconded by Owen Thorne. All members present voted in favor of motion. Motion carried.

Motion was made by Patricia Folk to use the proposed map for the model runs on water, wastewater and transportation. Motion was seconded by John Bunnell. B. Patrick Doordan voted in opposition to motion. All other members present voted in favor of motion. Motion carried.

Ed Cairns made a request to have the travel model run based on multiple transit mode splits. Dr. Lane asked if it was possible to complete this level of analysis. ERM indicated that this would be included in the modeling.

Motion was made by John Bunnell to use the densities of 8 for High density, 5 for Medium High Density, 3 for Medium Density, 1 for Low Density, 5 for Residential Mixed Use, 5 for Employment Mixed Use, 0 for Mineral Extraction, 0.1 for Rural Conservation, and 0.05 for Resource Protection on the proposed map. Motion was seconded by Owen Thorne. Vernon Duckett, Walter Buck, and B. Patrick Doordan voted in opposition to the motion. All other members present voted in favor of the motion. Motion carried.

Discussion ensued on density factors and transportation modeling techniques.

Dr. Lane adjourned the meeting at 8:46 p.m.

Respectfully submitted:

Eric S. Sennstrom, AICP
Director – Planning & Zoning

Next Meeting: 15 April 2009



Presentation from March 18 Oversight Committee Meeting



Cecil County Comprehensive Plan

*Citizens Oversight Committee
March 18, 2009*

Delivering sustainable solutions in a more competitive world

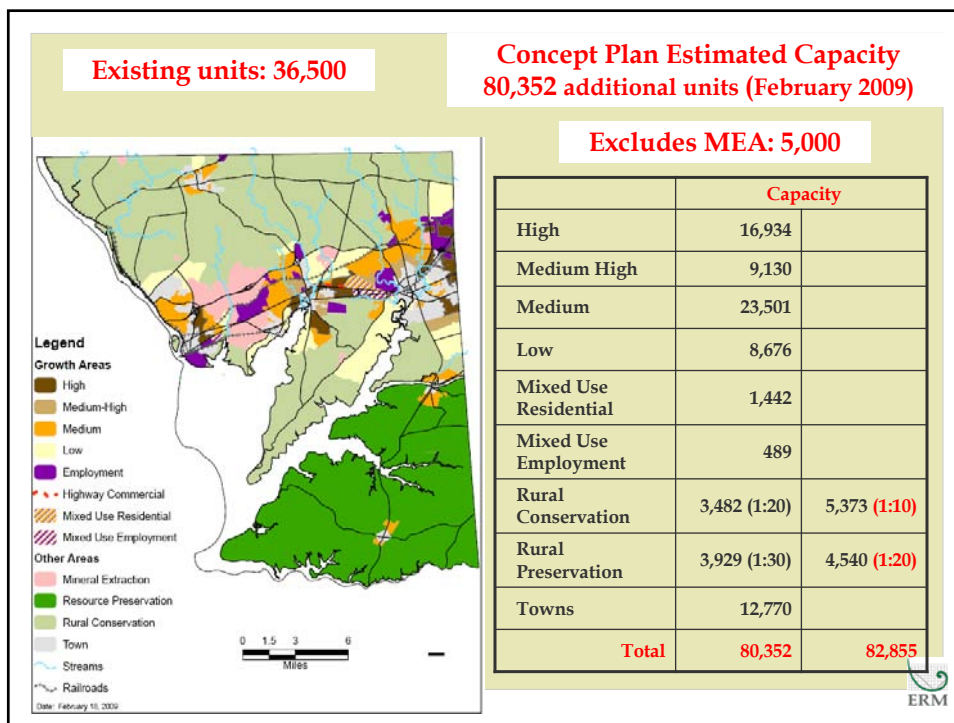
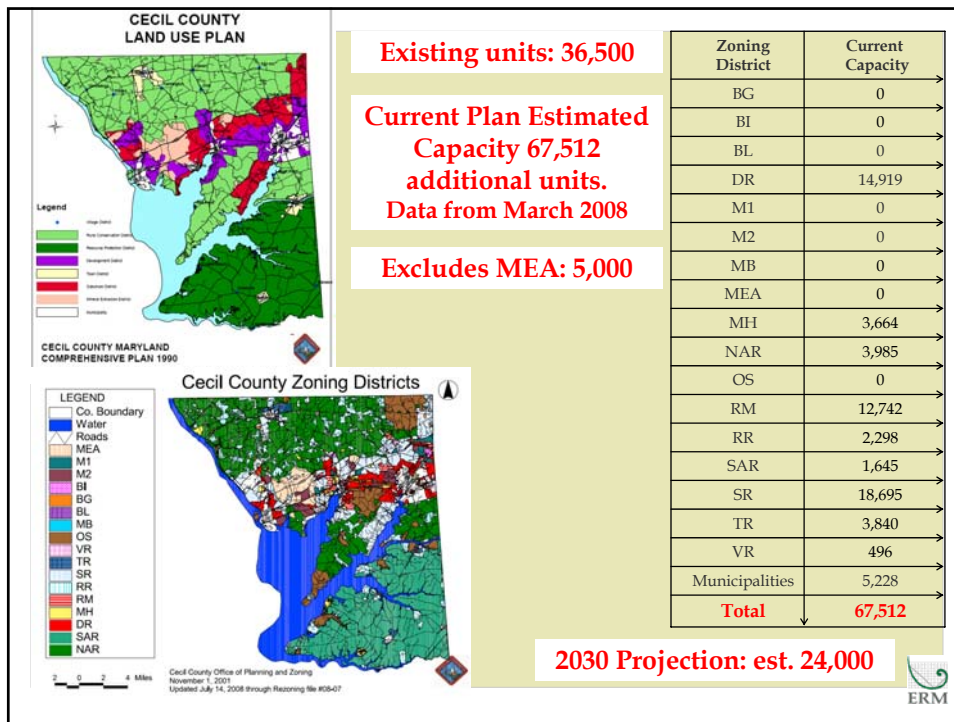
www.erm.com



Meeting Objectives

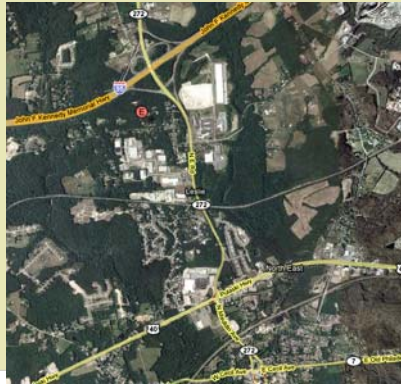
1. Review development capacity data using County methodology (David Black)
 - a. Under current (1990) Comprehensive Plan, as implemented through zoning
 - b. Under Preliminary Concept Plan
 2. Consensus on numbers to use as a reasonable basis for current capacity.
 3. Consensus on appropriate development yield numbers to use for estimating future impacts of current plan and new plan.
 4. Consensus on moving forward with evaluating impacts of current plan and new plan.
- Lots of time for COC discussion
 - No killer powerpoints





Why look at Future Capacity?

1. Will there be enough water? Will we be able to handle the wastewater?
2. What future road network will be needed?
 - What will need to be done beginning now to preserve future capacity and options?
3. Desirable to have agreement on a future vision.

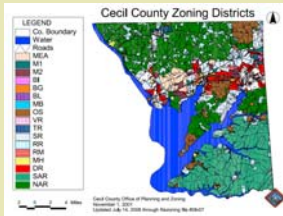


Cecil County Analysis

David Black



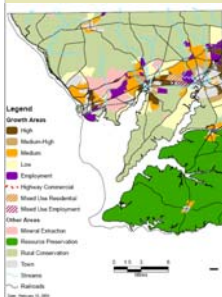
Output Comparison - Current Plan



Zoning District	Density Factors - March 2008		Existing Capacity (units)	
	Non-sewer	Sewer	Analysis 1 March 2008	Cecil County March 2009
RM	2	10.5	12,742	5,524
DR	1	3.75	14,919	16,980
MH	2	3	3,664	4,164
RR	0.2	n/a	2,298	1,222
SR	1	2	18,695	22,437
TR	1	3.75	3,840	4,295
VR	1	3	496	590
MEA	0	0	0	-
NAR	0.1	n/a	3,985	6,019
SAR	0.05	n/a	1,645	1,966
Towns	Various		5,228	5,228
Other				18
Total			67,512	68,443



Output Comparison - Concept Plan



	Density Factors	Feb 2009 rerun with 1:10 and 1:20	Cecil County March 2009	
			Concept Plan Yields (8, 5, 3)	Current Plan Yields (10.5, 3.75)
High Density Res	8	16,934	17,953	23,030
Med/High Density	5	9,130	9,848	7,630
Medium Density Res	3	23,501	25,173	25,173
Low Density Res	1	8,676	8,545	14,919
Residential Mixed Use	5	1,442	1,749	1,313
Employment Mixed Use	5	489	0	0
Mineral Extraction	0	0	0	0
Rural Conservation	0.1	5,373	6,817	6,817
Resource Preservation	0.05	4,540	2,038	2,038
Town	3	12,770	12,770	12,770
		82,855	84,893	93,690



2. Consensus on numbers to use as a reasonable basis for current capacity.

Consensus?



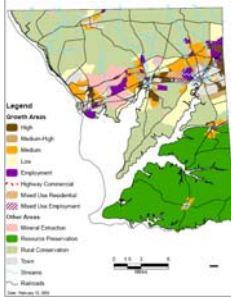
Density Factors

3. Appropriate development yield numbers to use for estimating future impacts of current plan and new plan

Zoning District	Density Factors - March 2008		Actual density yields (2002-2009) - Dwelling Units per Acre		
	Non-sewer	Sewer	Range		
			Average	Low	High
RM	2	10.5	4.2	2.9	10.9
DR	1	3.75	1.5	0.99	3.24
MH	2	3	3.5	1	6.3
RR	0.2	n/a	0.4	0.3	0.8
SR	1	2	1.04	0.4	2
TR	1	3.75	Insufficient data		
VR	1	3	1.07	0.99	2.4
MEA	0	0	Not applicable		
NAR	0.1	n/a	0.37	0.03	0.88
SAR	0.05	n/a	0.09	0.01	0.2
Towns	Various				



Density Factors - concept plan



Cecil County March 2009				
	Density Factors	Feb 2009 rerun with 1:10 and 1:20	Concept Plan Yields (8, 5, 3)	Current Plan Yields (10.5, 3.75)
High Density Res	8	16,934	17,953	23,030
Med/High Density	5	9,130	9,848	7,630
Medium Density Res	3	23,501	25,173	25,173
Low Density Res	1	8,676	8,545	14,919
Residential Mixed Use	5	1,442	1,749	1,313
Employment Mixed Use	5	489	0	0
Mineral Extraction	0	0	0	0
Rural Conservation	0.1	5,373	6,817	6,817
Resource Preservation	0.05	4,540	2,038	2,038
Town	3	12,770	12,770	12,770
		82,855	84,893	93,690



Density Factor Options

Options	
What zoning permits	Simplistic and unrealistic (max yields not achieved). Could result in over planning (e.g. mall parking)
Average yields	Not prudent; may underestimate future development potential. Could result in under planning (e.g. insufficient road capacity)
In between	Not too high (unrealistic) not too low (imprudent)

Consensus?



Density Factors - zoning, analysis, achieved

Zoning District	Max under zoning		Density Factors - March 2008		Actual density yields (2002-2009) - Dwelling Units per Acre		
	Sewer	Non-sewer	Non-sewer	Sewer	Average	Range	
						Low	High
RM	6-16	2	2	10.5	4.2	2.9	10.9
DR	4-12	1	1	3.75	1.5	0.99	3.24
MH	4	2	2	3	3.5	1	6.3
RR	n/a	0.2-1	0.2	n/a	0.4	0.3	0.8
SR	2-4	1	1	2	1.04	0.4	2
TR	1-6	1	1	3.75	Insufficient data		
VR	1-4	1	1	3	1.07	0.99	2.4
MEA	0	0	0	0	Not applicable		
NAR	n/a	0.1	0.1	n/a	0.37	0.03	0.88
SAR	n/a	0.05	0.05	n/a	0.09	0.01	0.2
Towns			Various				



4. Moving forward with evaluating impacts of current plan and new plan

Consensus?





Data from David Black's Presentation

Land Use District Size Comparisons - Existing & Proposed Comprehensive Plans

Date: March 5, 2009

for March 18, 2009 meeting

1990 Comprehensive Plan

District Name	Acres	% of Total	Notes
Rural Conservation District	96,307.14	43.19	
Resource Protection District	63,761.03	28.59	
Mineral Extraction District	9,454.93	4.24	
Town District	4,008.10	1.80	
Village District	-	-	(2)
Suburban District	20,767.51	9.31	
Development District	19,206.33	8.61	
Incorporated Towns	9,494.96	4.26	
Total	223,000.00	100	

Proposed 2008-2009 Comprehensive Plan

District Name	Acres	% of Total	Notes
Rural Conservation District	97,054.96	43.39	
Resource Preservation District	64,105.40	28.66	
Mineral Extraction District	8,442.46	3.77	
Employment	5,655.49	2.53	
Low Density Growth Area	14,805.94	6.62	
Medium Density Growth Area	12,632.60	5.65	
Medium High Density Growth Area	2,816.90	1.26	
High Density Growth Area	4,577.65	2.05	
Employment Mixed Use District	794.54	0.36	
Residential Mixed Use District	655.25	0.29	
Incorporated Towns	12,142.97	5.43	
Total	223,684.16	100	(3)

Notes:

- 1) For purposes of this analysis, the map used to represent the "Proposed 2008-2009 Comprehensive Plan" is the map dated February 18, 2009, drawn by ERM staff.
- 2) The Village Districts are represented as points (dots) on the 1990 Comprehensive Plan's Land Use plan. The polygonal extent of the villages was never established by the 1990 plan, and instead, page 13 of the 1990 plan recommended that a "Village District Study" be conducted to determine each village's extent. Because this study never occurred, the acreage of the village district has been left blank.
- 3) Cecil County's total acreage is fairly well established at 223,000 acres. This number may be off due to drawing (i.e. overlap) or snapping errors commonly associated with drafting in GIS software.
- 4) All acreages were derived using the "calculate geometry" command in ArcGIS, wherein a polygonal shapefile's area is calculated using mathematical formulae designed to calculate the area of irregular shapes.

Resource Preservation District Analysis

March 5, 2009
for March 18, 2009 meeting

Resource Preservation District	Acres	Notes
Overall Size	64,105.40	(1)
Protected Lands	20,201.59	(2)
Pending Protected Lands	394.19	(3)
Recorded Major Subdivisions	8,460.30	(4)
Lots Under two acres in size	691.6	(5), (6)
Proposed Major Subdivisions	3,476.05	(7)
Remaining Acreage	30,881.67	(8)

Results

In order to obtain the total number of lots theoretically possible given certain densities, one takes the number of acres available to subdivide and divides (if a density is smaller than 1:1) or multiplies (if a density is greater than 1:1) by the density.

In this case, 30,881.67 acres at a density of 1 unit per 20 acres results in 1,544 units. Thus, **at a density of 1:20 (the current density in the SAR zone) --**

<i>Lots from Proposed Major Subs</i>	<i>Lots from Remaining Acreage</i>	<i>Total Number of Lots</i>
494	1,544	2,038

Notes

- 1) This analysis uses the Resource Preservation District as shown on the proposed 2008-2009 Comprehensive Plan dated February 18, 2009, drawn by ERM staff.
- 2) The protected lands category includes all properties having easements on them (i.e. MALPF, ESLC, MET, etc) and all properties owned in fee simple by local, state, or federal governments. Although properties having easements on them can sometimes be further subdivided (i.e. MALPF children/owners' lots, stipulations of the easement contract, etc), this analysis assumes that any protected land shall not be further subdivided.
- 3) The pending protected lands category includes properties whose owners have agreed to sell an easement on their property but have not settled yet. An example is the Old Bohemia properties on Bohemia Church Road; The owner (the Roman Catholic Church) has agreed to sell their lands to the State, but the parties have not settled.
- 4) Although lots within major subdivisions can occasionally be further subdivided, the vast majority cannot. This analysis assumes that lots/parcels in major subdivisions cannot be further subdivided.
- 5) In general, in order to subdivide a residentially zoned property via the minor subdivision process one needs to have at least two acres of ground (The minor subdivision density is 1 unit per 1 acre)

- 6) The acreage in this category (lots under two acres in size) is exclusive from the acreage in the recorded major subdivisions category. In other words, this category could be named "Lots under two acres in size that are not within a recorded major subdivision."
- 7) In the RPD, 21 major subdivisions proposals are proceeding through the approval process. Should these subdivisions all receive approval as currently designed, 494 new lots would result. Please refer to the attached table for details.
- 8) One could further refine this acreage amount by excluding the acreage associated with all parcels less than 20 acres in size. Doing so would eliminate all acreage associated with parcels that are too small to subdivide given the 1:20 major subdivision density in the SAR zoning district. The result would be significantly fewer lots than stated in the "results" section. However, since this refinement would result in two big assumptions - 1) That all parcels less than 20 acres in size have no remaining minor subdivision potential; and 2) That all parcels in the RPD land use district are zoned SAR - it was not pursued.

Proposed Subdivisions in the Resource Preservation District

NAME	MAP	PARCEL	Area (acres)	# of Lots	Density
Blossom View	58	73	140.70	29	0.21
Bohemia Crossing	54	11 & 33	42.60	13	0.31
Browning Creek	52	20	353.93	47	0.13
Butlers Crossing	64	3	57.67	7	0.12
Chestnut Ridge	61	3 and 19	188.06	33	0.18
Curtis, John	58	488	36.54	3	0.08
Dent, Alfred duPont	47	11	40.55	7	0.17
Fulton Hills	59	1	82.03	17	0.21
Glen Maple	58	57	134.57	7	0.05
Harrison, John R.	58	2	138.44	10	0.07
Horse Trails @ Worsell Manor	58	16	214.16	27	0.13
Justamere Farm South	47	342	82.17	5	0.06
Knights Court	62	57 & 59	277.27	45	0.16
Leyland	48	131	81.06	6	0.07
Nieves, Edgardo	58	27 & 42	326.96	41	0.13
Pearce's Landing	56	152	51.79	10	0.19
Quails Crossing	52	455 & 457	75.25	13	0.17
Snow Hill LLC (Lot 5)	47	10	2.91	1	0.34
Spirit Airpark / D. Creek Farm	63	8	266.31	5	0.02
Sycamore Lane Nursery	58	9	458.97	90	0.20
The Tradition	48	5, 9, 27	424.12	78	0.18
		Total	3,476.05	494	

Average Density

1 unit per 6.66 acres

Note: The 1 unit per 6.66 acre density is most likely due to the pre January 1, 2007 densities of 1 unit per 5 acres (bonus density) and 1 unit per 8 acres (base density) in the SAR zone.

High Density Growth Area Analysis

March 5, 2009
for March 18, 2009 meeting

High Density Growth Area	Acres	Notes
Overall Size	4,577.65	(1)
Protected Lands	225.15	(2)
Highly Unlikely to be Developed	221.19	(3)
Recorded Major Subdivisions	804.34	(4)
Lots Under two acres in size	647.63	(5), (6)
Proposed Major Subdivisions	648.70	(7)
Remaining Acreage	2,030.64	(8)

Results

In order to obtain the total number of lots theoretically possible given certain densities, one takes the number of acres available to subdivide and divides (if a density is smaller than 1:1) or multiplies (if a density is greater than 1:1) by the density.

In this case, 2,030.64 acres at a density of 10.5 units per 1 acre results in 21,321 units. (10.5 units per acre is the generalized density assigned to the RM zone by MDP)

<i>Lots from Proposed Major Subs</i>	<i>Lots from Remaining Acreage</i>	<i>Total Number of Lots</i>
1,708	21,321	23,029

Notes

- 1) This analysis uses the High Density Growth Area District as shown on the proposed 2008-2009 Comprehensive Plan dated February 18, 2009, drawn by ERM staff.
- 2) The protected lands category includes common open space within major subdivisions, County owned parks, the Stoney Ridge Investments forest retention bank, Gilpin Manor Cemetery, the old Charbon Lane WWTP, and one County owned dredge spoils site.
- 3) The "Highly Unlikely to be Developed" category includes such properties as North East High School, Perryville High School, Cecil Manor Elementary School, the Meadowview WWTP, and Peco Energy's high voltage transmission lines along Red Hill Road and Delancy Road.
- 4) Although lots within major subdivisions can occasionally be further subdivided, the vast majority cannot. This analysis assumes that lots/parcels in major subdivisions cannot be further subdivided.
- 5) Parcels under two acres in size are considered economically infeasible to cobble together in order to create a significant mass to resubdivide, and thus, they have been removed from this analysis.
- 6) The acreage in this category (parcels under two acres in size) is exclusive from the acreage in the recorded major subdivisions category. In other words, this category could be named

"Parcels under two acres in size that are not within a recorded major subdivision."

- 7) In this area, ten major subdivisions proposals are proceeding through the approval process. Should these subdivisions all receive approval as currently designed, 1,708 new lots would result. Please refer to the attached table for details.

- 8) Of the 210 parcels that comprise the "remaining acreage" category, the average parcel size is 10.3 acres. 160 of the 210 parcels (76%) are under ten acres in size. Thus, to expect 21,321 new lots to arise from numerous small parcels in different ownership is highly unlikely.

Proposed Subdivisions in the High Density Growth Area

NAME	MAP	PARCEL	Area (acres)	# of Lots	Density
Summerville Mobile Estates	31	205	14.06	71	5.05
Chesapeake Club	31	1265	379.32	689	1.82
Montgomery Cecil Ltd Partnership	25	462	127.33	148	1.16
Villages at Belle Hill	303	58	50.00	300	6.00
Granite Run	21	172	6.15	7	1.14
Baluta Property (1226 Appleton)	21	170	4.75	4	0.84
West Creek Village (Hardy Realty)	21	175, 316	44.69	430	9.62
Persimmon Creek, Sec 4	21	27	17.56	27	1.54
Persimmon Creek, Sec 5	21	884	2.71	21	7.75
Fletchwood Gardens	21	24, 579	2.13	11	5.16
		Total	648.70	1708	
			Average Density		4.01 units per 1 acre

Residential Mixed Use Area Analysis

March 5, 2009
for March 18, 2009 meeting

High Density Growth Area	Acres	Notes
Overall Size	655.25	(1)
Protected Lands	5.91	(2)
Highly Unlikely to be Developed	158.2	(3)
Recorded Major Subdivisions	36.82	(4)
Lots Under two acres in size	94.09	(5), (6)
Proposed Major Subdivisions	11.37	(7)
Remaining Acreage	348.86	(8)

Results

In order to obtain the total number of lots theoretically possible given certain densities, one takes the number of acres available to subdivide and divides (if a density is smaller than 1:1) or multiplies (if a density is greater than 1:1) by the density.

