

RECEIVED

REZONING APPLICATION

AUG 17 2020

Cecil County LUDS
Division of Planning & Zoning

DATE FILED: 8/17/2020 PC MTG: 9/21/2020
AMT. PD: \$250.00 COM.MTG:
ACCEPTED BY: SB FILE NO: 2020-06

APPLICANT INFORMATION

OWNER REPRESENTATIVE

Samuel Stanley 443-309-3109
APPLICANT NAME - please print clearly (additional name can be listed on page 2) PHONE NUMBER
316 Eastview Dr Eikton MD 21921
ADDRESS CITY STATE ZIP CODE

PROPERTY INFORMATION

CRITICAL AREA? YES NO

1436 Pulaski Hwy Eikton, MD 21921 7.5 acres
SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY

5 070279 26G 21 517
ELEC. DISTRICT ACCOUNT# TAX MAP# BLOCK PARCEL LOT#

PRESENT ZONING: RM REQUESTED ZONING: ~~EMD~~ B6

PRESENT LAND USE DESIGNATION: high density growth Area REQUESTED LAND USE DESIGNATION: high density growth Area

PRESENT USE OF PROPERTY: residential PROPOSED USE OF PROPERTY: residential

PREVIOUS ZONING CHANGE? YES NO If yes, explain:

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: ASAP

REASON FOR REZONING REQUEST

MISTAKE IN THE COMPREHENSIVE REZONING OF MAY 1, 2011? YES NO
IF YES, PLEASE EXPLAIN: GO BACK TO PREVIOUS residential/commercial zoning

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

APPLICANT NAME (please print clearly) ADDRESS

APPLICANT NAME ADDRESS

APPLICANT NAME ADDRESS

LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS

Stanley Properties, LLC 36 Eastview DR
OWNER NAME (please print clearly) ADDRESS ELKTON, MD 21921

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):
Samuel Stanley Samuel Stanley 8/17/20
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

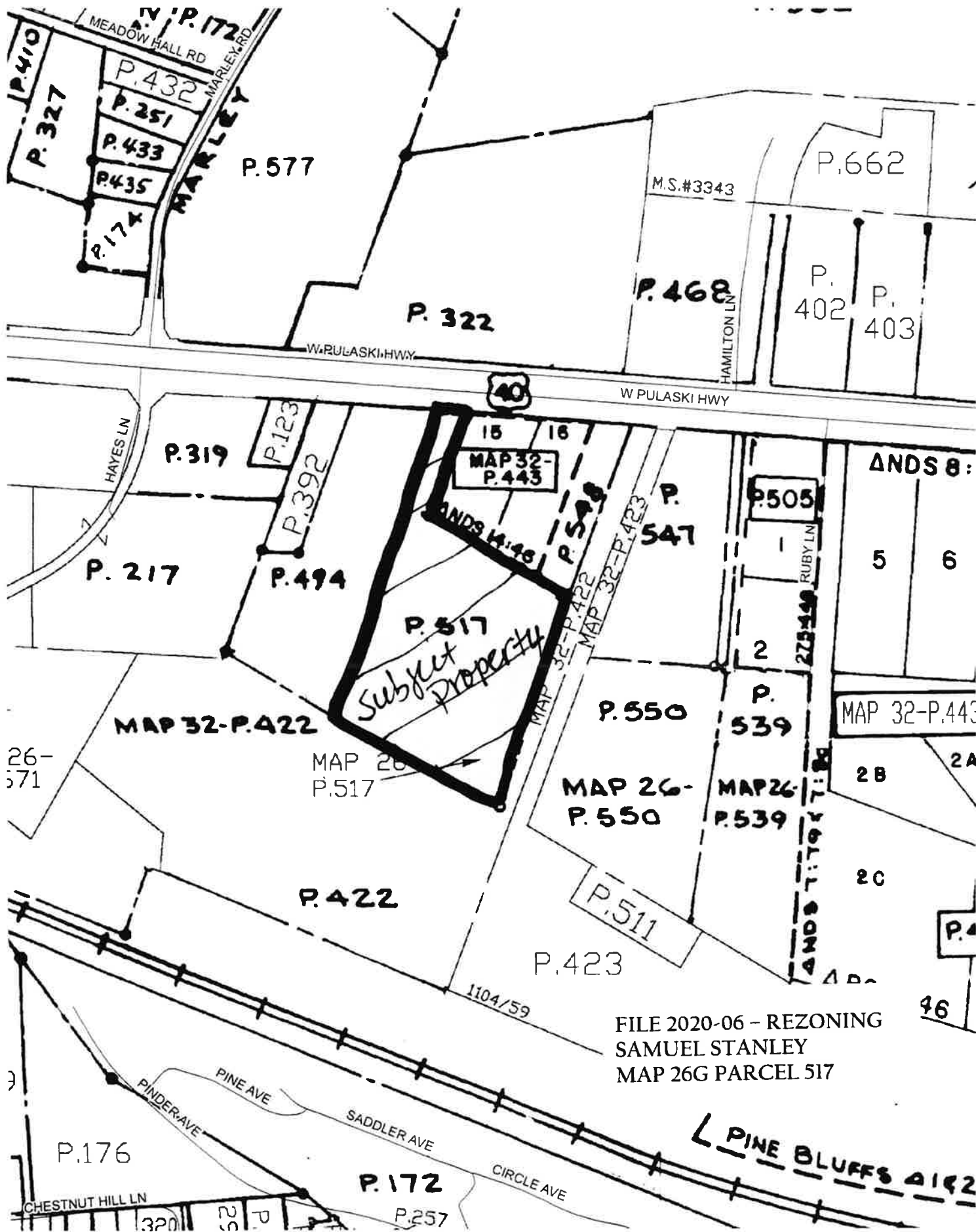
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PRINT NAME SIGNATURE DATE

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PRINT NAME SIGNATURE DATE



FILE 2020-06 - REZONING
 SAMUEL STANLEY
 MAP 26G PARCEL 517

PINE BLUFFS 2142

REZONINGS

FILE NO: 2020-06

APPLICANT: Samuel Stanley

LOCATION: 1436 W Pulaski Highway, Elkton, MD 21921 (Tax Map 26G, Parcel 517).

REQUEST: Rezone 7.5 acres from High Density Residential (RM) to Business General (BG).

STAFF RECOMMENDATION: Approval, based on a demonstrated mistake in the 2011 Comprehensive Rezoning.

PLANNING COMMISSION RECOMMENDATION: Approval, based on 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 properties. The subject property and all of the immediately adjoining properties are zoned High Density Residential (RM) and Business General (BG). The properties within the neighborhood are zoned High Density Residential (RM), Business General (BG), Business Intensive (BI), or Heavy Industrial (M2). The periphery of the neighborhood is zoned High Density Residential (RM), Business General (BG), Manufactured Home (MH), Urbanized Residential (UR), and Residential Mixed Use (RMU).

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: 309.03	4,622	5,076	9.8%

AVAILABILITY OF PUBLIC FACILITIES: The property is not presently served by water and sewer, but is located within future water and sewer service areas W-2 and S-2 per the adopted Master Water & Sewer Plan.

PRESENT AND FUTURE TRANSPORTATION AND TRAFFIC PATTERNS, CHARACTER, AND VOLUME: Access to the property is from West Pulaski Highway and any additional access would require a permit from the State Highway Administration. The proposed rezoning would have a minor 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 property is located within the High Density Growth District of the Comprehensive Plan. The intent of the High Density Growth District is to allow for commercial uses that can be regional in nature, so long as safe and convenient access is provided on major roads.

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.