

2020 ANNUAL REPORT CECIL COUNTY, MARYLAND



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

EXECUTIVE SUMMARY

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

The format and content of this report cover the development activity that has occurred in Cecil County during calendar year 2020. This activity includes major and minor subdivisions, rezonings, special exceptions, variances, appeals, historic designations, agricultural preservation, zoning violations, building permits, and site plans. This information is provided in summary fashion at the beginning of the document and in greater detail in the appendices.

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

Additionally, the report includes all changes in development patterns which occurred during the period covered in the report, including land use, transportation, community facilities patterns, zoning map amendments, and subdivision plats. During calendar year 2020 these changes were consistent with the above mentioned items. The implementation of the goals and objectives of the Comprehensive Plan has proven successful, as has the process to refine the supporting documents and programs.

Created in April 2017, the Department of Land Use and Development Services combines the former Office of Planning & Zoning, Office of Permits & Inspections, and the Plans Review Branch of the Department of Public Works into one unit. Additionally, the Department administers the County's Geographic Information Systems (GIS) program. The 2017 reorganization created greater efficiency in the plans review and permitting processes by bringing all employees that administer this function together in one place.

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

Major Subdivisions – During 2020, the Cecil County Planning Commission reviewed five major subdivision applications. Said plans included:

- 1) Blue Ball Investment Group, LLC – Request to remove a condition of preliminary plat approval;
- 2) Triumph Industrial Development, LLC (Lots 22-24) – Preliminary/Final plat;
- 3) Granite Cliffs (524 lots) – Concept plat;
- 4) Barksdale Crossing (73 lots) – Concept plat; and
- 5) Stonebridge (47 lots)- Concept plat

All five major subdivision applications received the approval of the Planning Commission.

Two final plats received approval in 2020. Said plats included:

- Triumph Industrial Development, LLC (Lots 22-24) and;
- Chesapeake Club, Area H-3, Lots 204-206, 208-237, and 289-310 (55 new lots).

The recorded final plats created a combined total of 58 new lots, and 100% of these lots are located within the County's growth area. The appendices of this report contain a map depicting the location of all plats recorded in 2020.

Preliminary and concept plats requesting extensions after October 19, 2015 can do so administratively via the Director of Land Use and Development Services. No concept plats requested an extension under this provision, and the following seven preliminary plats were granted extensions under this provision:

- Bayhead Shore Estates
- Bedrock
- Blue Ball Investment Group, LLC
- Chesapeake Club, Lots 344-876
- Montgomery Oaks, Section 2
- Villages at Herron Lake
- Worsell Manor, Section 1, Lots 1-12

Revisions to three previously approved final plats (Antego, Stoney Acres, and Tiller Estates) were also approved administratively.

Administratively, the Department of Land Use and Development Services approved fourteen major resubdivision plats. One resubdivision plat amended stormwater management and forest conservation easements established by a previous plat, while the remaining plats were add-ons and lot line adjustments.

Minor Subdivisions – The Department of Land Use and Development Services approved 17 minor subdivisions in 2020. Five of the approved subdivisions created 5 new lots. One plat was a minor

resubdivision to revise driveway access and eliminate a Critical Area intra-family transfer requirement established by a previous plat. The remainder of approvals were add-ons or lot line adjustments.

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

Site Plans – A total of eleven site plans were approved by the Department of Land Use and Development Services for commercial, industrial, or institutional development in 2020.

Historic District Applications – The Historic District Commission and the Planning Commission did not make any recommendations on nominations for historic designation in 2020.

Rezoning – The Planning Commission made recommendations on six rezoning requests. Five rezoning requests were eventually approved by the County Council, and one rezoning request was withdrawn.

Agricultural Preservation – In 2020, 1,547.358 acres of land were placed into some form of agricultural protection. 12.23 acres of fee simple common open space was preserved, 1,027.472 acres of easements were purchased, and 512.84 acres of preservation districts were established. Additionally, a 31.7 acre parcel was purchased by the State Department of Natural Resources for adding to the Elk Neck State Forest. As of December 31, 2020, the County has 52,952 permanently protected acres, 5,606 acres of forest retention areas, and an additional 4,565 district acres. Thus, 63,123 total acres (28.3% of the County's total 223,000 acre land area) are within some form of preservation program.

Special Exceptions – The Planning Commission and Board of Appeals heard 32 requests for special exceptions in 2020. The Board of Appeals approved 27 of the applications.