In this case, 348.86 acres at a density of 3.75 units per 1 acre results in 1,308 units.
(3.75 units per acre is the generalized density assigned to the mixed use zones by MDP)

<i>Lots from Proposed Major Subs</i>	<i>Lots from Remaining Acreage</i>	<i>Total Number of Lots</i>
5	1,308	1,313

Notes

- 1) This analysis uses the Residential Mixed Use District as shown on the proposed 2008-2009 Comprehensive Plan dated February 18, 2009, drawn by ERM staff.
- 2) The protected lands category includes common open space within major subdivisions.
- 3) The "Highly Unlikely to be Developed" category includes the Ephrata Avenue superfund site owned by Maryland Sand & Gravel. The 153.12 acre site consists of three tax parcels. Although this site could be redeveloped for commercial or industrial use, its potential use for residential dwellings is improbable. The other 5.08 acres is associated with Broadband Maryland's communications tower site. (Map 26, P.275).
- 4) Although lots within major subdivisions can occasionally be further subdivided, the vast majority cannot. This analysis assumes that lots/parcels in major subdivisions cannot be further subdivided.
- 5) Parcels under two acres in size are considered economically infeasible to cobble together in order to create a significant mass to resubdivide, and thus, they have been removed from this analysis.
- 6) The acreage in this category (parcels under two acres in size) is exclusive from the acreage in the recorded major subdivisions category. In other words, this category could be named

"Parcels under two acres in size that are not within a recorded major subdivision."

7) In this area, one major subdivisions proposal is proceeding through the approval process. Please refer to the attached table for details.

8) Of the 50 parcels that comprise the "remaining acreage" category, the average parcel size is 7.2 acres. 39 of the 50 parcels (78%) are under ten acres in size.

Proposed Subdivisions in the Residential Mixed Use Area

NAME	MAP	PARCEL	Area (acres)	# of Lots	Density
Paradise Woods	26	577	11.37	5	2.27
					<i>1 unit per 2.27 acres</i>

Medium High Density Growth Area Analysis

March 9, 2009
for March 18, 2009 meeting

High Density Growth Area	Acres	Notes
Overall Size	2,816.90	(1)
Protected Lands	97.32	(2)
Highly Unlikely to be Developed	75.49	(3)
Recorded Major Subdivisions	281.99	(4)
Lots Under two acres in size	278.72	(5), (6)
Proposed Major Subdivisions	309.14	(7)
Remaining Acreage	1,774.24	(8)

Results

In order to obtain the total number of lots theoretically possible given certain densities, one takes the number of acres available to subdivide and divides (if a density is smaller than 1:1) or multiplies (if a density is greater than 1:1) by the density.

In this case, 1,774.24 acres at a density of 3.75 units per 1 acre results in 6,653 units. (3.75 units per acre is the generalized density assigned to the DR zone by MDP)

<i>Lots from Proposed Major Subs</i>	<i>Lots from Remaining Acreage</i>	<i>Total Number of Lots</i>
977	6,653	7,630

Notes

- 1) This analysis uses the Medium High Density Growth Area District as shown on the proposed 2008-2009 Comprehensive Plan dated February 18, 2009, drawn by ERM staff.
- 2) The protected lands category includes common open space within major subdivisions, and State Owned lands.
- 3) The "Highly Unlikely to be Developed" category includes the Tome Institute School.
- 4) Although lots within major subdivisions can occasionally be further subdivided, the vast majority cannot. This analysis assumes that lots/parcels in major subdivisions cannot be further subdivided.
- 5) Parcels under two acres in size are considered economically infeasible to cobble together in order to create a significant mass to resubdivide, and thus, they have been removed from this analysis.
- 6) The acreage in this category (parcels under two acres in size) is exclusive from the acreage in the recorded major subdivisions category. In other words, this category could be named "Parcels under two acres in size that are not within a recorded major subdivision."
- 7) In this area, seven major subdivisions proposals are proceeding through the approval process.

Should these subdivisions all receive approval as currently designed, 977 new lots would result. Please refer to the attached table for details.

8) Of the 140 parcels that comprise the "remaining acreage" category, the average parcel size is 10.86 acres. 104 of the 140 parcels (74%) are under ten acres in size.

Proposed Subdivisions in the Medium High Density Growth Area

NAME	MAP	PARCEL	Area (acres)	# of Lots	Density
Cherrington	306	74	64.52	380	5.89
The Woods at Tome	31	354	23.05	47	2.04
Lakeside South	31	1167	4.95	5	1.01
Villages of Stoney Run	25	381, 382	136.76	392	2.87
Stoney Run Creek Estates	25	526, 749	44.20	10	0.23
Silverado	25	771, 749	14.98	75	5.01
Northwoods, Section 5	25	150	20.68	68	3.29
Total			309.14	977	3.29
			Average Density	3.29 units per 1 acre	

Medium Density Growth Area Analysis

March 9, 2009
for March 18, 2009 meeting

High Density Growth Area	Acres	Notes
Overall Size	12,632.60	(1)
Protected Lands	272.61	(2)
Highly Unlikely to be Developed	579.51	(3)
Recorded Major Subdivisions	1,820.61	(4)
Lots Under two acres in size	864.38	(5), (6)
Proposed Major Subdivisions	1,915.31	(7)
Remaining Acreage	7,180.18	(8)

Results

In order to obtain the total number of lots theoretically possible given certain densities, one takes the number of acres available to subdivide and divides (if a density is smaller than 1:1) or multiplies (if a density is greater than 1:1) by the density.

In this case, 7,180.18 acres at a density of 3 units per 1 acre results in 21,540 units.
(3 units per acre is the generalized density assigned to this type of zone by MDP)

<i>Lots from Proposed Major Subs</i>	<i>Lots from Remaining Acreage</i>	<i>Total Number of Lots</i>
3,632	21,540	25,172

Notes

- 1) This analysis uses the Medium Density Growth Area District as shown on the proposed 2008-2009 Comprehensive Plan dated February 18, 2009, drawn by ERM staff.
- 2) The protected lands category includes common open space within major subdivisions.
- 3) The "Highly Unlikely to be Developed" category includes the Cecilton WWTP, Bainbridge Elementary School, three cemeteries (Cherry Hill, Principio Furnace & Brookview), MTA and SHA right of ways, and assorted transmission lines
- 4) Although lots within major subdivisions can occasionally be further subdivided, the vast majority cannot. This analysis assumes that lots/parcels in major subdivisions cannot be further subdivided.
- 5) Parcels under two acres in size are considered economically infeasible to cobble together in order to create a significant mass to resubdivide, and thus, they have been removed from this analysis.
- 6) The acreage in this category (parcels under two acres in size) is exclusive from the acreage in the recorded major subdivisions category. In other words, this category could be named "Parcels under two acres in size that are not within a recorded major subdivision."

7) In this area, 17 major subdivisions proposals are proceeding through the approval process. Should these subdivisions all receive approval as currently designed, 3,632 new lots would result. Please refer to the attached table for details.

8) Of the 505 parcels that comprise the "remaining acreage" category, the average parcel size is 14.22 acres. 369 of the 505 parcels (73%) are under ten acres in size.

Proposed Subdivisions in the Medium Density Growth Area

NAME	MAP	PARCEL	Area (acres)	# of Lots	Density
Bailiff Property (east side only)	24	48	18.92	92	4.86
Baldwin Mill	21	90, 102	247.20	248	1.00
Bedrock, Phase 2	25	56	67.13	66	0.98
Canal View Estates	43	3	173.94	72	0.41
Candlelight Ridge, Section 2	24	357	4.09	9	2.20
Cecil Woods (Phase 2)	25	295	104.00	239	2.30
Charlestown Crossing	30	11, 124	278.40	592	2.13
Donna's Village	25	9, 756	11.11	33	2.97
Glenmore Retirement Village	31	1225, 1319,	24.23	124	5.12
Montgomery Oaks, Section 2	25	1, 8, 758, 75	41.60	78	1.88
Mortel & Tiller (Fielder Prop)	29	20, 580	81.00	29	0.36
Pascot (Barry Montgomery Co)	29	689, L5	4.05	4	0.99
Pines at Cherry Hill, Phase 2	20	905	13.77	22	1.60
Schultz, Albert	25	238	27.00	27	1.00
Stonebridge	25	165, 578	33.23	33	0.99
Villages at Herron Lake	305	23	395.26	1257	3.18
Villages at North East	36	76	390.38	707	1.81
		Total	1,915.31	3632	
			Average Density		1.99 units per 1 acre

Low Density Growth Area Analysis

March 10, 2009
for March 18, 2009 meeting

Low Density Growth Area	Acres	Notes
Overall Size	14,805.94	(1)
Protected Lands	539.71	(2)
Highly Unlikely to be Developed	624.01	(3)
Recorded Major Subdivisions	3,586.94	(4)
Lots Under two acres in size	1263.77	(5), (6)
Proposed Major Subdivisions	2,418.26	(7)
Remaining Acreage	6,373.25	(8)

Results

In order to obtain the total number of lots theoretically possible given certain densities, one takes the number of acres available to subdivide and divides (if a density is smaller than 1:1) or multiplies (if a density is greater than 1:1) by the density.

In this case, 6,373.25 acres at a density of 2 units per 1 acre results in 12,746 units.
(2 units per acre is the generalized density assigned to this type of zone by MDP)

<i>Lots from Proposed Major Subs</i>	<i>Lots from Remaining Acreage</i>	<i>Total Number of Lots</i>
2,172	12,746	14,918

Notes

- 1) This analysis uses the Low Density Growth Area District as shown on the proposed 2008-2009 Comprehensive Plan dated February 18, 2009, drawn by ERM staff.
- 2) The protected lands category includes common open space within major subdivisions, and County Owned lands.
- 3) The "Highly Unlikely to be Developed" category includes the Elk Neck Elementary School, the old Elkton landfill on Jones Chapel Road, the old County landfill on Old Elk Neck Road, the Elkton WWTP parcels on the east side of the Big Elk Creek, SHA and railroad right of ways, and assorted transmission lines.
- 4) Although lots within major subdivisions can occasionally be further subdivided, the vast majority cannot. This analysis assumes that lots/parcels in major subdivisions cannot be further subdivided.
- 5) Parcels under two acres in size are considered economically infeasible to cobble together in order to create a significant mass to resubdivide, and thus, they have been removed from this analysis.
- 6) The acreage in this category (parcels under two acres in size) is exclusive from the acreage in the recorded major subdivisions category. In other words, this category could be named

"Parcels under two acres in size that are not within a recorded major subdivision."

7) In this area, 31 major subdivisions proposals are proceeding through the approval process. Should these subdivisions all receive approval as currently designed, 2,172 new lots would result. Please refer to the attached table for details.

8) Of the 459 parcels that comprise the "remaining acreage" category, the average parcel size is 13.89 acres. 320 of the 459 parcels (69.7%) are under ten acres in size.

Proposed Subdivisions in the Low Density Growth Area

NAME	MAP	PARCEL	Area (acres)	# of Lots	Density
Aston Pointe	14	Numerous	420.10	302	0.72
Bayhead Shore Estates	35	118, 123	41.37	92	2.22
Bayview 23	19	353, 367, €	23.50	39	1.66
Bayview Station	19	505	23.67	7	0.30
Boettcher, Josephine	37	19	66.80	22	0.33
Cameron Woods	36	220	39.18	27	0.69
Chesapeake Cove	322	106	158.37	11	0.07
Chestnut Point Marina	35	198, 200	39.25	86	2.19
Creamery Knoll	38	572	42.64	4	0.09
Deer Valley/ Granite Cliffs	22	203	393.73	703	1.79
Elk Nest	31	666,667	18.73	26	1.39
Elk Point Marina	37	3	75.62	77	1.02
Estates at Barksdale	14	45, 288	29.62	39	1.32
Estates at Woodcrest Shores	37	8	3.79	3	0.79
Homestead Mobile Estates	23	420	14.74	61	4.14
Lanphar's Landing	31	274, 1074	19.95	11	0.55
Larson's North East Overlook	36	197	96.42	62	0.64
Mank's Pond	37	18	76.99	31	0.40
Mews at North East Creek	25	200	170.68	204	1.20
Montgomery & Ragan (Acorn)	19	295, 525	7.00	13	1.86
Oldfield at Raven's Glen (Sec 2)	37	269	21.30	8	0.38
Pelham Manor (rem sections)	38	188	41.60	22	0.53
Saddlebrook	26	103, 478	21.42	9	0.42
Stewart Property	37	12, 13, 551	42.52	30	0.71
Sun Valley Estates	14	635	13.17	26	1.97
Tranquility	26	11, 657	100.80	13	0.13
Villages of Elk Neck (rem sections)	42	7	140.19	26	0.19
Warwick Orchards	23	12	24.89	74	2.97
Waverly	19	353, 601	6.51	14	2.15
Wohner Property	14	95	74.61	74	0.99
Woodlawn Farms	23	26, 250, 29	169.10	56	0.33
		Total	2,418.26	2172	
			Average Density		1.1 units per 1 acre

Proposed 2008-2009 Comprehensive Plan

March 12, 2008

Land Use Districts: Actual Sizes vs. Developable/Remaining Acreage

District Name	Total Acres	Developable / Remaining Acreage	% of Total	Notes
Rural Conservation District	97,054.96	52,306.21	53.89	
Resource Preservation District	64,105.40	30,881.67	48.17	
Mineral Extraction District	8,442.46	Not Applicable	N/A	(4)
Employment	5,655.49	Not Applicable	N/A	(4)
Low Density Growth Area	14,805.94	6,373.25	43.05	
Medium Density Growth Area	12,632.60	7,180.18	56.84	
Medium High Density Growth Area	2,816.90	1,774.24	62.99	
High Density Growth Area	4,577.65	2,030.64	44.36	
Employment Mixed Use District	794.54	Not Applicable	N/A	(4)
Residential Mixed Use District	655.25	348.86	53.24	
Incorporated Towns	12,142.97	Not Applicable	N/A	(5)
Total	223,684.16			(2)

Notes:

- 1) For purposes of this analysis, the map used to represent the "Proposed 2008-2009 Comprehensive Plan" is the map dated February 18, 2009, drawn by ERM staff.
- 2) Cecil County's total acreage is fairly well established at 223,000 acres. This number may be off due to drawing (i.e. overlap) or snapping errors commonly associated with drafting in GIS software.
- 3) All acreages were derived using the "calculate geometry" command in ArcGIS, wherein a polygonal area is calculated using mathematical formulae designed to calculate the area of irregular shapes.
- 4) As this analysis is for residential capacity, all non-residential land use districts (i.e. mineral extraction, employment, and employment mixed use) were excluded. Simply put, creation of residential lots within the more commercially oriented districts is neither anticipated nor desired.
- 5) The incorporated towns were excluded from this analysis, as each town has its own Comprehensive Plan.

Proposed 2008-2009 Comprehensive Plan

March 12, 2008

Land Use Districts: Developable/Remaining Acreage Statistics

District Name	Developable / Remaining Acreage	# of Parcels	Average Parcel Size (acres)	# of parcels under 10 acres in size
Rural Conservation District	52,306.21	3,119	16.77	2,130 parcels (68%)
Resource Preservation District	30,881.67	760	38.8	435 parcels (57%)
Low Density Growth Area	6,373.25	459	13.89	320 parcels (70%)
Medium Density Growth Area	7,180.18	505	14.22	369 parcels (73%)
Medium High Density Growth Area	1,774.24	140	10.86	104 parcels (74%)
High Density Growth Area	2,030.64	210	8.3	160 parcels (76%)
Residential Mixed Use District	348.86	50	7.2	39 parcels (78%)
	Totals	5,243	15.72	3,557 parcels (68%)

Proposed 2008-2009 Comprehensive Plan

March 12, 2008

Capacity Analysis using Maryland Dept. of Planning multipliers

District Name	Developable / Remaining Acreage	MDP density	# of new lots	# of lots from proposed major subdivisions	Total # of lots	
Rural Conservation District	52,306.21	0.10	5,231	1,586	6,817	
Resource Preservation District	30,881.67	0.05	1,544	494	2,038	
Low Density Growth Area	6,373.25	2.00	12,747	2,172	14,919	
Medium Density Growth Area	7,180.18	3.00	21,541	3,632	25,173	
Medium High Density Growth Area	1,774.24	3.75	6,653	977	7,630	
High Density Growth Area	2,030.64	10.50	21,322	1,708	23,030	
Residential Mixed Use District	348.86	3.75	1,308	5	1,313	
						Notes
				Grand Total	80,919.09	(4), (5)

Notes:

- 1) For purposes of this analysis, the map used to represent the "Proposed 2008-2009 Comprehensive Plan" is the map dated February 18, 2009, drawn by ERM staff.
- 2) As this analysis is for residential capacity, all non-residential land use districts (i.e. mineral extraction, employment, and employment mixed use) were excluded. Simply put, creation of residential lots within the more commercially oriented districts is neither anticipated nor desired.
- 3) The incorporated towns were excluded from this analysis, as each town has its own Comprehensive Plan.
- 4) This analysis assumes perfect development conditions (i.e. all land is flat, all land percs, sewer is available to all parcels in designated growth areas, one can achieve maximum permitted density on each and every parcel, no environmental constraints exist, etc)
- 5) This analysis also assumes that every parcel within a given land district will be rezoned (at a latter date) to a zoning district whose maximum residential density matches the density shown in the third column (column c). Individual zoning differences between parcels are not accounted for in this analysis.

Proposed 2008-2009 Comprehensive Plan Capacity Analysis using ERM multipliers

March 12, 2008

District Name	Developable / Remaining Acreage	ERM density	# of new lots	# of lots from proposed major subdivisions	Total # of lots	
Rural Conservation District	52,306.21	0.05	2,615	1,586	4,201	
Resource Preservation District	30,881.67	0.03	1,019	494	1,513	
Low Density Growth Area	6,373.25	1.00	6,373	2,172	8,545	
Medium Density Growth Area	7,180.18	3.00	21,541	3,632	25,173	
Medium High Density Growth Area	1,774.24	5.00	8,871	977	9,848	
High Density Growth Area	2,030.64	8.00	16,245	1,708	17,953	
Residential Mixed Use District	348.86	5.00	1,744	5	1,749	
						Notes
				Grand Total	68,982.82	(4), (5)

Notes:

- 1) For purposes of this analysis, the map used to represent the "Proposed 2008-2009 Comprehensive Plan" is the map dated February 18, 2009, drawn by ERM staff.
- 2) As this analysis is for residential capacity, all non-residential land use districts (i.e. mineral extraction, employment, and employment mixed use) were excluded. Simply put, creation of residential lots within the more commercially oriented districts is neither anticipated nor desired.
- 3) The incorporated towns were excluded from this analysis, as each town has its own Comprehensive Plan.
- 4) This analysis assumes perfect development conditions (i.e. all land is flat, all land percs, sewer is available to all parcels in designated growth areas, one can achieve maximum permitted density on each and every parcel, no environmental constraints exist, etc)
- 5) This analysis also assumes that every parcel within a given land district will be rezoned (at a latter date) to a zoning district whose maximum residential density matches the density shown in the third column (column c). Individual zoning differences between parcels are not accounted for in this analysis.

Proposed 2008-2009 Comprehensive Plan

March 12, 2008

Capacity Analysis using current zoning densities as multipliers

District Name	Developable / Remaining Acreage	# of new lots	# of lots from proposed major subdivisions	Total # of lots	Notes
Rural Conservation District	52,306.21	14,175	1,586	15,761	
Resource Preservation District	30,881.67	3,793	494	4,287	
Low Density Growth Area	6,373.25	10,727	2,172	12,899	
Medium Density Growth Area	7,180.18	16,725	3,632	20,357	
Medium High Density Growth Area	1,774.24	4,654	977	5,631	
High Density Growth Area	2,030.64	8,051	1,708	9,759	
Residential Mixed Use District	348.86	784	5	789	
			Grand Total	69,483.00	(4)

Notes:

- 1) For purposes of this analysis, the map used to represent the "Proposed 2008-2009 Comprehensive Plan" is the map dated February 18, 2009, drawn by ERM staff.
- 2) As this analysis is for residential capacity, all non-residential land use districts (i.e. mineral extraction, employment, and employment mixed use) were excluded. Simply put, creation of residential lots within the more commercially oriented districts is neither anticipated nor desired.
- 3) The incorporated towns were excluded from this analysis, as each town has its own Comprehensive Plan.
- 4) This analysis assumes perfect development conditions (i.e. all land is flat, all land percs, sewer is available to all parcels in designated growth areas, one can achieve maximum permitted density on each and every parcel, no environmental constraints exist, etc)

Zoning Capacity - Detailed Analysis

Rural Conservation District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	175.62	-	0	(1)
BI	0.00	-	0	(1)
BL	27.97	-	0	(1)
DR	74.67	4	299	
M1	29.88	-	0	(1)
M2	63.31	-	0	(1)
MB	21.57	-	0	(1)
MEA	52.03	-	0	(1)
MH	385.59	6	2,314	
NAR	45,120.33	0.1	4,512	
OS	0.00	-	0	0
RM	81.40	12	977	
RR	4,555.04	0.33	1,503	
SAR	0.00	0.05	0	
SR	1,232.82	2	2,466	
TR	405.31	4	1,621	
VR	80.67	6	484	
Total	52,306.21		14,175	

Notes

- 1) As this analysis is for residential capacity, all non-residential land use districts (i.e. mineral extraction, employment, and employment mixed use) were excluded. Simply put, creation of residential lots within the more commercially oriented districts is neither anticipated nor desired.

Rural Preservation District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	41.04	-	0	(1)
BI	0.00	-	0	(1)
BL	0.00	-	0	(1)
DR	0.00	4	0	
M1	0.00	-	0	(1)
M2	0.00	-	0	(1)
MB	53.09	-	0	(1)
MEA	0.00	-	0	(1)
MH	264.99	6	1,590	
NAR	0.00	0.1	0	
OS	0.00	-	0	0
RM	0.00	12	0	
RR	1,018.39	0.33	336	
SAR	29,431.76	0.05	1,472	
SR	0.00	2	0	
TR	19.50	4	78	
VR	52.90	6	317	
Total	30,881.67		3,793	

Low Density Growth Area District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	347.96	-	0	(1)
BI	7.72	-	0	(1)
BL	26.63	-	0	(1)
DR	628.14	4	2,513	
M1	193.24	-	0	(1)
M2	2.36	-	0	(1)
MB	27.69	-	0	(1)
MEA	0.00	-	0	(1)
MH	35.82	6	215	
NAR	1,211.13	0.1	121	
OS	0.00	-	0	0
RM	0.00	12	0	
RR	59.81	0.33	20	
SAR	0.00	0.05	0	
SR	3,784.44	2	7,569	
TR	0.00	4	0	
VR	48.31	6	290	
Total	6,373.25		10,727	

Medium Density Growth Area District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	90.35	-	0	(1)
BI	0.00	-	0	(1)
BL	13.44	-	0	(1)
DR	898.23	4	3,593	
M1	197.18	-	0	(1)
M2	63.12	-	0	(1)
MB	1.90	-	0	(1)
MEA	0.00	-	0	(1)
MH	226.87	6	1,361	
NAR	580.63	0.1	58	
OS	0.00	-	0	0
RM	4.83	12	58	
RR	13.94	0.33	5	
SAR	0.00	0.05	0	
SR	4,361.76	2	8,724	
TR	720.58	4	2,882	
VR	7.35	6	44	
Total	7,180.18		16,725	

Medium High Density Growth Area District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	14.12	-	0	(1)
BI	0.00	-	0	(1)
BL	4.99	-	0	(1)
DR	946.48	4	3,786	
M1	5.02	-	0	(1)
M2	13.27	-	0	(1)
MB	0.00	-	0	(1)
MEA	0.00	-	0	(1)
MH	90.72	6	544	
NAR	599.62	0.1	60	
OS	0.00	-	0	0
RM	19.74	12	237	
RR	80.28	0.33	26	
SAR	0.00	0.05	0	
SR	0.00	2	0	
TR	0.00	4	0	
VR	0.00	6	0	
Total	1,774.24		4,654	

High Density Growth Area District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	143.51	-	0	(1)
BI	44.38	-	0	(1)
BL	0.00	-	0	(1)
DR	1,579.35	4	6,317	
M1	0.00	-	0	(1)
M2	65.52	-	0	(1)
MB	0.00	-	0	(1)
MEA	0.00	-	0	(1)
MH	87.60	6	526	
NAR	0.00	0.1	0	
OS	7.04	-	0	0
RM	100.15	12	1,202	
RR	0.00	0.33	0	
SAR	0.00	0.05	0	
SR	3.09	2	6	
TR	0.00	4	0	
VR	0.00	6	0	
Total	2,030.64		8,051	

Residential Mixed Use District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	104.10	-	0	(1)
BI	0.00	-	0	(1)
BL	0.00	-	0	(1)
DR	195.94	4	784	
M1	0.00	-	0	(1)
M2	48.82	-	0	(1)
MB	0.00	-	0	(1)
MEA	0.00	-	0	(1)
MH	0.00	6	0	
NAR	0.00	0.1	0	
OS	0.00	-	0	0
RM	0.00	12	0	
RR	0.00	0.33	0	
SAR	0.00	0.05	0	
SR	0.00	2	0	
TR	0.00	4	0	
VR	0.00	6	0	
Total	348.86		784	

Proposed 2008-2009 Comprehensive Plan

March 12, 2008

Capacity Analysis using MDP assigned zoning densities as multipliers

District Name	Developable / Remaining Acreage	# of new lots	# of lots from proposed major subdivisions	Total # of lots	Notes
Rural Conservation District	52,306.21	11,942	1,586	13,528	
Resource Preservation District	30,881.67	2,702	494	3,196	
Low Density Growth Area	6,373.25	10,310	2,172	12,482	
Medium Density Growth Area	7,180.18	15,608	3,632	19,240	
Medium High Density Growth Area	1,774.24	4,105	977	5,082	
High Density Growth Area	2,030.64	7,243	1,708	8,951	
Residential Mixed Use District	348.86	735	5	740	
			Grand Total	63,218.94	

Notes:

- 1) For purposes of this analysis, the map used to represent the "Proposed 2008-2009 Comprehensive Plan" is the map dated February 18, 2009, drawn by ERM staff.
- 2) As this analysis is for residential capacity, all non-residential land use districts (i.e. mineral extraction, employment, and employment mixed use) were excluded. Simply put, creation of residential lots within the more commercially oriented districts is neither anticipated nor desired.
- 3) The incorporated towns were excluded from this analysis, as each town has its own Comprehensive Plan.

MDP Zoning Capacity - Detailed Analysis

Rural Conservation District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	175.62	-	0	(1)
BI	0.00	-	0	(1)
BL	27.97	-	0	(1)
DR	74.67	3.75	280	
M1	29.88	-	0	(1)
M2	63.31	-	0	(1)
MB	21.57	-	0	(1)
MEA	52.03	-	0	(1)
MH	385.59	3	1,157	
NAR	45,120.33	0.1	4,512	
OS	0.00	-	0	0
RM	81.40	10.5	855	
RR	4,555.04	0.2	911	
SAR	0.00	0.05	0	
SR	1,232.82	2	2,466	
TR	405.31	3.75	1,520	
VR	80.67	3	242	
Total	52,306.21		11,942	

Notes

- 1) As this analysis is for residential capacity, all non-residential land use districts (i.e. mineral extraction, employment, and employment mixed use) were excluded. Simply put, creation of residential lots within the more commercially oriented districts is neither anticipated nor desired.

Rural Preservation District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	41.04	-	0	(1)
BI	0.00	-	0	(1)
BL	0.00	-	0	(1)
DR	0.00	3.75	0	
M1	0.00	-	0	(1)
M2	0.00	-	0	(1)
MB	53.09	-	0	(1)
MEA	0.00	-	0	(1)
MH	264.99	3	795	
NAR	0.00	0.1	0	
OS	0.00	-	0	0
RM	0.00	10.5	0	
RR	1,018.39	0.2	204	
SAR	29,431.76	0.05	1,472	
SR	0.00	2	0	
TR	19.50	3.75	73	
VR	52.90	3	159	
Total	30,881.67		2,702	

Low Density Growth Area District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	347.96	-	0	(1)
BI	7.72	-	0	(1)
BL	26.63	-	0	(1)
DR	628.14	3.75	2,356	
M1	193.24	-	0	(1)
M2	2.36	-	0	(1)
MB	27.69	-	0	(1)
MEA	0.00	-	0	(1)
MH	35.82	3	107	
NAR	1,211.13	0.1	121	
OS	0.00	-	0	0
RM	0.00	10.5	0	
RR	59.81	0.2	12	
SAR	0.00	0.05	0	
SR	3,784.44	2	7,569	
TR	0.00	3.75	0	
VR	48.31	3	145	
Total	6,373.25		10,310	

Medium Density Growth Area District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	90.35	-	0	(1)
BI	0.00	-	0	(1)
BL	13.44	-	0	(1)
DR	898.23	3.75	3,368	
M1	197.18	-	0	(1)
M2	63.12	-	0	(1)
MB	1.90	-	0	(1)
MEA	0.00	-	0	(1)
MH	226.87	3	681	
NAR	580.63	0.1	58	
OS	0.00	-	0	0
RM	4.83	10.5	51	
RR	13.94	0.2	3	
SAR	0.00	0.05	0	
SR	4,361.76	2	8,724	
TR	720.58	3.75	2,702	
VR	7.35	3	22	
Total	7,180.18		15,608	

Medium High Density Growth Area District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	14.12	-	0	(1)
BI	0.00	-	0	(1)
BL	4.99	-	0	(1)
DR	946.48	3.75	3,549	
M1	5.02	-	0	(1)
M2	13.27	-	0	(1)
MB	0.00	-	0	(1)
MEA	0.00	-	0	(1)
MH	90.72	3	272	
NAR	599.62	0.1	60	
OS	0.00	-	0	0
RM	19.74	10.5	207	
RR	80.28	0.2	16	
SAR	0.00	0.05	0	
SR	0.00	2	0	
TR	0.00	3.75	0	
VR	0.00	3	0	
Total	1,774.24		4,105	

High Density Growth Area District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	143.51	-	0	(1)
BI	44.38	-	0	(1)
BL	0.00	-	0	(1)
DR	1,579.35	3.75	5,923	
M1	0.00	-	0	(1)
M2	65.52	-	0	(1)
MB	0.00	-	0	(1)
MEA	0.00	-	0	(1)
MH	87.60	3	263	
NAR	0.00	0.1	0	
OS	7.04	-	0	0
RM	100.15	10.5	1,052	
RR	0.00	0.2	0	
SAR	0.00	0.05	0	
SR	3.09	2	6	
TR	0.00	3.75	0	
VR	0.00	3	0	
Total	2,030.64		7,243	

Residential Mixed Use District

<i>Zoning District</i>	<i>Acres</i>	Residential Zoning Density	# of Lots	Notes
BG	104.10	-	0	(1)
BI	0.00	-	0	(1)
BL	0.00	-	0	(1)
DR	195.94	3.75	735	
M1	0.00	-	0	(1)
M2	48.82	-	0	(1)
MB	0.00	-	0	(1)
MEA	0.00	-	0	(1)
MH	0.00	3	0	
NAR	0.00	0.1	0	
OS	0.00	-	0	0
RM	0.00	10.5	0	
RR	0.00	0.2	0	
SAR	0.00	0.05	0	
SR	0.00	2	0	
TR	0.00	3.75	0	
VR	0.00	3	0	
Total	348.86		735	

Proposed 2008-2009 Comprehensive Plan

March 12, 2008

Capacity Analysis using densities from proposed subdivisions as multipliers

District Name	Developable / Remaining Acreage	# of new lots	# of lots from proposed major subdivisions	Total # of lots	Notes
Rural Conservation District	52,306.21	9,998	1,586	11,584	
Resource Preservation District	30,881.67	2,686	494	3,180	
Low Density Growth Area	6,373.25	5,248	2,172	7,420	
Medium Density Growth Area	7,180.18	7,924	3,632	11,556	
Medium High Density Growth Area	1,774.24	1,928	977	2,905	
High Density Growth Area	2,030.64	3,133	1,708	4,841	
Residential Mixed Use District	348.86	298	5	303	
			Grand Total	41,788.78	

Notes:

- 1) For purposes of this analysis, the map used to represent the "Proposed 2008-2009 Comprehensive Plan" is the map dated February 18, 2009, drawn by ERM staff.
- 2) As this analysis is for residential capacity, all non-residential land use districts (i.e. mineral extraction, employment, and employment mixed use) were excluded. Simply put, creation of residential lots within the more commercially oriented districts is neither anticipated nor desired.
- 3) The incorporated towns were excluded from this analysis, as each town has its own Comprehensive Plan.

Approved Concept Plats since January 1, 2002

Zoning Classification	Number of Proposed Dwelling Units	Total Acreage	Dwelling Units per Acre	Acres Per Dwelling Unit
Multifamily Residential (RM)	5485	1296.31	4.23	0.24
Development Residential (DR)	804	530.52	1.52	0.66
Suburban Residential (SR)	2408	2286.89	1.05	0.95
Town Residential (TR)	0	0	0	0
Village Residential (VR)	35	32.81	1.07	0.94
Manufactured Home (MH)	400	114.68	3.49	0.29
Rural Residential (RR)	114	309.91	0.37	2.72
Southern Agricultural-Residential (SAR)	275	3224.98	0.09	11.73
Northern Agricultural-Residential (NAR)	2299	6225.47	0.37	2.71

Data was compiled using the planning commission activity sheets from January 1, 2002. [http://www.ccgov.org/dept_planning/ComActivity.cfm] retrieved on March 12, 2009. The Data includes the proposed amount of dwelling units, and acreage on each approved concept plat from January 1, 2002 to the February 17, 2009 meeting. Dwelling Units per Acre and Acres per dwelling unit were summarized by OPZ staff, and are not an average of Density in the detailed sheets. Density in the detailed sheets source are the Planning Commission Activity Sheets.

No Analysis was completed for recorded subdivisions as the data cannot be considered consistent, thus that data is for information purposes only.

Multi-Family Residential (RM)

Recorded Subdivision

Subdivision Name	Lots/DU	Acreage	Density	Approval Date	
Chesapeake Club Condo, Section 2		16	2.082	2/24/2003	
Chesapeake Club Condo, Section 3		5	9.717	3/7/2003	
Chesapeake Club, Fairhaven Estate		1	0.311	3/7/2003	
Chesapeake Club Condo, Section 3		3	2.182	3/7/2003	
Chesapeake Club, Fairway Links		60	20.576	1.65du/1ac	7/6/2004
Chesapeake Club Condo, Phase 4,		1	0.086	7/2/2004	
Chesapeake Club Condo, Phase 10		2	0.261	7/24/2004	
Chesapeake Club Condo, Phase 11		2	0.278	8/23/2004	
Northwoods, Section 4		67	19.9813	1du/0.31ac	11/30/2004
Stony Run Apartments	72 units	10.388	6.93du/1ac	9/6/2007	

Multi-Family Residential (RM)

Concept Plat

Subdivision Name	Lots/DU proposed	Acreage	Density	Concept Approval Date
Hardy Realty, Inc (Lands of)	328	44.35	7.4du/1ac	10/21/2002
West Creek Village	916	83.9	10.917du/1ac	1/20/2004
The Villages at Cherry Hill	749	180.04	4.16du/1ac	10/18/2004
Persimmon Creek	48	20.67	2.32du/1ac	4/18/2005
Silverado	71	14.98	4.74du/1ac	8/15/2005
Chesapeake Club, Lots 344-876	1440	411	3.5du/1ac	8/15/2005
The Villages at Herron Lake	1465	394	3.9du/1ac	11/21/2005
Stony Run Apartments	72	10.388	6.93du/1ac	5/17/2006
Villages of Stony Run	396	136.98	2.89du/1ac	3/19/2007

Total Number of Proposed Lots or Dwelling Units:

5485

Total Acreage of Proposed Lots of Dwelling Units:

1296.31

Dwelling Units per Acre:

4.231

Acres per Dwelling Unit:

0.236

Development Residential (DR)

Recorded Subdivision

Subdivision Name	Lots/DU	Acreage	Density	Approval Date
Bayview Woods, Section 1	2	12.2659	2.9du/1ac	10/2/2007
Bayview Woods, Section 2	18	12.2659	2.9du/1ac	7/14/2008
Delaplane Manor	1	0.993		2/15/2005
Herbst, et al	7	32.467	1du/4.6ac	7/27/2004
Montgomery Oaks	3	1.241	1du/0.41ac	3/21/2002
Montgomery Oaks, Phase 2	8	2.289	1du/0.29ac	3/21/2002
Montgomery Oaks, Lot 45	1	0.362	1du/0.36ac	3/11/2004
Montgomery Oaks, Section 1. Phas	16	4.96	1du/0.31a	7/29/2004
Privett	1	10.219	1du/5.109	4/29/2005
Payne, Edd & Patsy	1	9.781	1du/2.329ac	9/18/2008

Development Residential (DR)

Concept Plat

Subdivision Name	Lots/DU proposed	Acreage	Density	Concept Approval Date
Montgomery-Cecil Ltd Partnership	148	148.89	1du/1.01ac	3/18/2002
Stonebridge, Lots 1-33	33	33.23	1du/.993ac	3/15/2004
Ridgely Forest	364	196.86	1.706du/1ac	4/19/2004
Bayview Woods	36	12.27	2.934du/1ac	7/19/2004
Donna's Village	36	11.11	3.24du/1ac	2/22/2005
The Woods at Tome	47	23.05	2.04du/1ac	6/20/2005
Montgomery Oaks, Section 2	79	40.8	3.87du/1ac	8/15/2005
Stonebridge	33	33.23	1du/1.01ac	4/17/2006
Schultz, Albert (Lands of)	27	27	1du/1ac	8/21/2006
Payne, Edd & Patsy	1	4.081	1du/4.081ac	6/18/2007

Total Number of Proposed Lots or Dwelling Units:

804

Total Acreage of Proposed Lots of Dwelling Units:

530.521

Dwelling Units per Acre:

1.515

Acres per Dwelling Unit:

0.660

Suburban Residential (SR)

Recorded Subdivision

Subdivision Name	Lots/DU	Acreage	Density	Approval Date
Antego	33	134.706	1du/4.082	12/10/2007
Bethel Springs, Section 2	46	47.527	1du/1.03ac	8/4/2005
Bedrock, Section 1	36	11.34	0.83du/1ac	6/11/2007
Baldwin Station	18	21.9423	0.82/1ac	9/12/2007
Candlelight Ridge, Section 1	30	35.23		2/8/2005
Eagleaire	6	16.932		11/18/2004
Forest Knoll, Section 2	31	49.268	1du/1.59ac	1/3/2003
Forest Knoll, Section 2, Phase 2	31	49.268	1du/1.59ac	12/8/2003
Forrester (Lands of)	2	3.951	1du/1.317ac	8/19/2008
Leight, Constanance	1	2.41		7/31/2003
Merlyn Park, Section 1, Phase 2	7	34.161		7/11/2002
Marley Station	11	16.08	1du/1.462ac	3/5/2003
Montgomery Brothers, Inc	6	9.567	1du/1.594ac	3/10/2003
Marley Farms	6	26.502	1du/4.42ac	8/2/2007
Oldfield at Ravens Glen	11	37.862	1du/5.380ac	10/9/2003
Reed, Wayne & Lorraine	1	5.03		5/7/2003
Rose, Barbara	2	36.914	1du/9ac	6/9/2003
Reserve at Elk River	1	21.77		2/23/2007
Villages at Elk Neck, Section 4	23	55.124		1/15/2004
Villages at Elk Neck, Lot 83	1	1.11		12/6/2005
Valley View Estates	4	3.6032		2/27/2006
Villages of Elk Neck, Section IIb	3	5.702	1du/1.901ac	6/8/2007

1) Villages at North East Concept is in the NAR & SR Zones

Suburban Residential (SR)

Concept Plat

Subdivision Name	Lots/DU proposed	Acreage	Density	Concept Approval Date
Bedrock, Lots 1-106	106	73.9	1du/.725ac	5/20/2002
Cameron Woods	27	39.18	1du/1.45ac	5/20/2002
Villages at North East	792	429	2du/1ac ¹	9/16/2002
Mikals & Kuklewski	39	30.38	1.28du/1ac	3/17/2003
Valley Estates	6	3	2du/1ac	4/21/2003
Bayview Station	18	23.62	1du/3.37ac	9/15/2003
Eagleaire	6	16.93	1du/2.82ac	10/20/2003
Marley Farms, Sec D, Lots 51-60	10	26.52	1du/2.65ac	11/17/2003
Brickhouse Farm Estates	32	97.5	1du/3.04ac	12/15/2003
Wyndale Farms	128	64.89	1.97du/1ac	1/20/2004
Aston Pointe	372	420.1	1du/1.31ac	4/19/2004
Elk Nest	26	18.73	1.4du/1ac	6/21/2004
Manks Pond	37	76.991	1du/2.08ac	7/19/2004
Bayhead Shore Estates	6	2.31	du/1ac	7/19/2004
State Line Farm Estates	28	33.1	1du/1.18ac	8/16/2004
The Mews at North East Creek	205	171	1.2du/1ac	12/20/2004
The Barry Montgomery Co., Inc, Lot 5	4	1	du/1ac	1/18/2005
Baldwin Station	20	21.07	1du/1.05ac	5/16/2005
Saddlebrook	10	21.59	1du/2.16ac	8/15/2005
Bedrock, Lots 5-106	102	73.3	1.39du/1ac	9/19/2005
Bayview Crossing	38	23.5	1.6du/1ac	2/21/2006
Boettcher, Josephine M. (Lands of)	22	128.15	1du/5.57ac	2/21/2006
The Estates at Woodcrest Shores	3	3.794	1du/1.1265ac	3/20/2006
Wohner Property	74	72.22	1.02du/1ac	3/20/2006
Bayview Crossing	39	23.5	1.66du/1ac	8/21/2006
Acorn Village	13	7	2du/1ac	9/21/2006
Sun Valley Estates	26	13.17	1.97du/1ac	9/21/2006
Larson's Wilna Farm	62	47.097	1du/0.76ac	11/27/2006
Baldwin Mill	256	234.4	1.05du/1ac	2/20/2007
Chesapeake Cove	10	158.37	1du/10.00ac	9/17/2007
Forrester, Denver & Rebecca Joyce	3	3.951	1du/1.317ac	7/16/2007
Manks Pond	31	81.826	1du/2.484ac	5/21/2007
Total Number of Proposed Lots or Dwelling Units:	2408			
Total Acreage of Proposed Lots of Dwelling Units:		2286.888		
Dwelling Units per Acre:			1.053	
Acres per Dwelling Unit:				0.950

NOTE: Bedrock Concept form 5/20/2002 & Manks Pond 7/19/2004 were excluded from Calculations since more recent Concept Plans were approved.

Town Residential (TR)

Recorded Subdivision

Subdivision Name	Lots/DU	Acreage	Density	Approval Date
Tharp, Eugene & Martha	2	4.109		9/22/2008

Village Residential (VR)

Recorded Subdivision

Subdivision Name	Lots/DU	Acreage	Density	Approval Date
Montgomery's Indian Springs	33	68.667	See Note 1	6/3/2003
Old Hubis Farm	2	2.9154	1du/1.46ac	7/21/2003
Pines at Cherry Hill	34	37.75		4/25/2006
Prelude	4	1.6113	2.5du/1ac	4/5/2007
Pines at Cherry Hill, Section 2	32	37.75	2.4du/ac	2/11/2008

Notes

1) Montgomery's Indian Springs is within the NAR & VR Zoning, and has two different densities. Density in NAR zone is 1du/5.27ac, and 1.44du/1ac in the VR Zone. The combined Denisty is 1du/2.08ac

Village Residential (VR)

Concept Plat

Subdivision Name	Lots/DU proposed	Acreage	Density	Concept Approval Date
Crossings at Cherry Hill, Lots 1-31	31	31.2	1du/1.006ac	8/18/2003
Prelude	4	1.6113	2.48du/1ac	9/20/2004

Total Number of Proposed Lots or Dwelling Units:	35			
Total Acreage of Proposed Lots of Dwelling Units:		32.8113		
Dwelling Units per Acre:			1.067	
Acres per Dwelling Unit:				0.937

Manufactured Home (MH)

Recorded Subdivision

Subdivision Name	Lots/DU	Acreage	Density	Approval Date
Cinnamon Woods MHP, Section 1	63	7.5908	1.30du/1ac	7/10/2003
Forest Green Court	30	19.132	1.57du/1ac	7/10/2007
Maybelle Manor MHP	27	28.367		3/5/2002
Maybelle Manor MHP, Section 2	10	2.33		11/8/2005
Maybelle Manor MHP, Section 3	12	2.639		11/6/2007

Manufactured Home (MH)

Concept Plat

Subdivision Name	Lots/DU proposed	Acreage	Density	Concept Approval Date
Warwick Orchards	78	24.85	3.31du/1ac	10/21/2002
Bayhead Shore Estates	87	33.98	2.56du/1ac	7/19/2004
Forest Green Court, Section III	30	19.5	1.54du/1ac	10/17/2005
Valley Stream	5	4.953	1du/.991ac	10/17/2005
Cinnamon Woods, Phase II & III	200	31.4	2.5du/1ac	6/19/2006

Total Number of Proposed Lots or Dwelling Units:	400			
Total Acreage of Proposed Lots of Dwelling Units:		114.683		
Dwelling Units per Acre:			3.488	
Acres per Dwelling Unit:				0.287

Rural Residential (RR)***Recorded Subdivision***

Subdivision Name	Lots/DU	Acreage	Density	Approval Date
Beulah Land, Section IV	1	2.4549		4/23/2007
Butcher, Jessie Ray	1	10.314	1du/5.16ac	11/7/2008
Chantilly Manor	6	14.451	1du/2.4ac	4/14/2003
Little New York Lot 9	1	2.009	1du/2.009	11/14/2008
Sunnybrook Estates	11	16.493	1du/3.5ac	8/11/2004

Rural Residential (RR)

Concept Plat

Subdivision Name	Lots/DU proposed	Acreage	Density	Concept Approval Date
Sunnybrook Estates, Lots 75-85	11	15.2	1du/3.5ac	2/21/2002
Herman, Eugene F. (Lands of)	17	51.43	1du/3.03ac	1/21/2003
Rhodes Mountian Estates	60	180.79	1du/3.01ac	1/20/2004
Stoney Acres	6	7.09	1du/1.18ac	6/20/2005
Ridgeview	19	54.21	1du/2.85ac	9/19/2005
Butcher, Jesse Ray (Lands of)	1	1.194	1du/4.105ac	4/16/2007
Total Number of Proposed Lots or Dwelling Units:	114			
Total Acreage of Proposed Lots of Dwelling Units:		309.914		
Dwelling Units per Acre:			0.368	
Acres per Dwelling Unit:				2.719

Southern Agricultural Residential (SAR)***Recorded Subdivision***

Subdivision Name	Lots/DU	Acreage	Density	Approval Date
Butlers Crossing, Section 3	2	14.102		7/22/2003
Bracebridge Estates	106	530.502		9/12/2007
Claggett Sr., Herschell	3	209.279	1du/43.693ac	1/14/2009
Delyn Acres	3	27.4293	1du/9.14ac	10/21/2008
The Farms	5	79.99		7/27/2006
Fox Valley Farm	1	25.349	1du/28.77ac	2/27/2008
Graham Farm Estates, Section 2	2	25.0584	1du/27.37ac	1/24/2002
Graham Farm Estates, Section 1	7	14.3245	1du/2.91ac	6/20/2002
Graham Farm Estates, Section 3	6	13.1759	1du/2.43ac	8/27/2003
Otenasek, et ux	4	96.417		10/3/2005
Pleasanton Estates	4	40.19	1du/10.05ac	1/8/2009
Richard Rettig	1	85.706		4/3/2003
Windswept Farms	19	266.87	1du/14.046ac	5/30/2008

Southern Agricultural Residential (SAR)

Concept Plat

Subdivision Name	Lots/DU proposed	Acreage	Density	Concept Approval Date
Butlers Crossing, Section 3, Lots 11-18	8	98.9	1du/8.4ac	5/20/2002
Harrison, John R. (Lands of)	9	129.95	1du/14.4ac	8/19/2002
Leyland	6	69.9	1du/11.65ac	11/18/2002
Francis H. Otenasek et ux	4	95.965	1du/23.99ac	1/20/2004
Windswept Farms	19	267.7	1du/14.08ac	8/16/2004
Pearce's Landing	10	51.82	1du/5.18ac	4/18/2005
The Farms	5	79.99	1du/15.99ac	6/20/2005
Bayline Estates	7	169.3	1du/8.91ac	7/18/2005
The Tradition	53	427.3	1du/8.06ac	10/17/2005
Fox Valley Farm & Mobile Trust Partners	3	76.99	1du/28.77ac	9/18/2006
Fieldstone	7	56.03	1du/8ac	10/16/2006
Lands of John H. Curtis	3	36.2	1du/12.07ac	10/16/2006
Pleasanton Estates	4	388.866	1du/8.038ac	11/20/2006
Knights Court	45	298.86	1du/8.07ac	11/27/2006
Worsell Manor Farms	27	210.93	1du/8.07ac	11/27/2006
Bohemia Crossing	10	49.2	1du/4.92ac	12/18/2006
Lands of Harrison, John R.	8	149.291	1du/14.93ac	12/21/2006
Lands of Janet E. Cullen	3	27.91	1du/9.3ac	12/21/2006
Nieves Property	41	330.58	1du/8.06ac	12/21/2006
Claggett Sr., Herschell B. (Lands of)	3	209.3	1du/69.00ac	8/20/2007
Total Number of Proposed Lots or Dwelling Units:	275			
Total Acreage of Proposed Lots of Dwelling Units:		3224.982		
Dwelling Units per Acre:			0.085	
Acres per Dwelling Unit:				11.727

Northern Agricultural Residential (SAR)

Recorded Subdivision

Subdivision Name	Lots/DU	Acreage	Density	Approval Date
The Estates at Autumn Woods	31	87.5282	1du/3ac	4/6/2006
The Estates at Autumn Ridge, Section 2	3	24.7436	1du/8.25ac	12/10/2007
Beaver Lodge	20	104.045	1du/5.303ac	6/28/2002
Berge, Eugene & Marie	1	6.009	1du/6.009ac	9/5/2002
Boyd, Issac (Estate of)	1	213.53	1du/106.765	11/10/2008
Crabbe, Gaither L.	3	18.432	1du/6.14ac	6/7/2004
Country Manor Estates	5	45.103		4/5/2005
Crane Fields, Section I	17	54.78	1du/3.04ac	8/10/2007
Chandlee Mill	2	19.623	1du/9.81ac	8/1/2008
Donald Fieldhouse	1	1.898	1du/6.549ac	6/14/2004
Garvin, Thomas & Jane	1	0.945		5/5/2005
Grier, Robert & Kathleen	1	5.8057	1du/12.50ac	7/2/2007
Hopewell Ridge	18	55.562	1du/3.087ac	5/9/2005
Howes Ridge	5	97.9313	1du/5ac	9/25/2007
Kriks Mill Manor, Phase I	2	100.717	1du/50.385ac	11/12/2008
KST, LLC	1	142.353	1du/71.76ac	12/16/2008
Larsons Reserve at Andora	19	45.1477		5/16/2008
Louise, Lot 12	1	50.465	1du/3.06ac	6/11/2008
Montgomery's Friendship	20	42.743		2/13/2002
Montgomery's Friendship, Section 2	20	24.177		7/31/2002
Montgomery's Indian Springs	33	68.667	See Note 1	6/3/2003
Mullins, Gregory & Brenda	5	14.063		9/21/2004
Mendenhall Square	29	97.186	0.31du/1ac	8/18/2005
Montgomery, H. Barry	2	19.335	1du/9.37ac	6/12/2006
Mendenhall Square, Section 2	2	2.157	0.93du/1ac	7/27/2006
Murphys Run	43	129.738	1du/3.02ac	10/29/2007
Pelham Manor, Section 1, Phase1	45	47.27		2/27/2004
Pelham Manor, Section 1, Phase2	10	35.378		3/31/2004
Paradise Streams	7	19.304		10/20/2004
Pelham Manor, Secion 1,Phase 3	2	2.108		3/31/2004
Rock Run Estates	7	7.75	1du/1.1ac	1/15/2002
RockView Lot 8	1	0.9935	1du/57.8	11/2/2002
RockView Lot 7	1	0.991	1du/77.03	1/23/2003
Rock Run Estates, Section 5	31	63.142	1du/2.1ac	5/14/2003
Rock Run Estates, Section 3	20	49.571	1du/2.5ac	5/14/2003
Roop Road Estates, Section 2	21	46.731	1du/3.4ac	10/21/2003
Reserve at Elk River	53	207.247	See Note 2	2/10/2005
Reserve at Elk River	7	215.186	See Note 2	2/10/2005
Rhodes Mountain Estates	32	180.651	1du/3.01ac	6/1/2007
Spring Knoll, Section 2	29	87.615		3/15/2002
Spring Knoll, Lot 1	1	5.107		6/28/2002
Springhill, Section 1	5	105.528	1du/16.2ac	10/17/2002
Susquehanna, Section 2	24	33.243	1du/4.1ac	9/10/2003
Susquehanna, Section 3	5	36.237	1du/4.1ac	9/11/2003
Susquehanna Riverview	39	118.471	1du/3.04ac	9/21/2004
Stonehouse Acres	1	6.297		1/29/2007
Thomasville, Section 2	17	73.16	1du/3.03ac	9/18/2002
Triple L & J, LLC	6	36.832	1du/5.262ac	3/3/2004
Triple L & J, LLC, Lot 11	1	15.109	1du/5.262ac	9/15/2003
Villages of Elk Neck, Section 2	13	87.22		12/28/2005

Recorded Subdivision

Subdivision Name	Lots/DU	Acreage	Density	Approval Date
Villages of Elk Neck, Racine Estates	2	8.595		7/7/2006
Winfield, Lots 5-11	7	22.3595	1du/11.83ac	11/6/2002
Winfield, Lot	1	2.1399	1du/47.3181	11/7/2002
Lands of David Wills	4	13.808	1du/3.45ac	12/21/2005
Winfield, Section 2	10	94.6361	1du/5.26ac	8/24/2007

Notes:

1) Montgomery's Indian Springs is within the NAR & VR Zoning, and has two different densities. Density in NAR zone is 1du/5.27ac, and 1.44du/1ac in the VR Zone. The combined Density is 1du/2.08ac

2) Reserve at Elk River is within NAR & SR Zones, and has two different densities. Density in NAR zone is 1du/3.931 and SR 1du/2.795

3) Villages at North East Concept is within NAR & SR Zones

4) Rhodes Mountain Estates is in the NAR & RR Zones

Northern Agricultural Residential (SAR)

Concept Plat

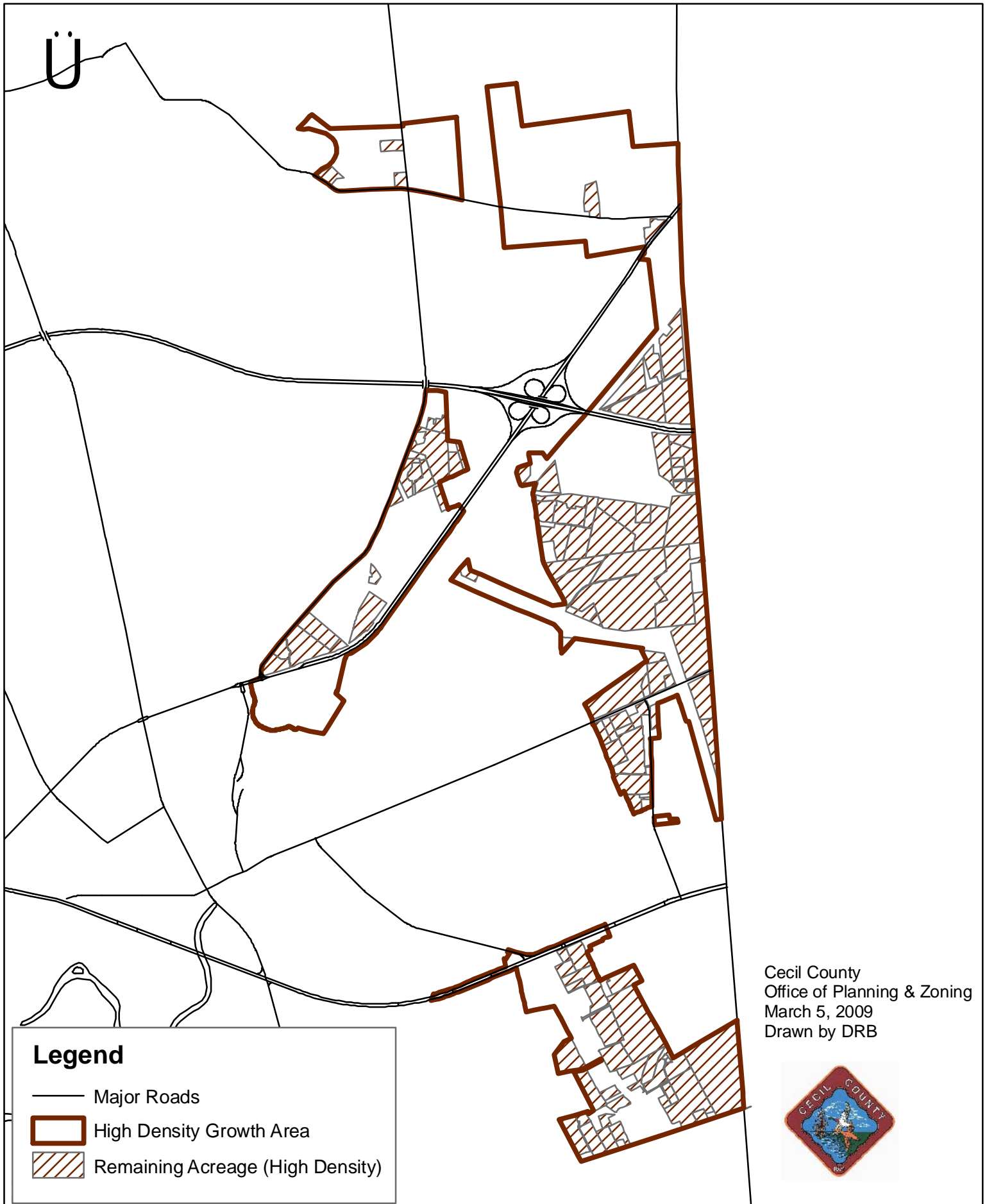
Subdivision Name	Lots/DU proposed	Acreage	Density	Concept Approval Date
Racine Property	60	180.77	1du/3.01ac	8/19/2002
Villages at North East	792	429	2du/1ac ³	9/16/2002
Pelham Manor	98	296.04	1du/3.02ac	10/21/2002
Autumn Woods	31	86.38	1du/3.05ac	1/21/2003
Reserve at Elk River	69	208.37	1du/3.01ac	2/24/2003
Huegel, Otto & Greta (Lands of)	5	45.116	1du/9.023ac	3/17/2003
Hopewell Ridge	18	55.562	1du/3.0867ac	3/17/2003
Crane Fields	18	54.8	1du/3.04ac	4/21/2003
Winfield, Section 2	10	65.76	1dy/6.58ac	4/21/2003
Woods at Spring House Station	30	91.08	1du/3.04ac	5/19/2003
Irishtown Mews	5	25.42	1di/5.08ac	6/16/2003
Murphy's Run	43	131.2	1du/3.05ac	6/16/2003
Mendenhall Square	31	94.2	1du/3.039	7/21/2003
Reyonlds Farm	56	170.29	1du/3.04ac	10/20/2003
Colora Springs	9	28.62	1du/3.18ac	1/20/2004
Rhodes Mountain Estates	60	180.79	1du/3.01ac	1/20/2004
Constellation, LLC	8	25.6652	1du/5.133ac	4/19/2004
Paradise Stream	7	19	1du/5.103ac	4/19/2004
The Woods at Spring House Station	29	43.9	1du/3.04ac	5/20/2004
David Willis, Jr. (Lands of)	16	161.1	1du/10.068ac	5/20/2004
Glenna Heights	22	66.26	1du/3.113	6/21/2004
The Sanctuary	19	95.002	1du/5ac	7/19/2004
Manuel G. Gierbolini (Lands of)	50	152.8	1du/3.06ac	8/16/2004
Canal View Estates	101	114.9	1.13du/1ac	1/18/2005
Howe's Ridge	5	97.931	1du/19.586ac	3/21/2005
Stoney Brook Knoll	41	124.5	1du/3.04ac	6/20/2005
Mendenhall Square	35	94.2	1du/3.04ac	10/17/2005
Stone House Acres	8	23.07	1du/2.66ac	10/17/2005
Kirks Mill Manor	15	96.36	1du/6.42ac	12/19/2005
Racine Estates at Villages of Elk Neck	15	87.22	1du/5.6ac	12/19/2005
Louise	49	134.5	1du/3.06ac	1/17/2006
Wilson Property	10	36.86	1du/3.68ac	1/17/2006
Clover Meadows	19	53.62	1du/3.12ac	4/17/2006
Chandlee Mill	8	40.08	1du/5.01ac	5/15/2006
David S. Willis (Lands of)	11	149.62	1du/13.6ac	5/17/2006
Larsons Estates of Skyview	22	39.33	1du/5ac	5/17/2006
Larsons Reserve at Andora	19	45.148	1du/3.009ac	5/17/2006
Potter's Clay	9	59.725	1du/6.36ac	6/19/2006
The Estates at Slicers Mill	13	57.375	1du/5.2159ac	6/19/2006
Kirks Mill Manor	15	100.717	1du/6.7145ac	7/17/2006
Lands of H. Barry Montgomery, Lots 4A-4B	2	19.67	1du/9.84ac	9/18/2006
Liberty Grove Reserve	10	32.38	1du/3.23ac	9/18/2006
Reyonlds Farm	34	171.85	1du/5.05ac	9/18/2006
Stanfield	14	70	1du/5ac	9/21/2006
Lands of H. Barry Montgomery, Lots 4B-2D	3	16.93	1du/5.64ac	9/21/2006
Lands of Terrill O. Stammler Jr.	6	26.95	1du/6.24ac	10/16/2006
Lombard Farms	12	41.5	1du/5.19ac	10/16/2006
Redstone	18	68.44	1du/5.26ac	10/16/2006
Success Farm Estates	54	151.77	1du/3.04ac	10/16/2006
Lands of Johnson & Merriman	11	47.49	1du/5.28ac	11/20/2006

Concept Plat

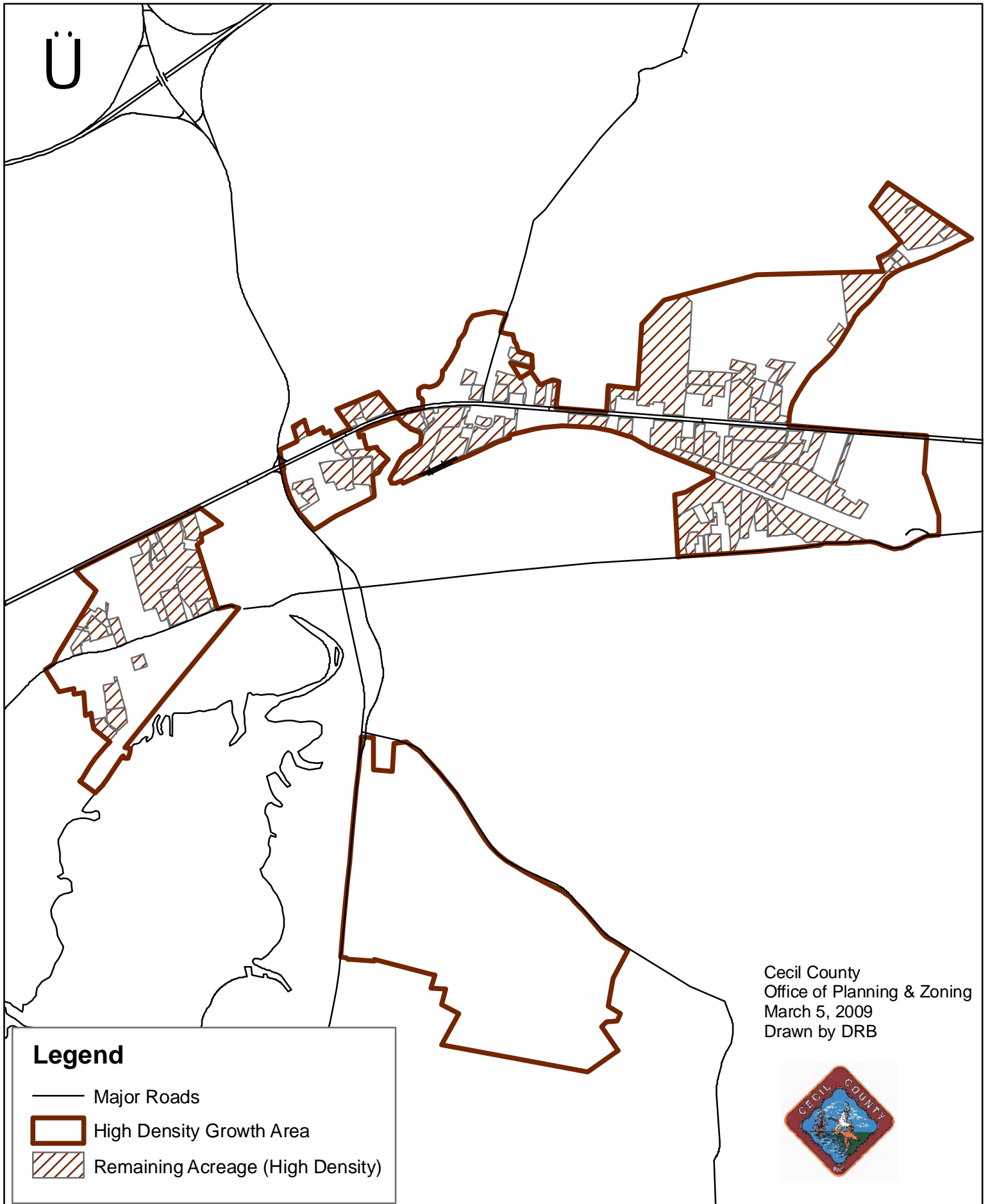
Subdivision Name	Lots/DU proposed	Acreage	Density	Concept Approval Date
Old York Estates	24	120	1du/3ac	11/20/2006
Orchard Hill	7	17	1du/5.06ac	11/20/2006
Lands of Brooks	13	53.617	1du/5.06ac	11/27/2006
Wapiti Estates	6	33	1du/5.5ac	11/27/2006
Lands of Ronald R. & Sara F. King	4	25.511	1du/6.378	12/18/2006
Meadows Hideaway	16	42.1	1du/5.26ac	12/18/2006
Lands of Michael W. Dickinson	9	197.71	1du/9.61ac	12/18/2006
Lombard Farms	12	41.09	1du/5.14ac	12/18/2006
Phillip Warren Montgomery & Danalynn Montgomery	2	19.6	1du/9.8ac	12/18/2006
The Villages at Walnut Lane	33	182.2	1du/5.5ac	12/18/2006
Wapiti Acres	84	433	1du/5.1ac	12/18/2006
Highland Crossing	71	213.53	1du/3.01ac	12/21/2006
Lands of Gregory and Dantia Walker	3	11.596	1du/3.87ac	12/21/2006
Lands of Remmel	19	51.71	1du/3.042ac	12/21/2006
Lands of Richard S. & Andrea F. Hocker	6	46.269	1du/8.28ac	12/21/2006
Lands of Ronald A. Guns & Linda L. Guns	2	9.5543	1du/4.78ac	12/21/2006
Springhill, Section 2	21	145.83	1du/5.03ac	12/21/2006
The Estates at Autumn Ridge	3	24.74	1du/8.25ac	12/21/2006
Creamery Knoll	4	42.64	1du/10.660ac	9/15/2008
Ella L. Patchell	2	69.997	1du/23.326ac	7/21/2008
Total Number of Proposed Lots or Dwelling Units:	2299			
Total Acreage of Proposed Lots of Dwelling Units:		6225.4655		
Dwelling Units per Acre:			0.369	
Acres per Dwelling Unit:				2.708

NOTE: Mendenhall Square Concept form 7/21/2003 & Reynolds Farm 10/20/2003 were excluded from Calculations since more recent Concept Plans were approved.

Remaining Acreage for Capacity Analysis in High Density Growth Area (Map 1)

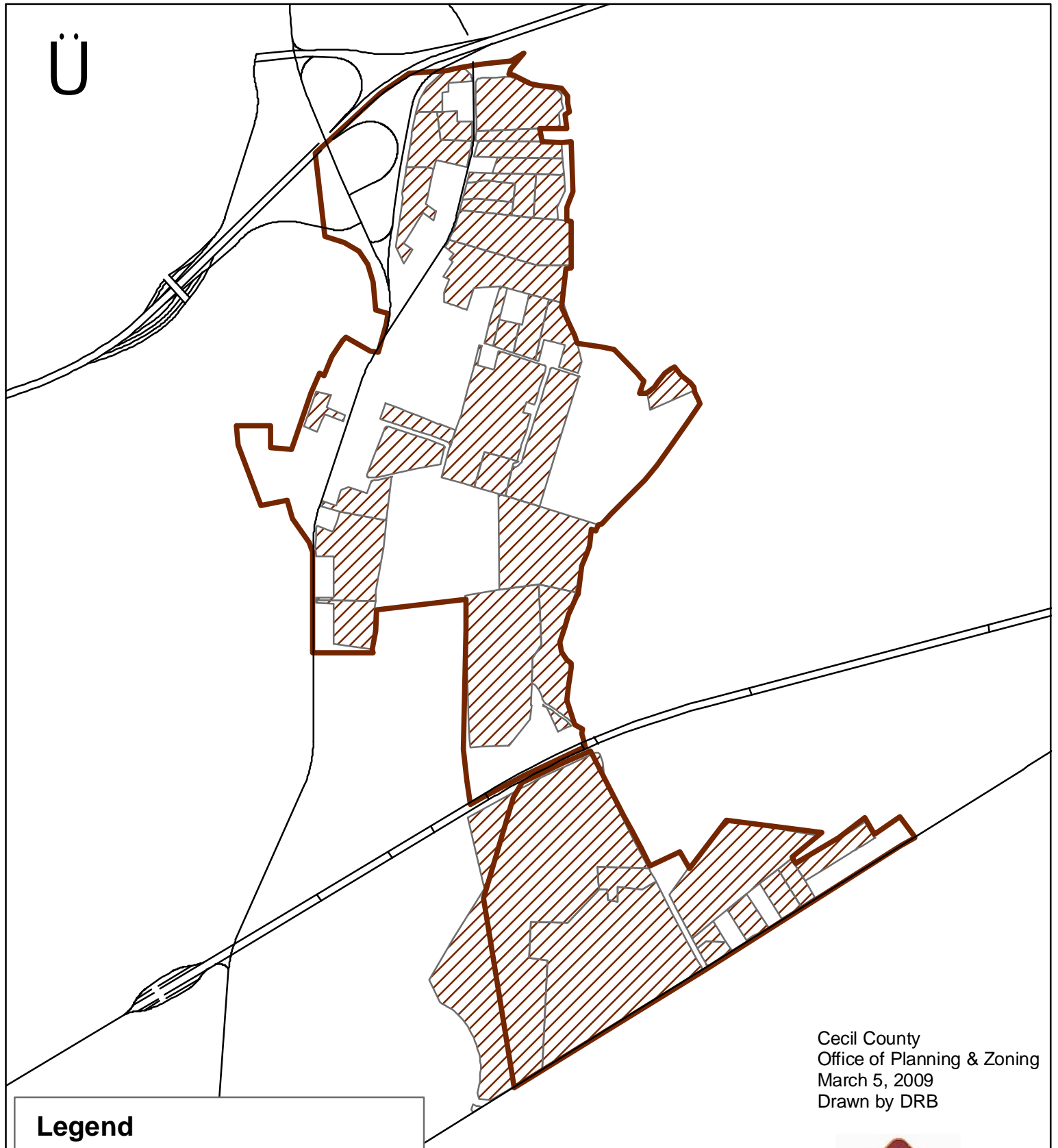


Remaining Acreage for Capacity Analysis in High Density Growth Area (Map 2)



Remaining Acreage for Capacity Analysis in High Density Growth Area (Map 3)

Ü



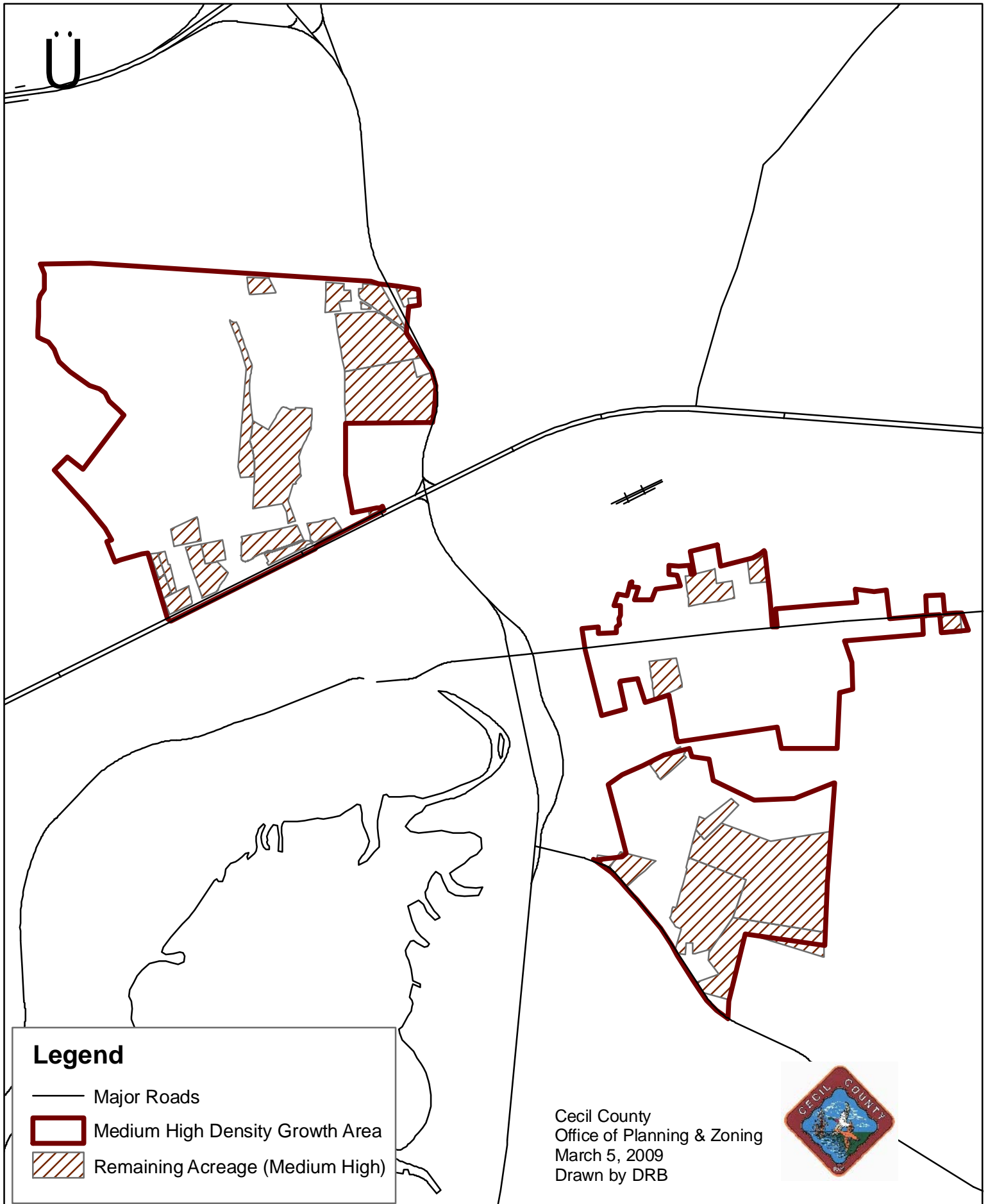
Cecil County
Office of Planning & Zoning
March 5, 2009
Drawn by DRB

Legend

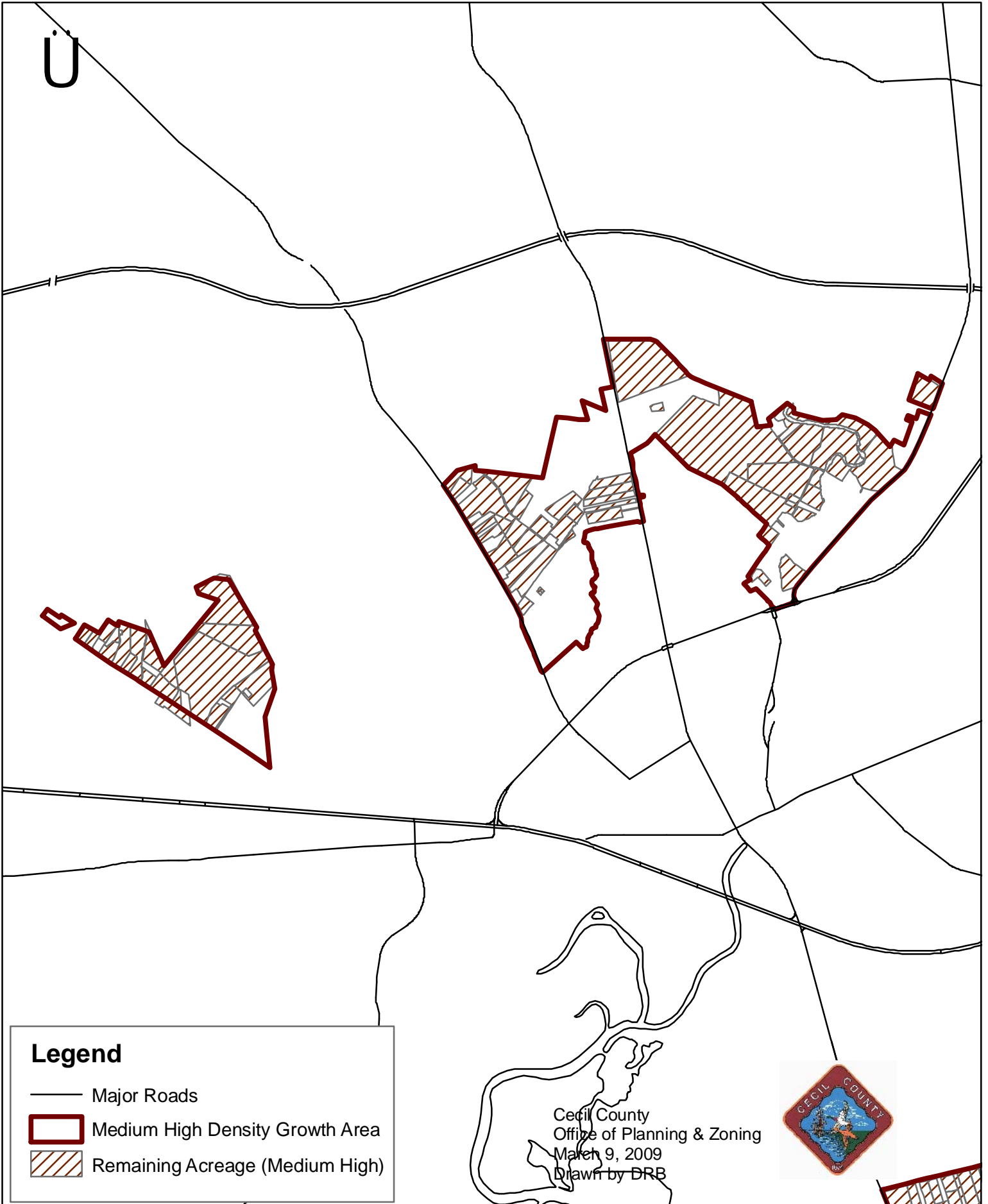
- Major Roads
- ▭ High Density Growth Area
- ▨ Remaining Acreage (High Density)



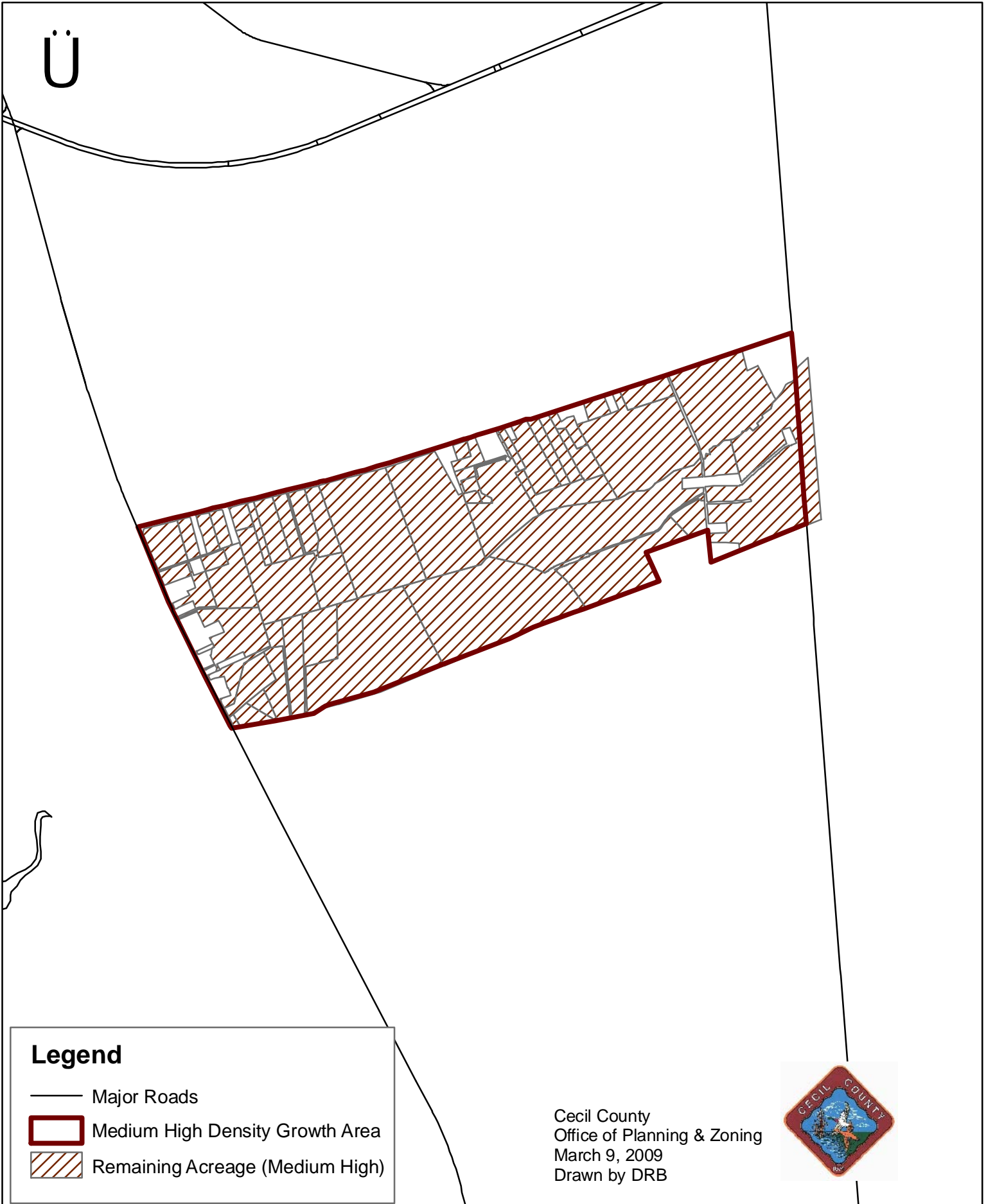
Remaining Acreage for Capacity Analysis in Medium High Density Growth Area (Map 1)





Remaining Acreage for Capacity Analysis in Medium High Density Growth Area (Map 2)



Remaining Acreage for Capacity Analysis in Medium High Density Growth Area (Map 3)



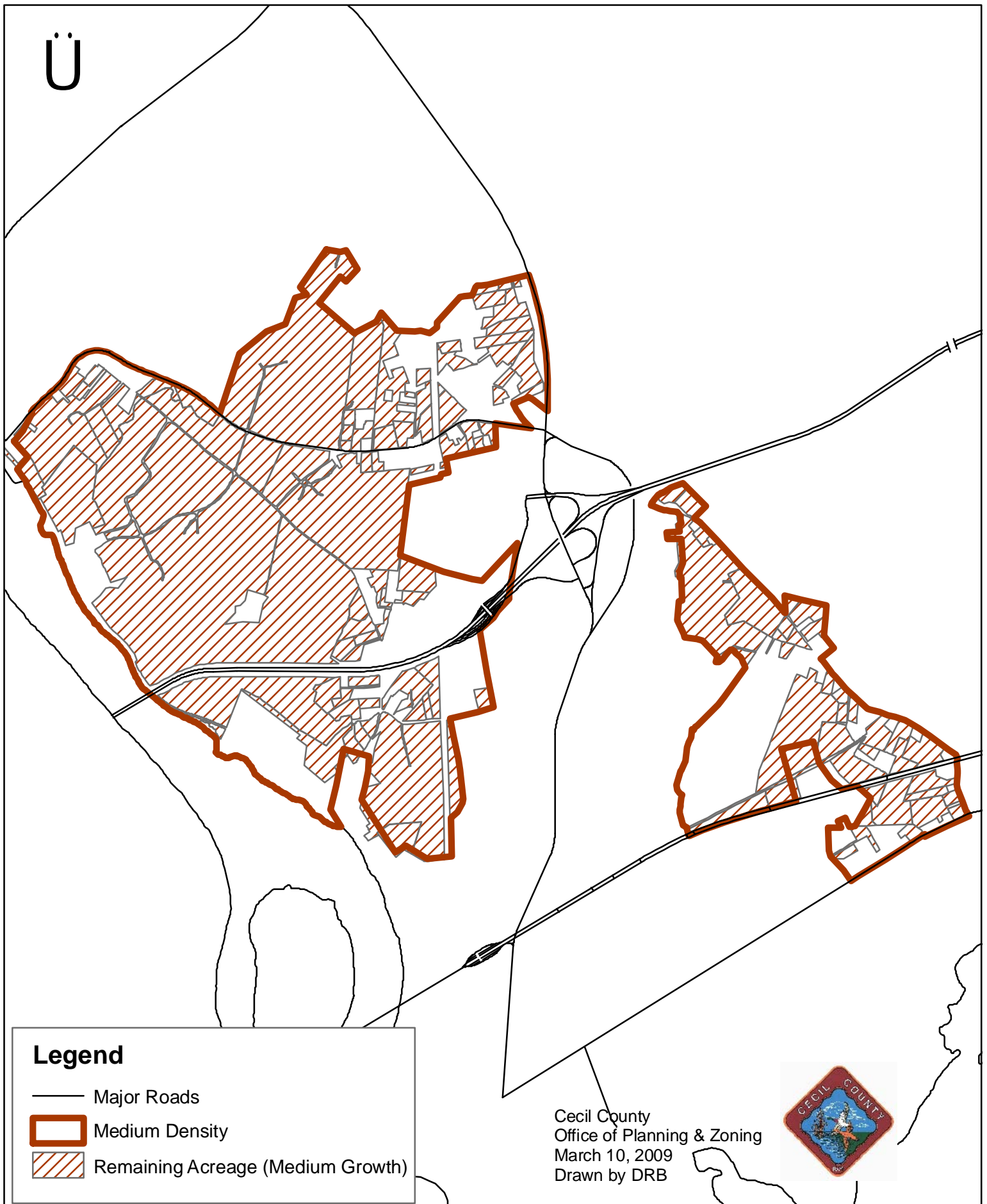
Legend

- Major Roads
-  Medium High Density Growth Area
-  Remaining Acreage (Medium High)

Cecil County
Office of Planning & Zoning
March 9, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Medium Density Growth Area (Map 1)



Remaining Acreage for Capacity Analysis in Medium Density Growth Area (Map 2)

Ü



Legend

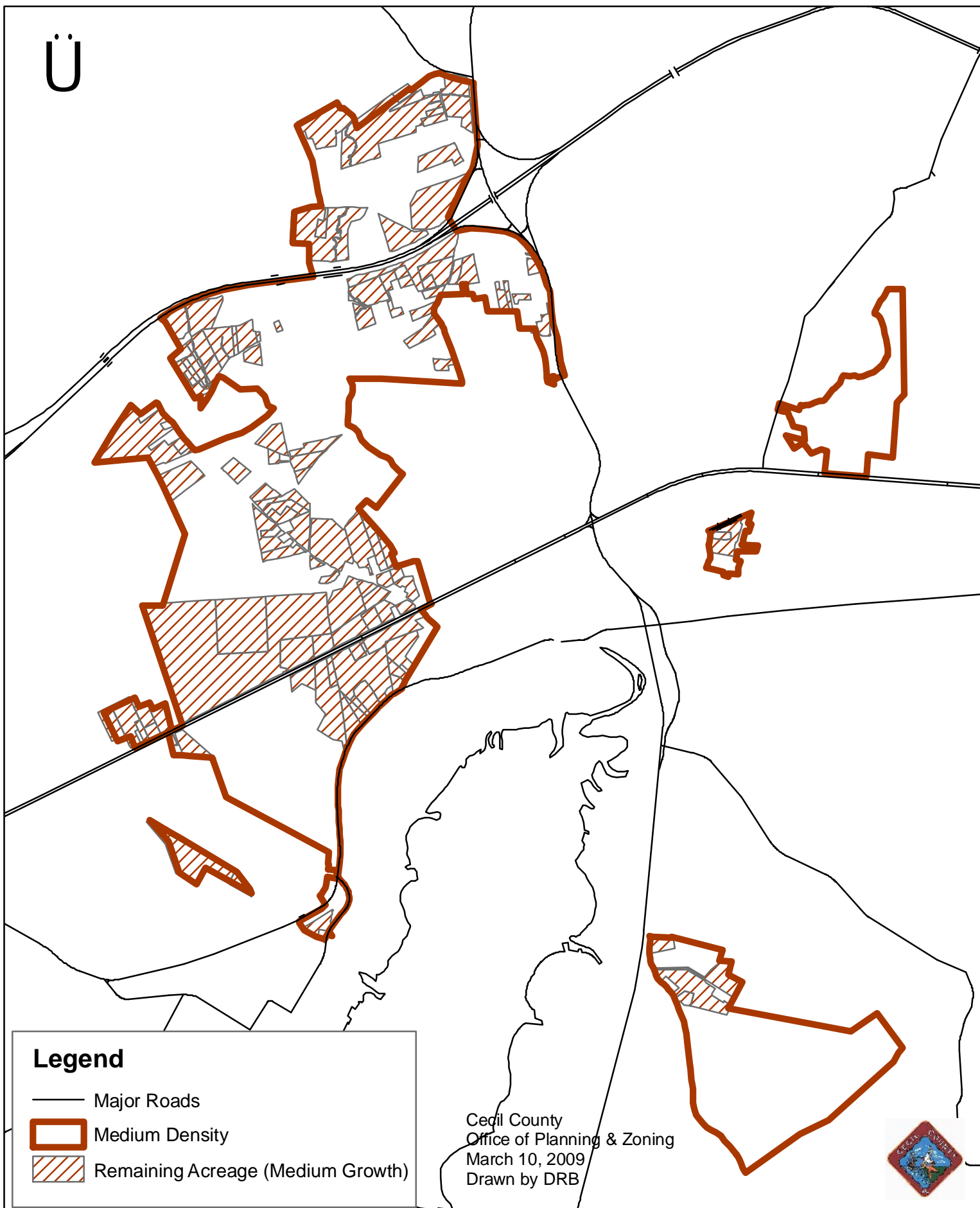
- Major Roads
- ▭ Medium Density
- ▨ Remaining Acreage (Medium Growth)

Cecil County
Office of Planning & Zoning
March 10, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Medium Density Growth Area (Map 3)

Ü



Legend

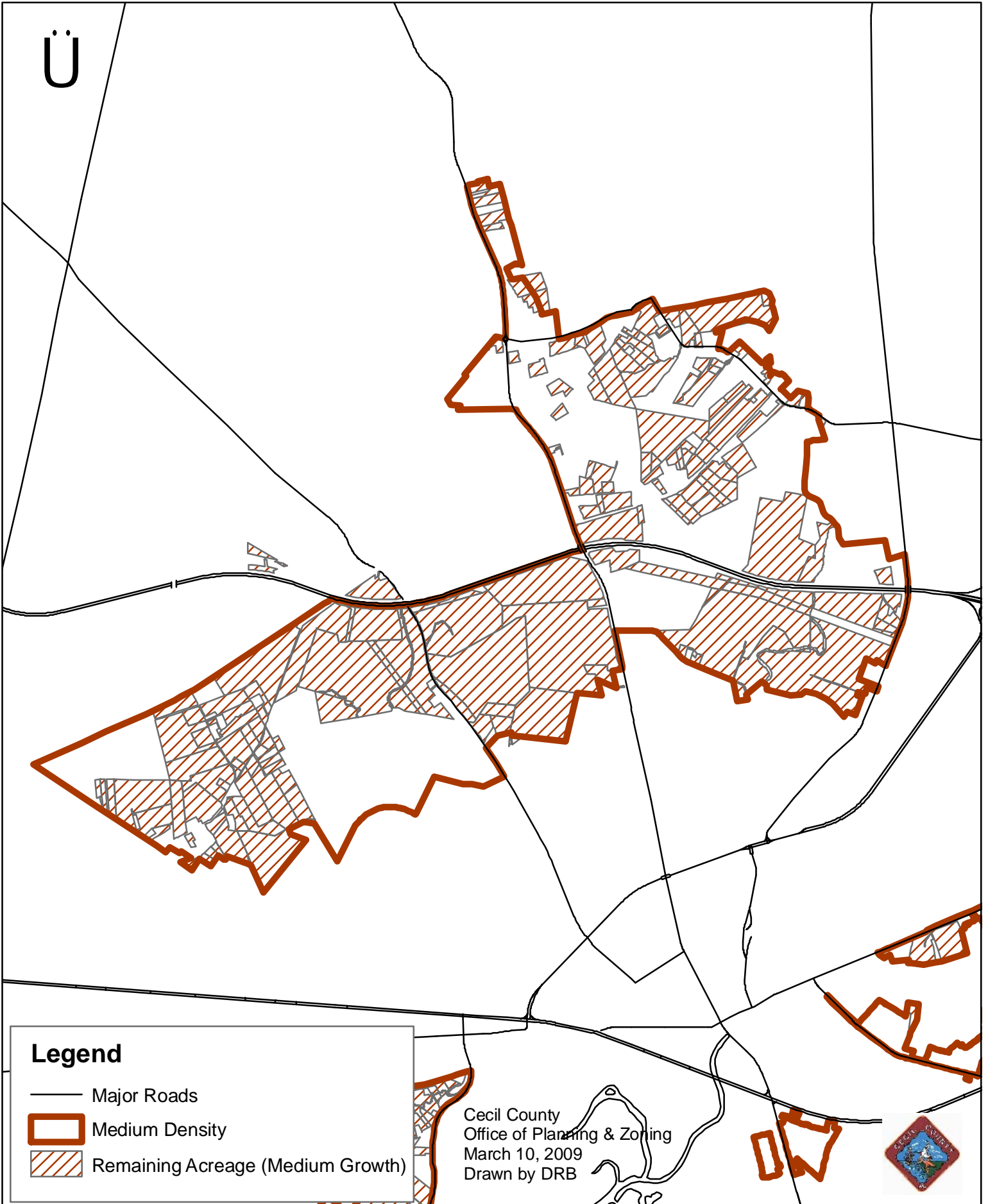
- Major Roads
- Medium Density
- Remaining Acreage (Medium Growth)

Cecil County
Office of Planning & Zoning
March 10, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Medium Density Growth Area (Map 4)

Ü



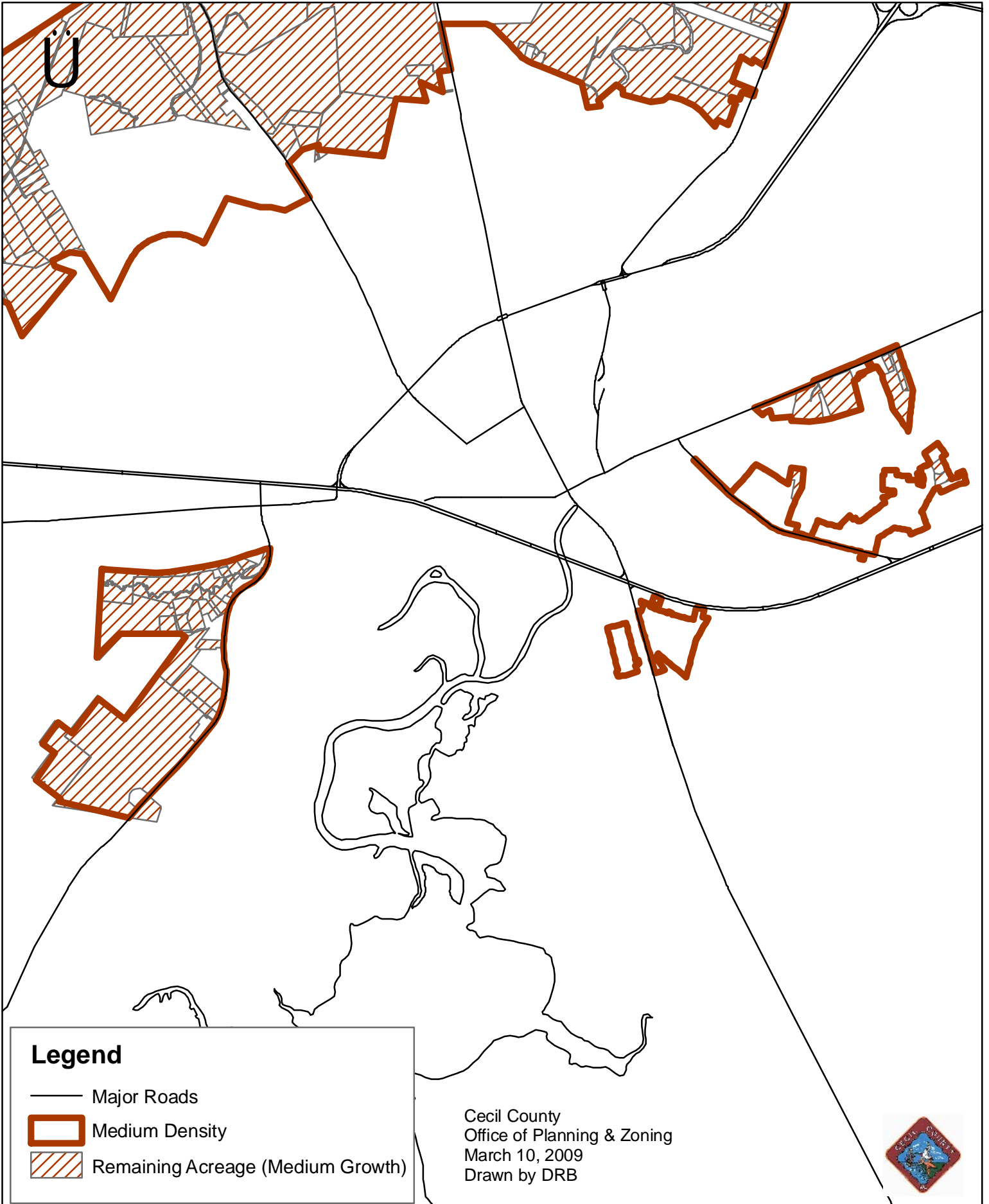
Legend

- Major Roads
- ▭ Medium Density
- ▨ Remaining Acreage (Medium Growth)

Cecil County
Office of Planning & Zoning
March 10, 2009
Drawn by DRB

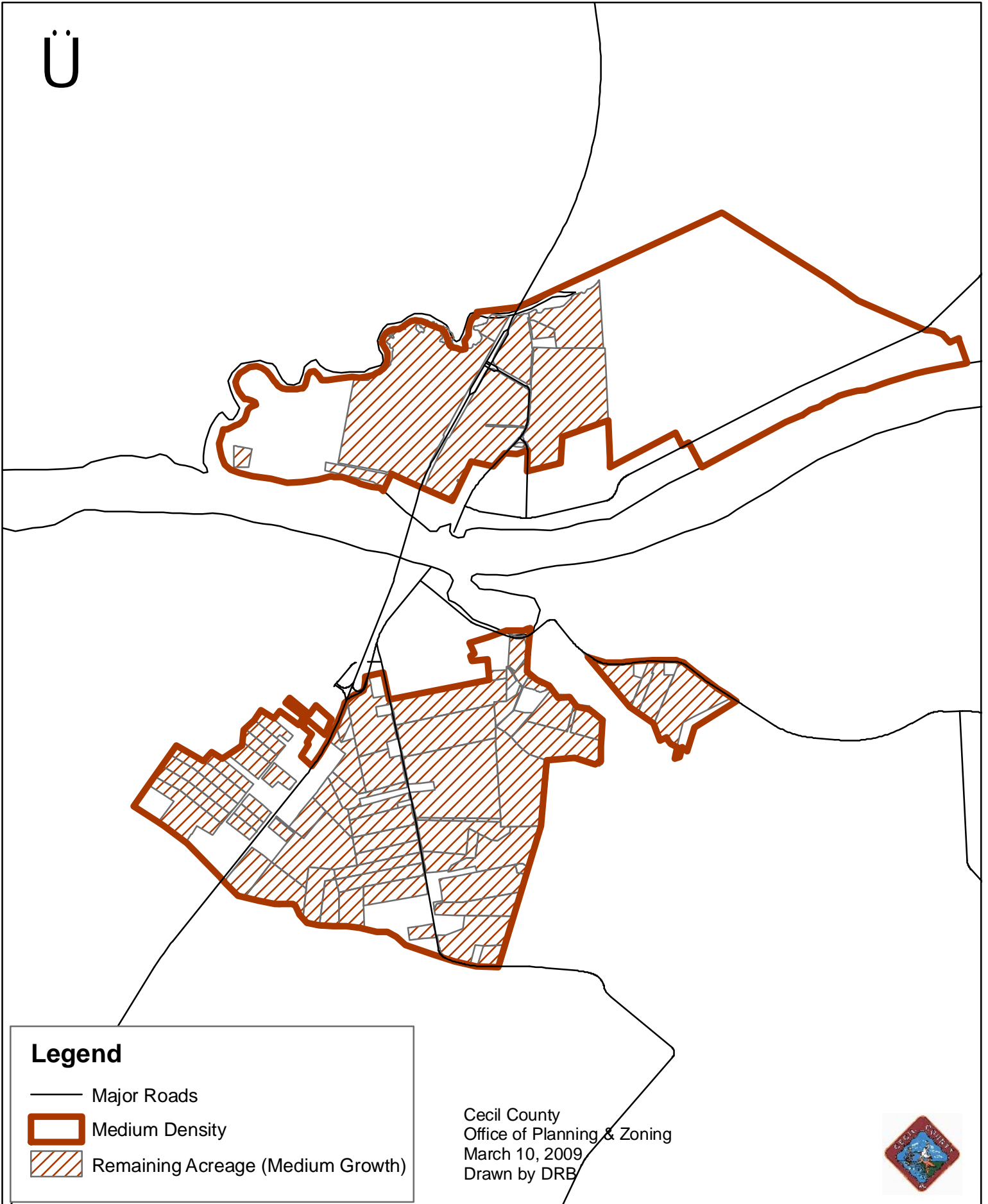


Remaining Acreage for Capacity Analysis in Medium Density Growth Area (Map 5)



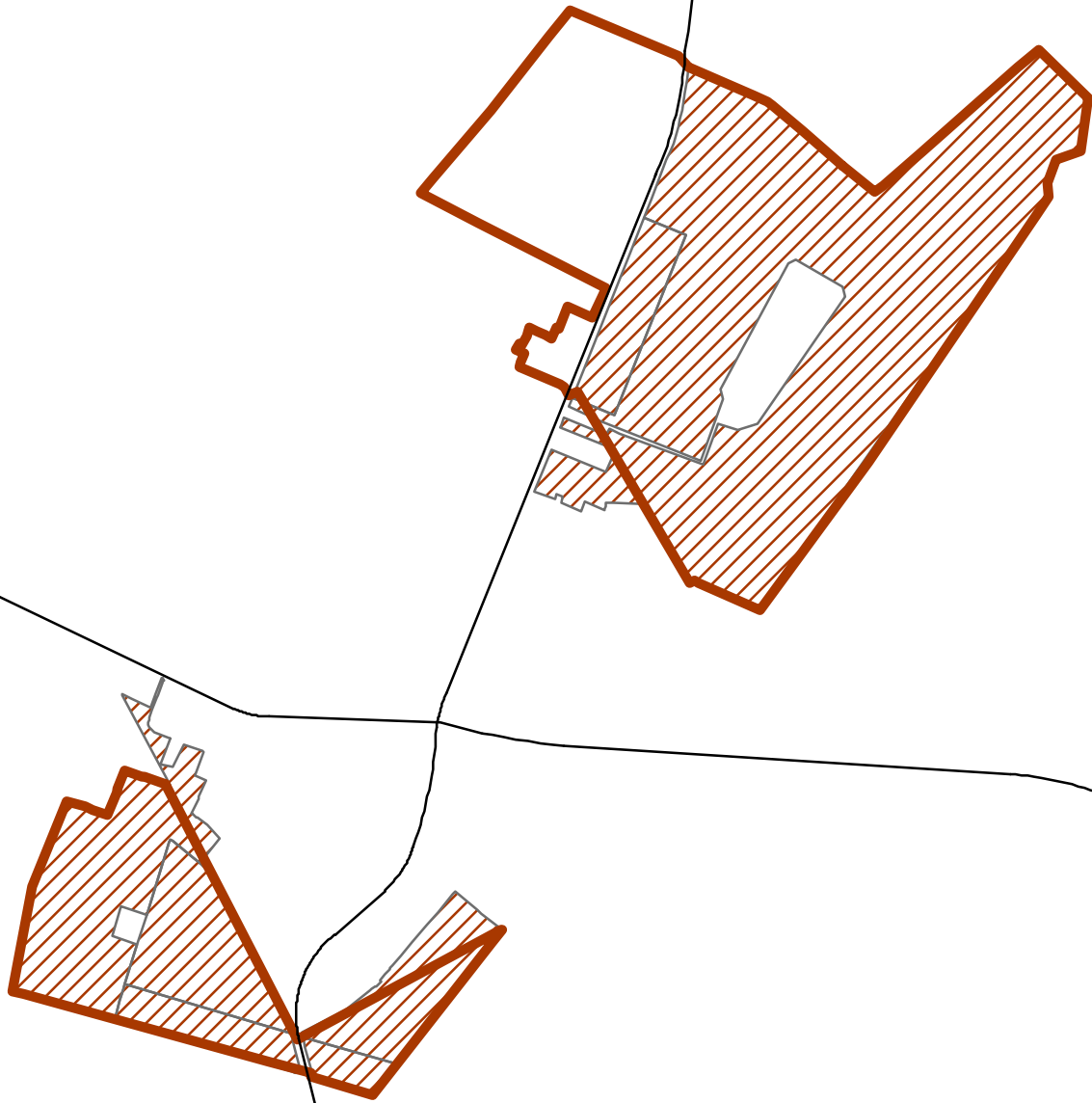
Remaining Acreage for Capacity Analysis in Medium Density Growth Area (Map 6)

Ü





Remaining Acreage for Capacity Analysis in Medium Density Growth Area (Map 7)

Ü



Legend

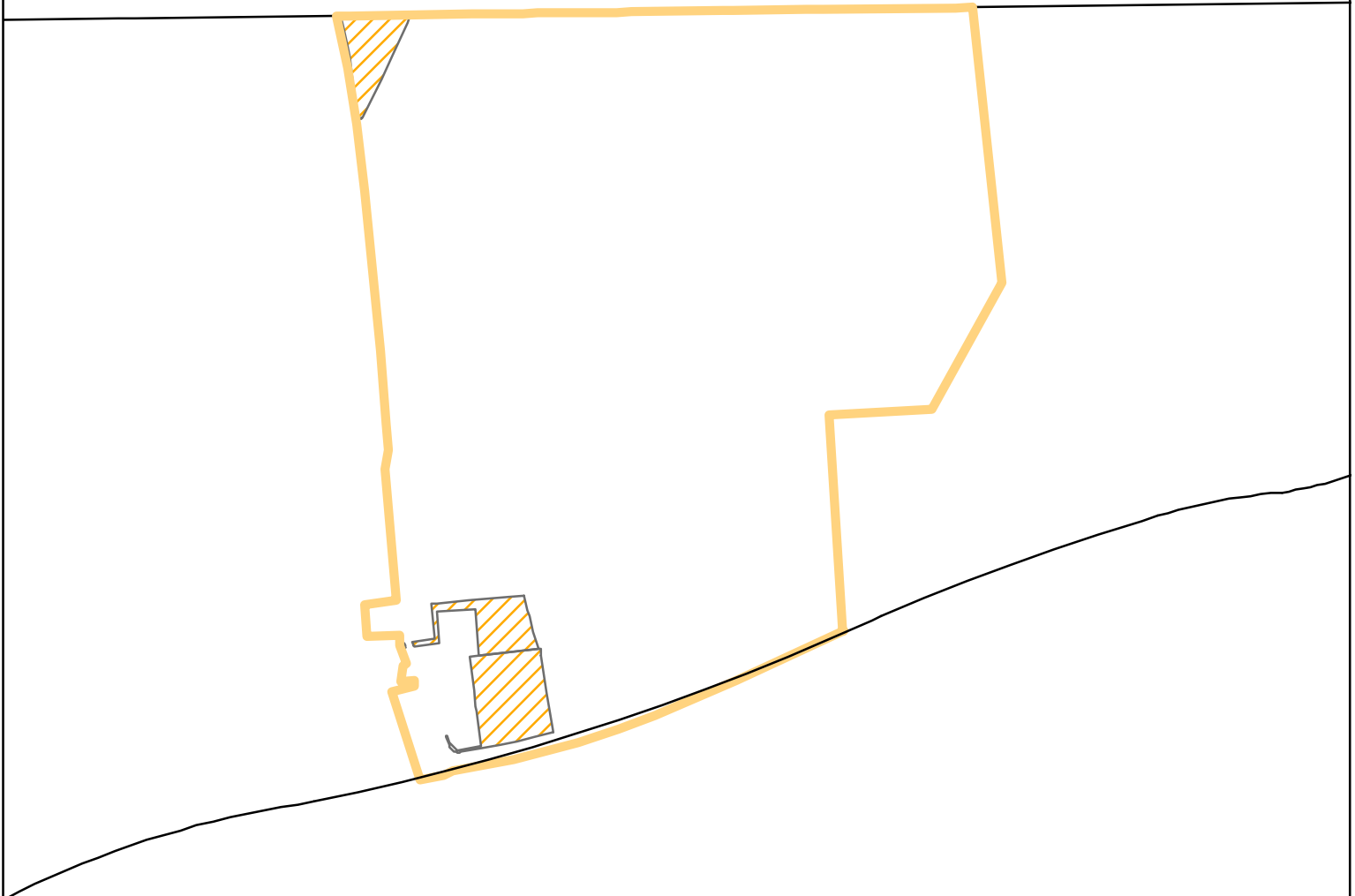
- Major Roads
-  Medium Density
-  Remaining Acreage (Medium Growth)

Cecil County
Office of Planning & Zoning
March 10, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Low Density Growth Area (Map 1)

Ü



Legend

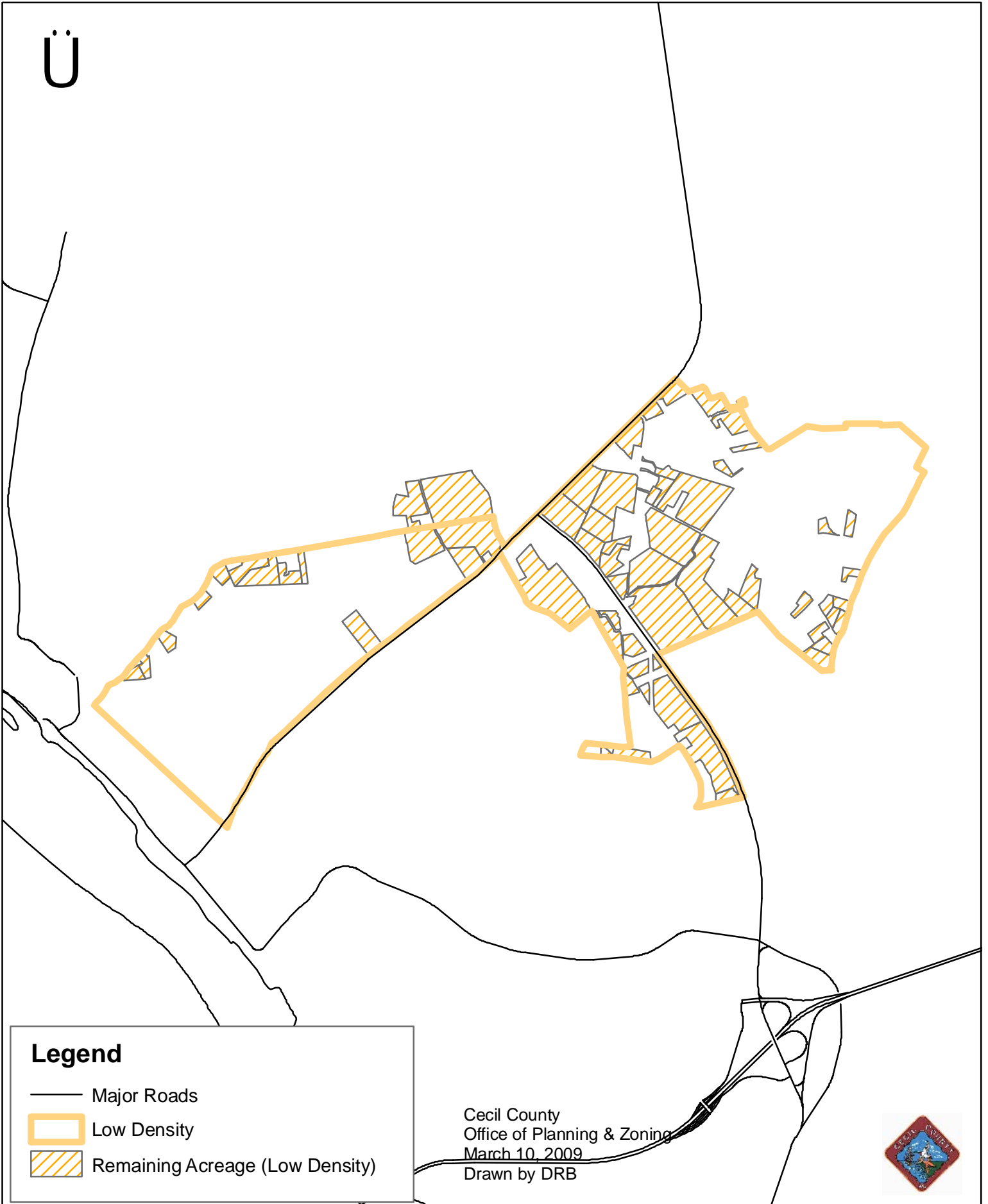
- Major Roads
- Low Density
- Remaining Acreage (Low Density)

Cecil County
Office of Planning & Zoning
March 10, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Low Density Growth Area (Map 2)

Ü



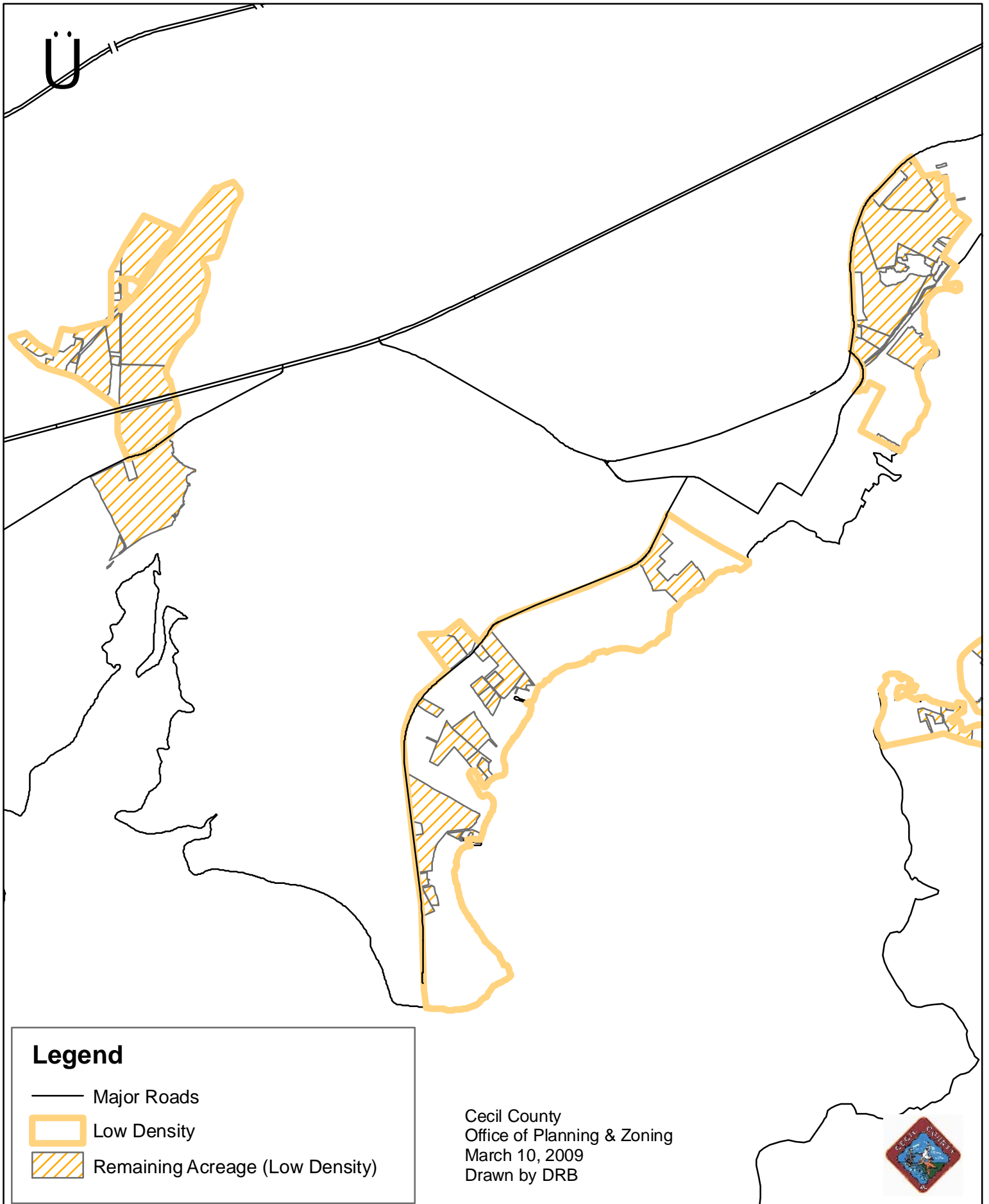
Legend

- Major Roads
- Low Density
- Remaining Acreage (Low Density)

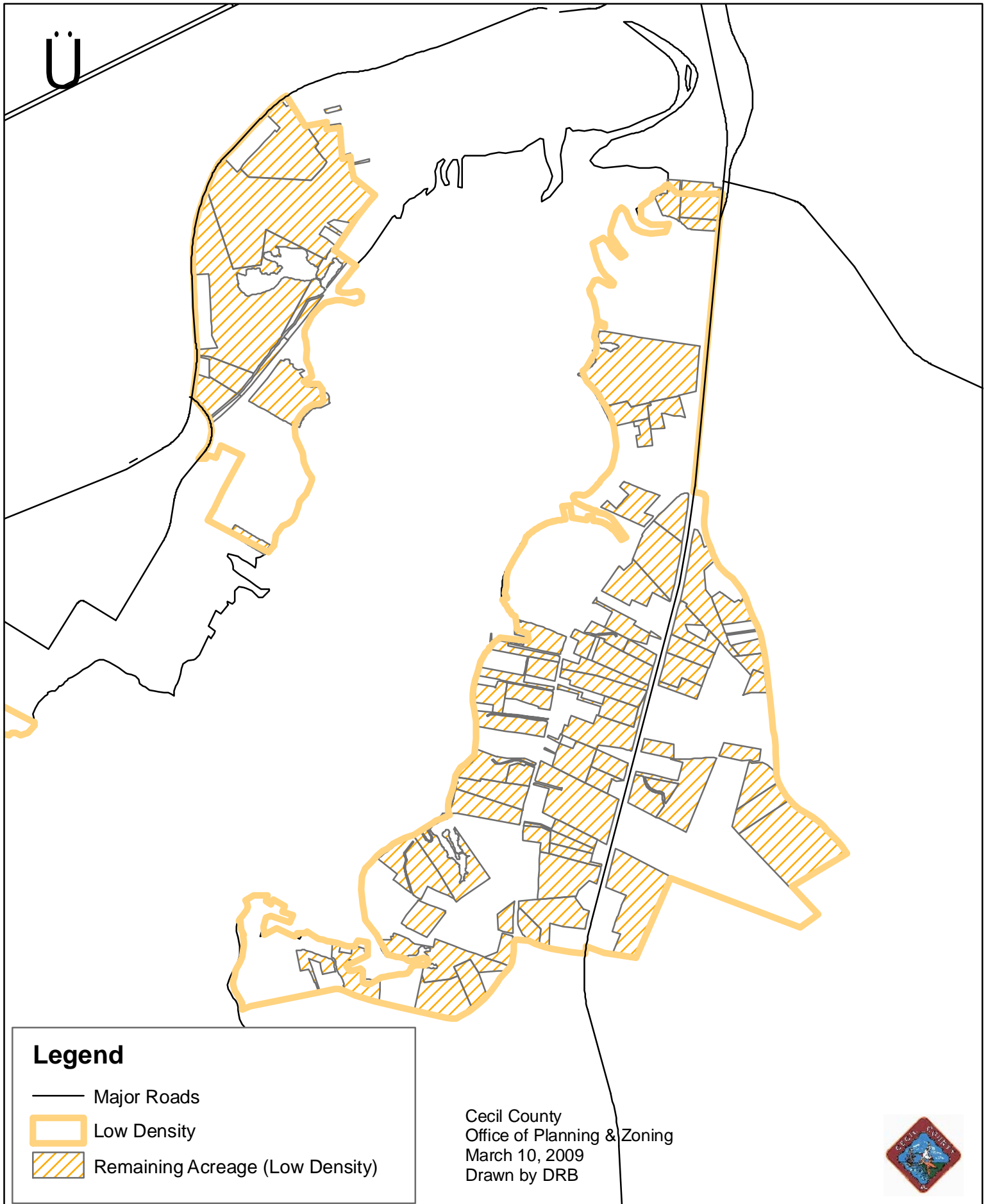
Cecil County
Office of Planning & Zoning
March 10, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Low Density Growth Area (Map 3)

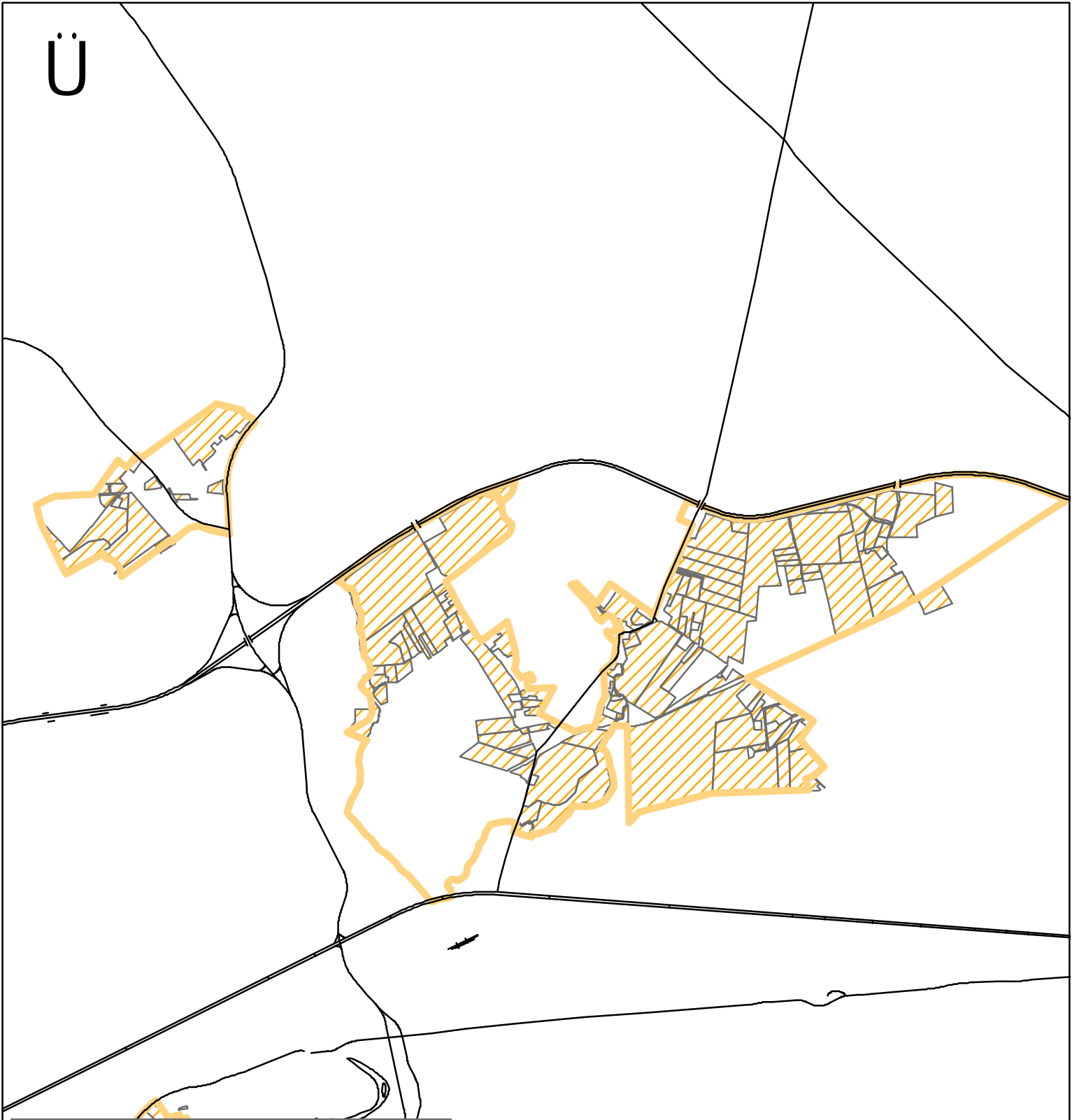


Remaining Acreage for Capacity Analysis in Low Density Growth Area (Map 4)



Remaining Acreage for Capacity Analysis in Low Density Growth Area (Map 5)

Ü



Legend

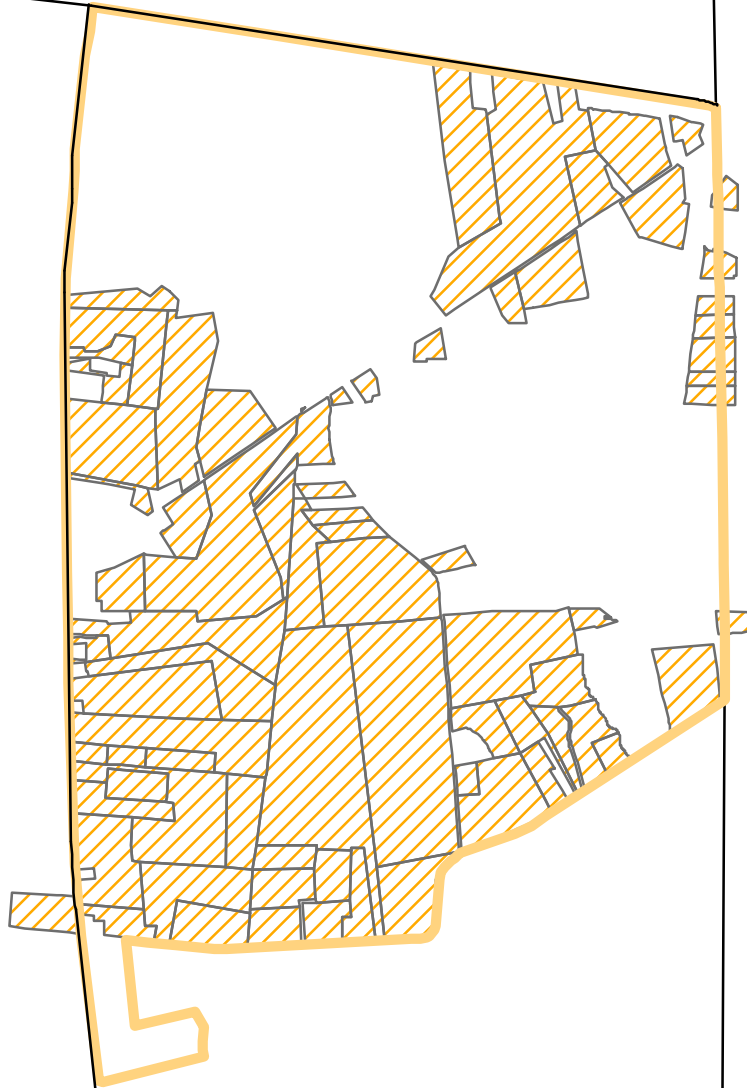
- Major Roads
- Low Density
- Remaining Acreage (Low Density)

Cecil County
Office of Planning & Zoning
March 10, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Low Density Growth Area (Map 6)

Ü



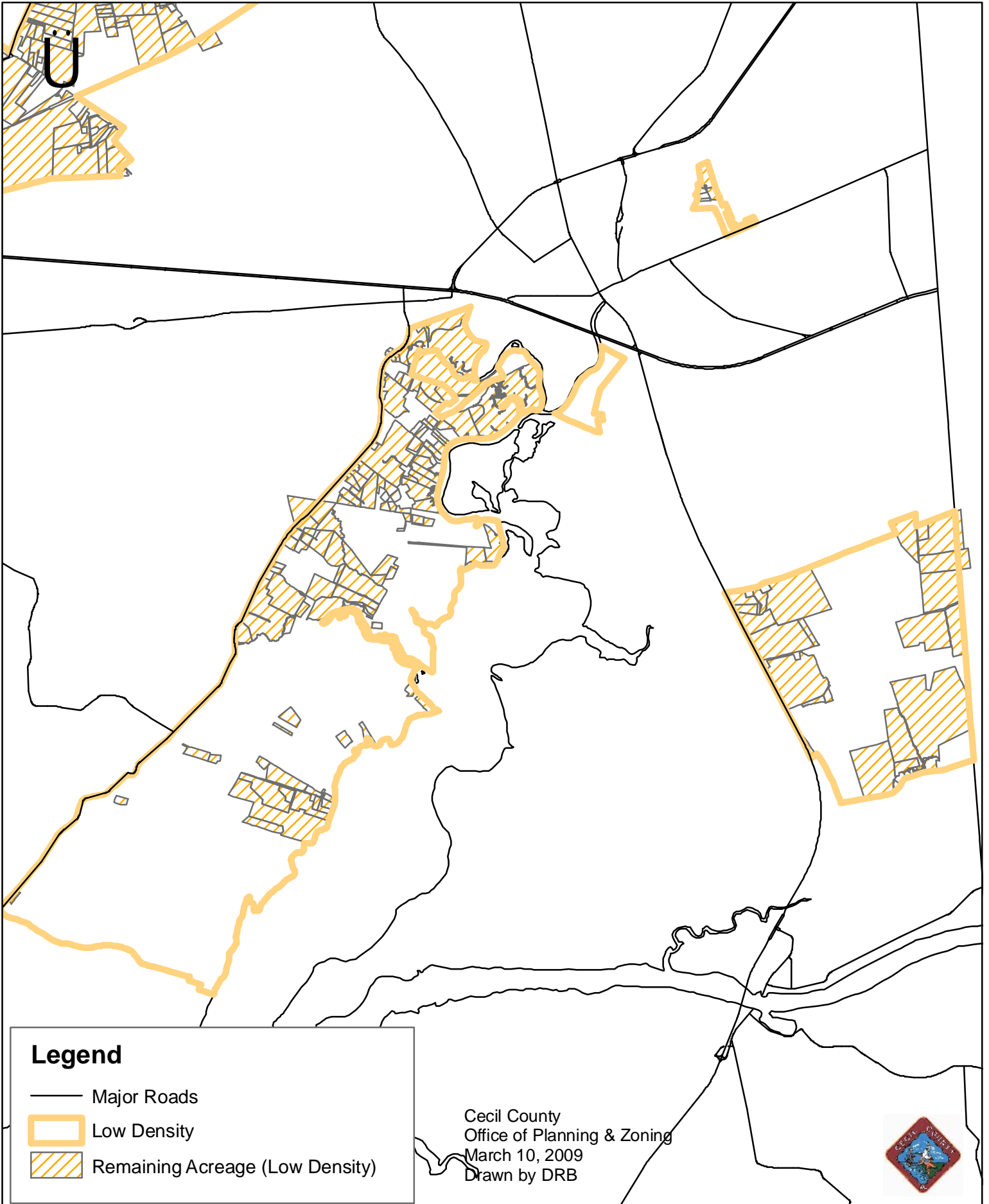
Legend

- Major Roads
- Low Density
- Remaining Acreage (Low Density)

Cecil County
Office of Planning & Zoning
March 10, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Low Density Growth Area (Map 7)



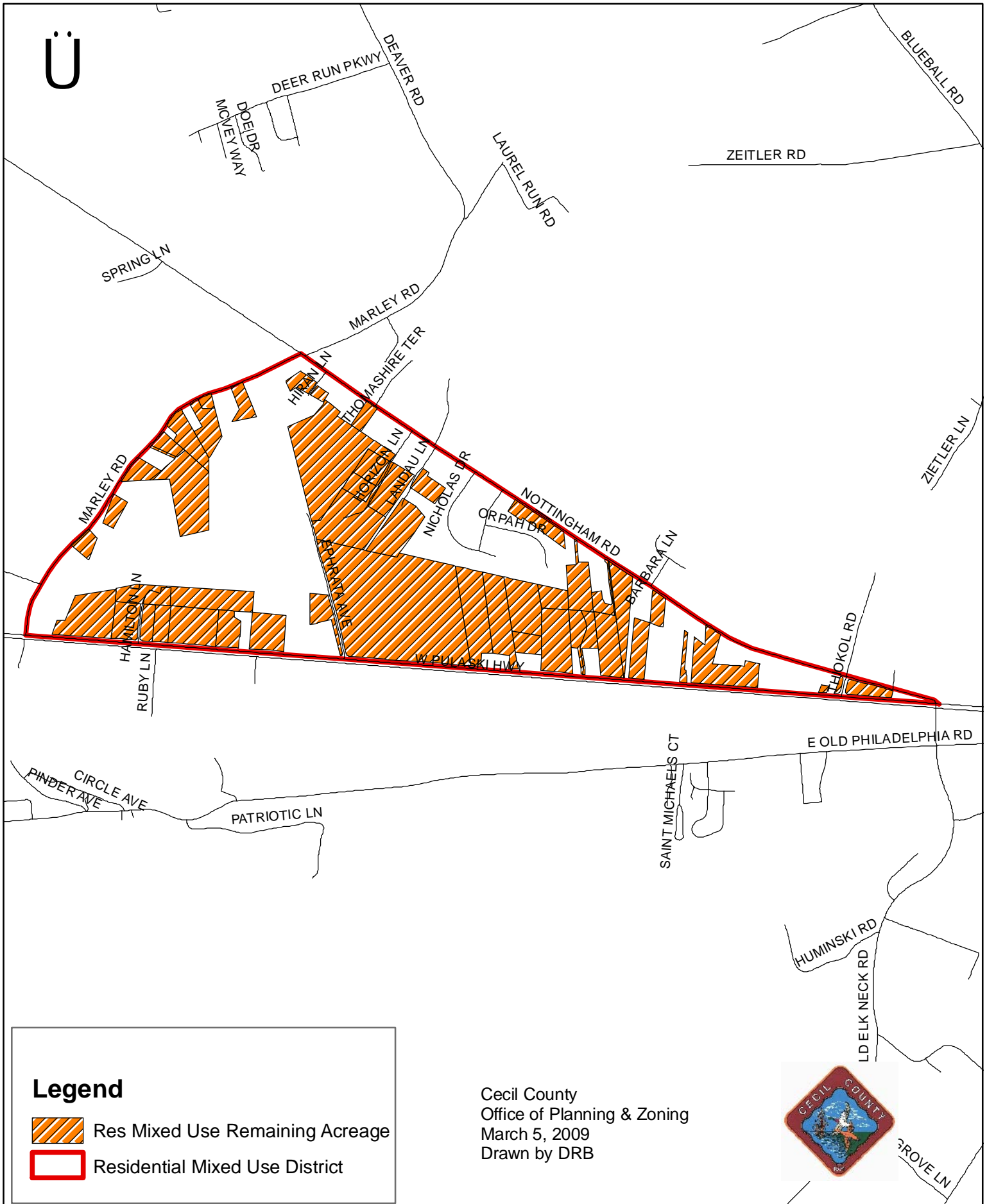
Legend

- Major Roads
- Low Density
- Remaining Acreage (Low Density)



Cecil County
Office of Planning & Zoning
March 10, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Residential Mixed Use District



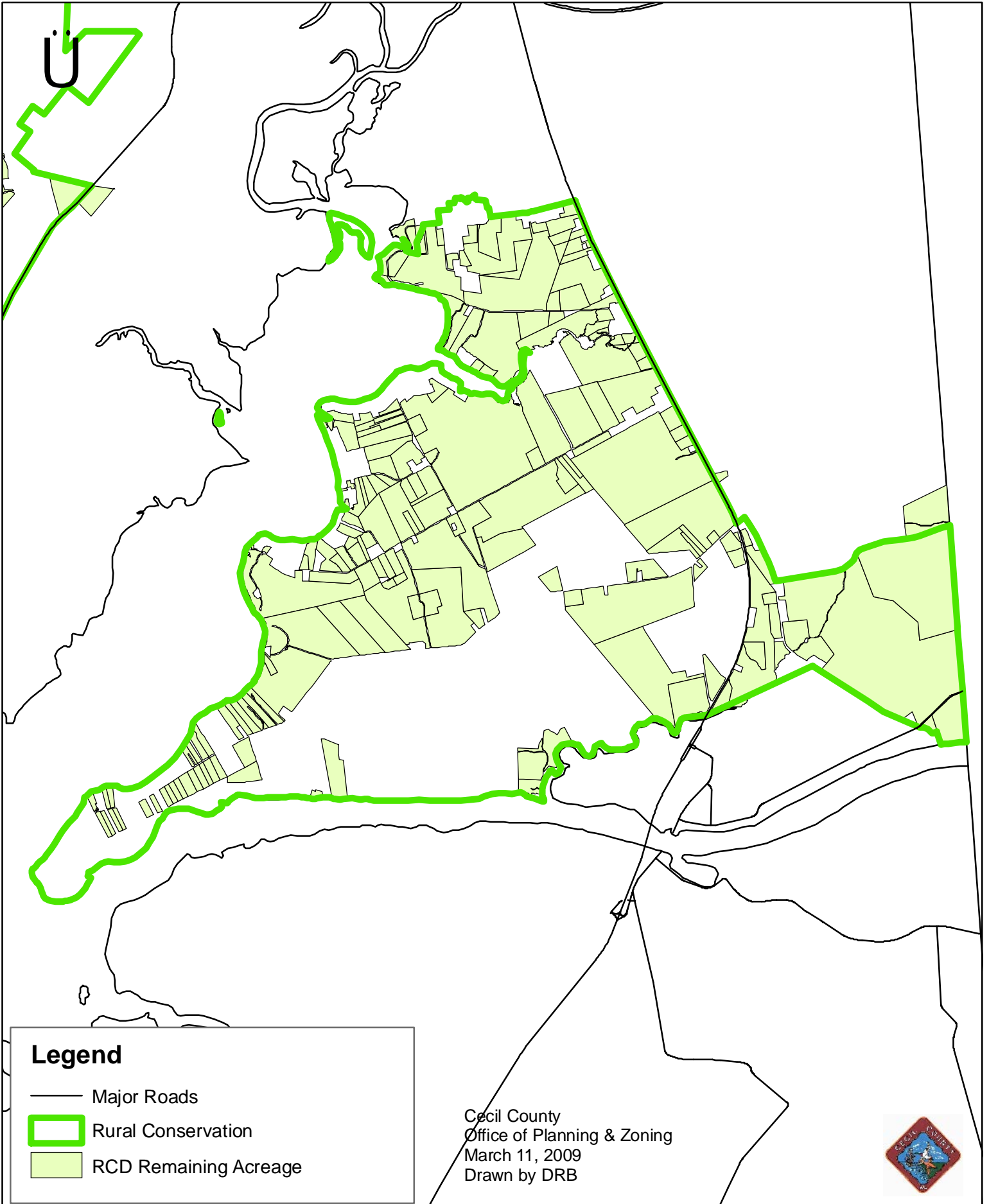
Legend

-  Res Mixed Use Remaining Acreage
-  Residential Mixed Use District

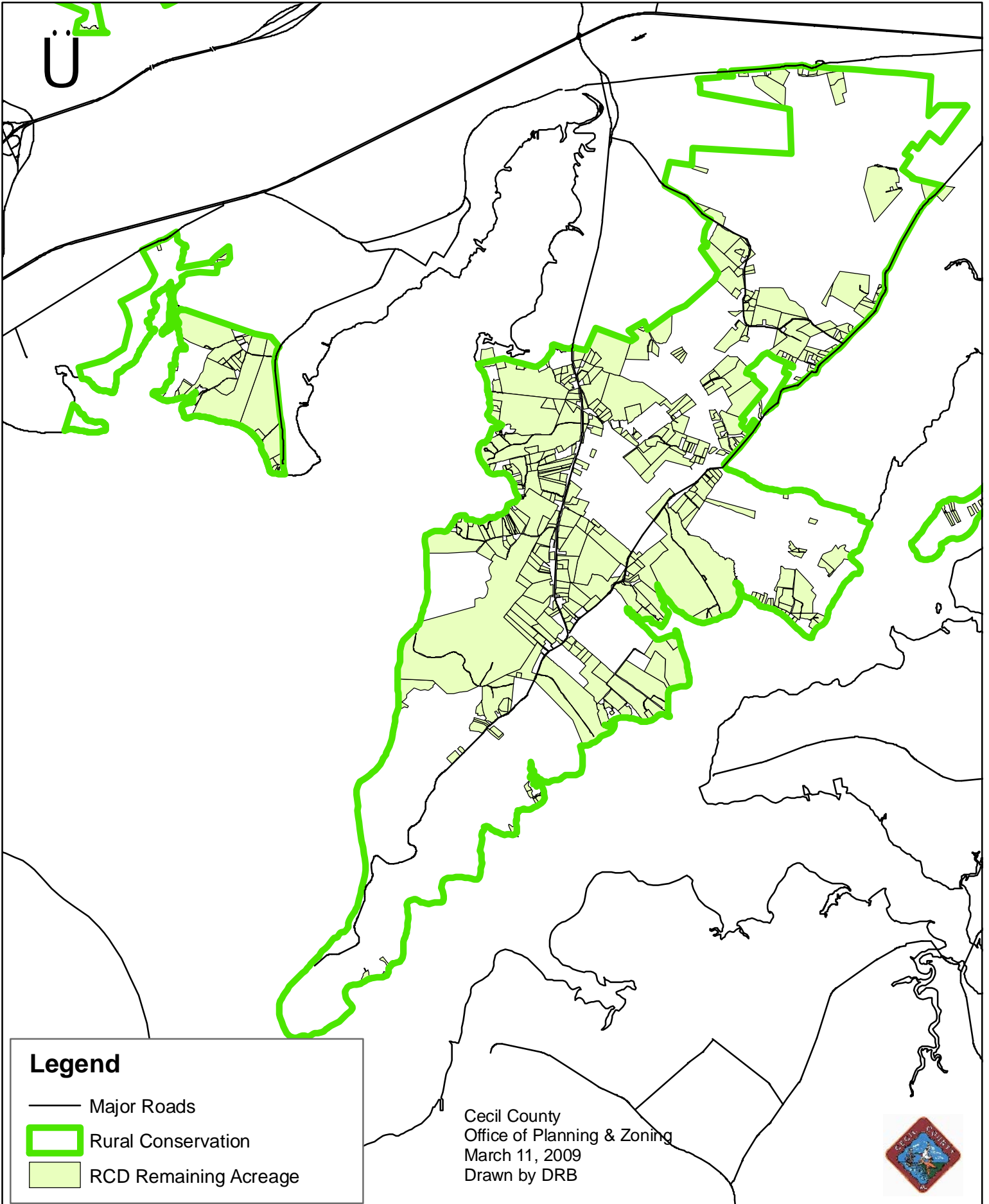
Cecil County
Office of Planning & Zoning
March 5, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Rural Conservation District (Map 1)

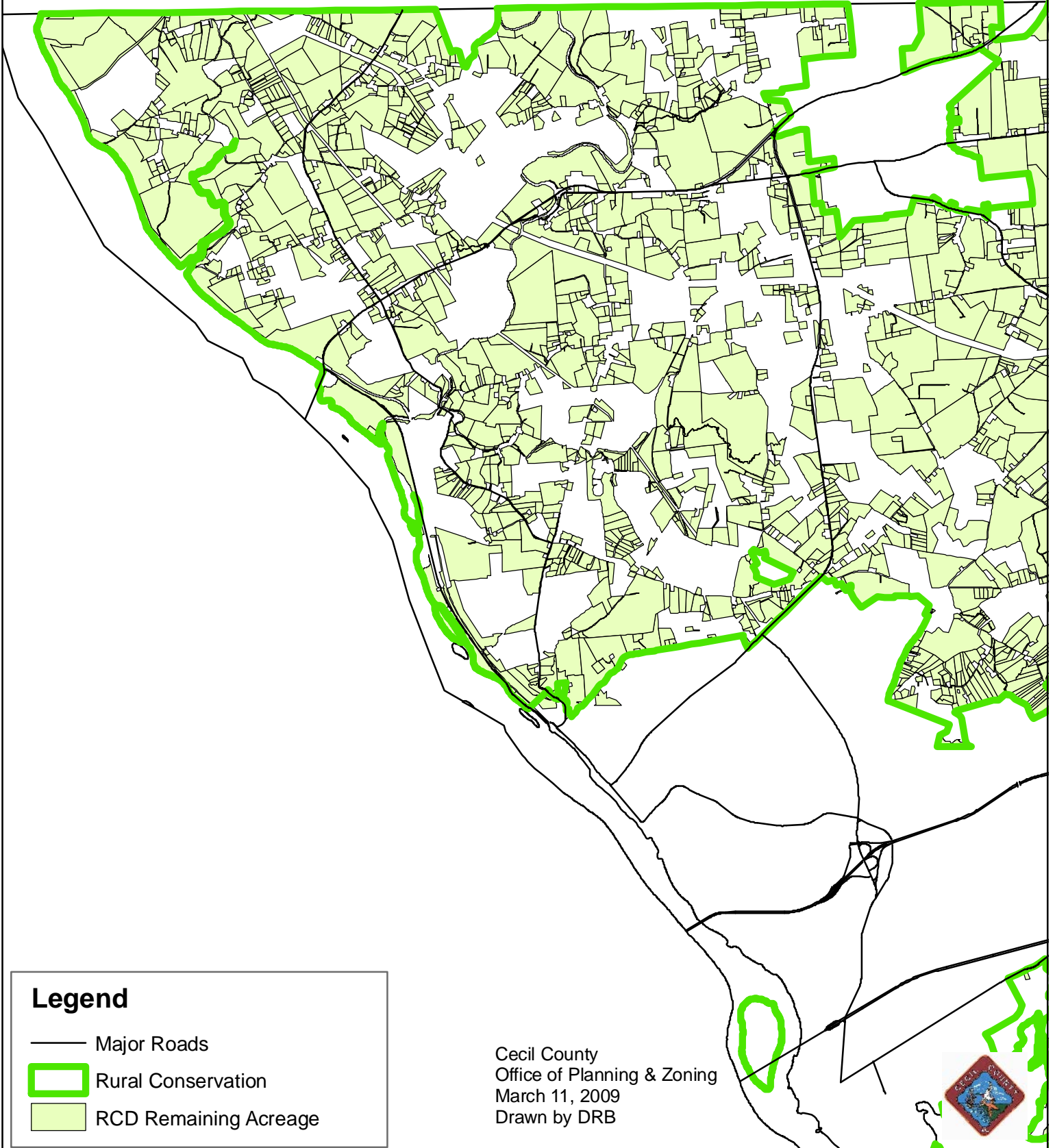


Remaining Acreage for Capacity Analysis in Rural Conservation District (Map 2)



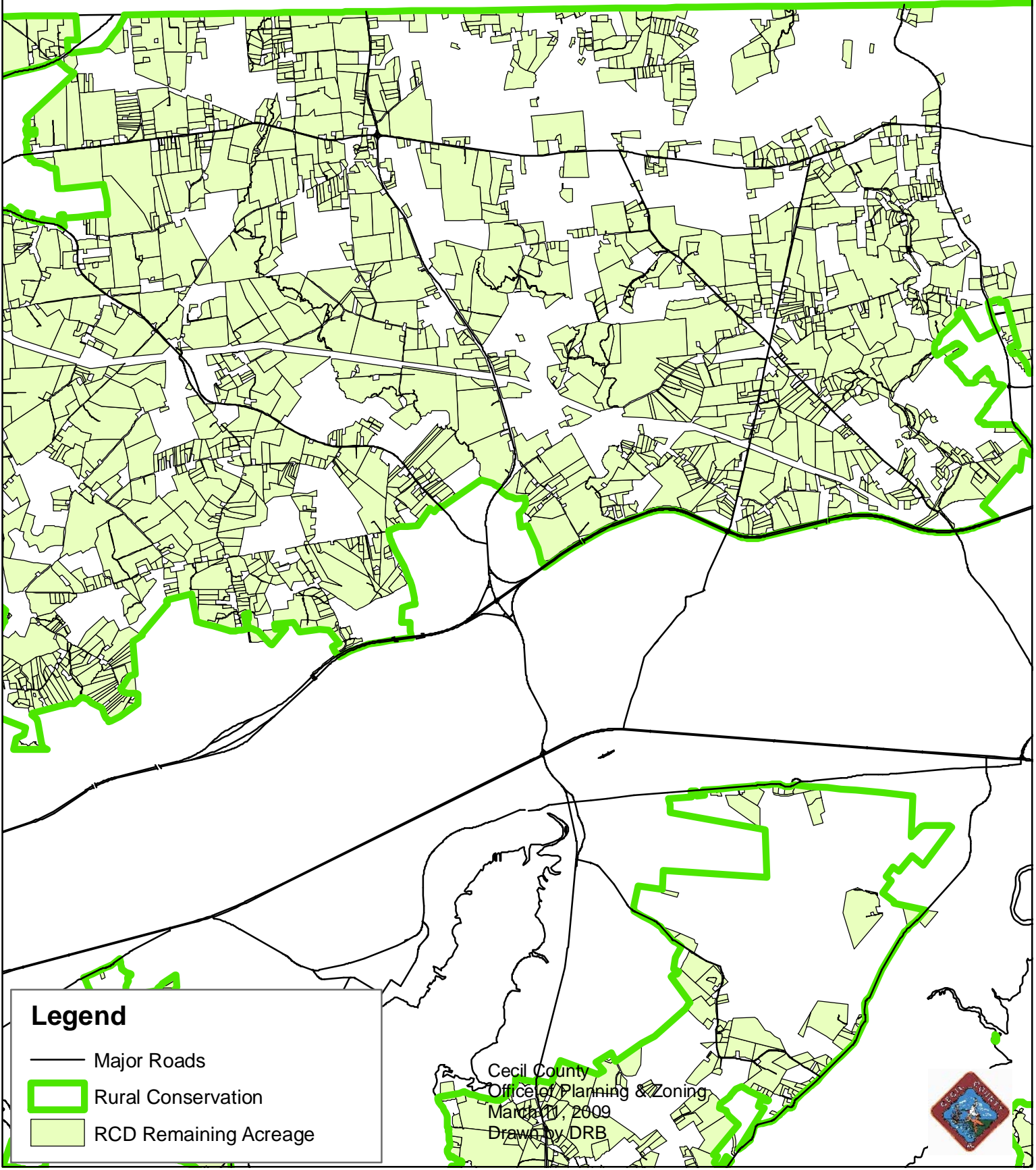
Remaining Acreage for Capacity Analysis in Rural Conservation District (Map 3)

Ü



Remaining Acreage for Capacity Analysis in Rural Conservation District (Map 4)

Ü



Legend

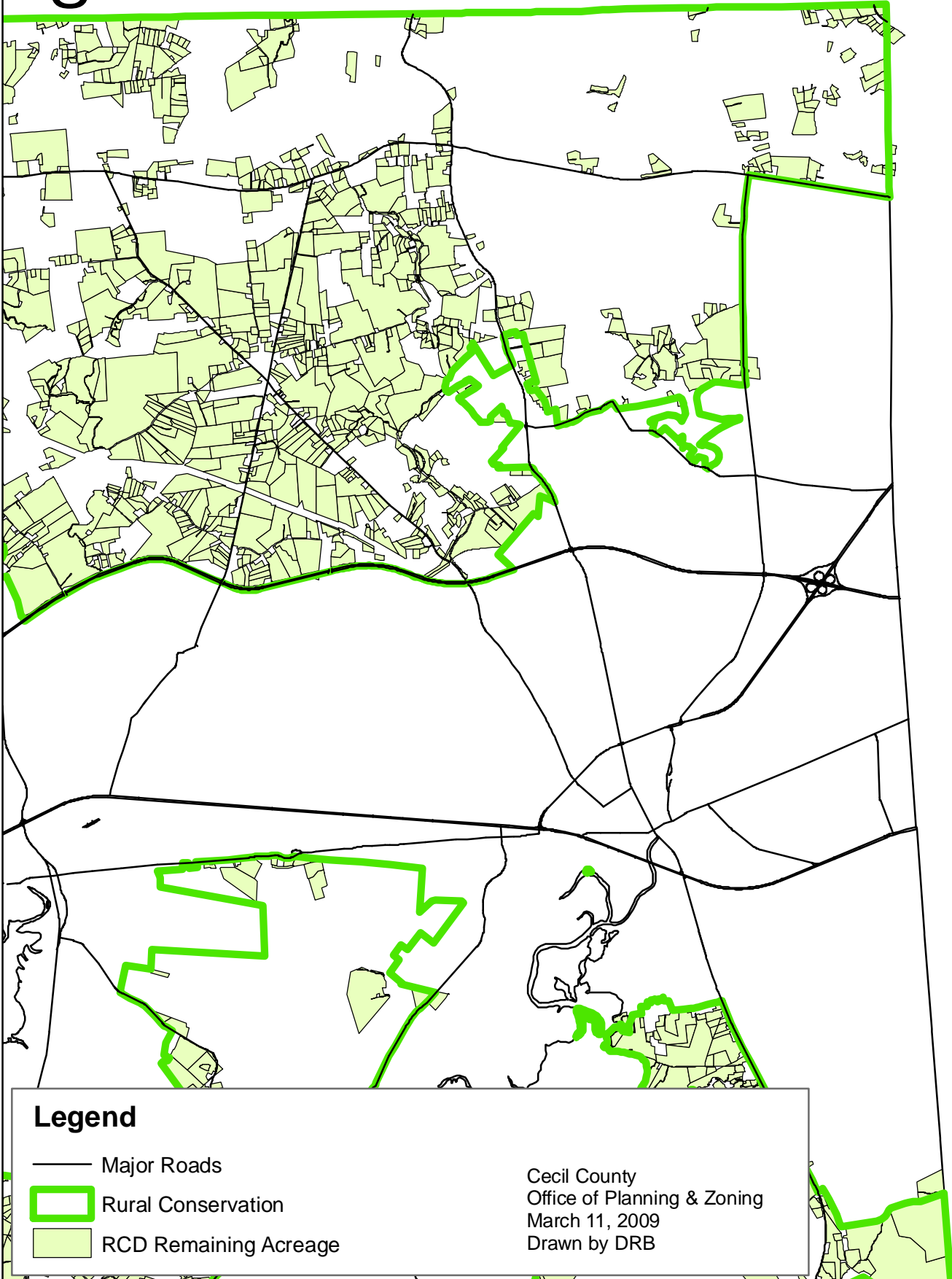
- Major Roads
- ▭ Rural Conservation
- ▭ RCD Remaining Acreage

Cecil County
Office of Planning & Zoning
March 11, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Rural Conservation District (Map 5)

Ü



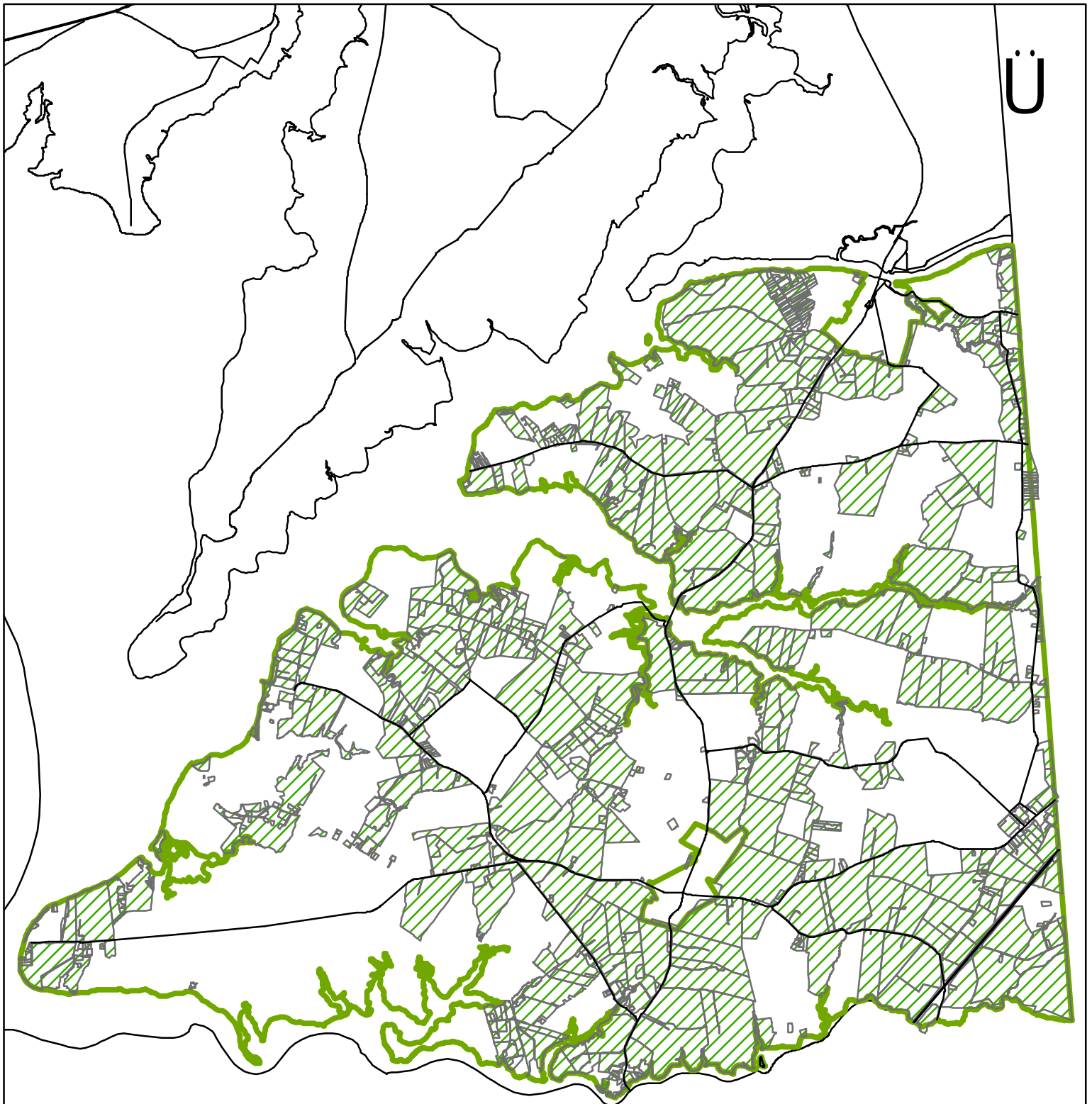
Legend

- Major Roads
- ▭ Rural Conservation
- ▭ RCD Remaining Acreage



Cecil County
Office of Planning & Zoning
March 11, 2009
Drawn by DRB



Remaining Acreage for Capacity Analysis in Resource Preservation District



Legend

- Major Roads
-  Remaining Acreage (RPD)
-  Resource Preservation District

Cecil County
Office of Planning & Zoning
March 5, 2009
Drawn by DRB