Variances & Appeals – The Board of Appeals heard 28 requests for variances in 2020. The Board approved 23 of the requests. Five appeals of administrative decisions were heard in 2020. The Board affirmed three decisions and two appeal requests were withdrawn.

Building Permits – The Department of Land Use and Development Services reviewed 121 building permits for new dwellings in 2020 (An additional 75 building permits for new dwellings were reviewed by the incorporated towns). 20 new dwellings were in the Chesapeake Bay Critical Area. The estimated value of all construction was \$40.6 million. There were 773,399 square feet of residential space constructed in 2020. 81.6% (160 out of 196) of the building permits issued were in the designated growth area.

Zoning Violations – The Department of Land Use and Development Services investigated 164 zoning complaints in 2020. These investigations revealed 139 violations.

THE CECIL COUNTY PLANNING COMMISSION

2020 Members:

Mr. B. Patrick Doordan, Chairman

Mr. Donald C. Harmer, Jr.

Mr. A. Chad Johnston

Mr. Peter Kirsh

Mr. Bill Miners

Mr. Wyatt Wallace

Mrs. Joyce Bowsbey, Alternate

Hon. Bill Coutz, Ex-officio

Ms. Deborah Sniadowski – Legal Counsel

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

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

THE CECIL COUNTY BOARD OF APPEALS

2020 Members:

Mr. Mark Saunders, Chairman

Mr. Brad Carrillo

Mr. Charles Eckhart

Mr. Mike Linkous

Mr. Willard Whiteman

Mr. Mike Saunders, Alternate

Ms. Deborah Sniadowski – Legal Counsel

The Board of Appeals is appointed by the County Executive. The Board serves as a citizen review board for administrative decisions of the Department of Land Use and Development Services. The Board also acts as a quasi-judicial body that makes decisions on special exceptions, variances, and appeals.

The Board of Appeals holds public meetings on the fourth Tuesday of each month at 7:00 p.m. in the County Administration Building.

THE CECIL COUNTY AGRICULTURAL PRESERVATION ADVISORY BOARD

2020 Members:

Mr. Bob Miller, Chairman

Mr. Norman Anderson

Mr. William Ewing

Ms. Shelley Hastings

Mr. Charles Robinson

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

Duties: The Board's duties include:

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

Applications Reviewed: In 2020, APAB reviewed 28 applications from landowners that are in or want to enter the land preservation program. Specifically they reviewed:

- 2 applications to establish a Preservation District.
- 1 application to relocate a pre-existing dwelling on an easement property.
- 3 applications for a child's lot exclusion.
- 1 application for a reserved unrestricted lot exclusion.
- 2 applications to conduct an operation in accordance with the MALPF uses policy.
- 19 applications to sell a preservation easement to MALPF.

In addition, The Cecil County Agricultural Preservation Advisory Board takes an active role in forming policies that assist the Department of Land Use & Development Services and MALPF implement the land preservation program more effectively.

THE CECIL COUNTY HISTORIC DISTRICT COMMISSION

2020 Members:

Ms. Patricia Folk, Chairperson

Ms. Heidi Coleman

Mr. Macon Coleman

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Ms. Nancy Simperts

* = partial year

The Historic District Commission (HDC) is appointed by the County Executive. The HDC's duties include making recommendations to the Planning Commission and the County Council on nominations for historic designation, to recommend that designation be rescinded, and to educate and inform the citizens of Cecil County as to the architectural and historic heritage of the County.

THE CECIL COUNTY AGRICULTURAL RECONCILIATION COMMITTEE

2020 Members:

Dr. John Lee

Mr. Ewing McDowell

Mr. John Quinn

Ms. Nancy Simperts

Mr. Rex Sizemore

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

LAND USE AND DEVELOPMENT SERVICES – 2020 STAFF

Eric S. Sennstrom – Director*

Division of Planning & Zoning

Stephen J. O’Connor, AICP, Chief
Bryan Lightner, Zoning Administrator
Matthew Littlejohn, Plans Reviewer
Bethany Boniface, Resource Plans Reviewer *
Devyn King, Planner I
Curtis McCardell, Compliance Inspector
Jennifer Bakeoven, Administrative Assistant

*Partial Year

Division of Permits & Inspections

William V. Funk, Jr., Chief,
Jeff Thorpe, Plans Reviewer
J.R. Heldmyer, HVAC & Plumbing Inspector
Mark Dean, Building Inspector
Rick Wyre, Building Inspector
J. Wayne Johnson, HVAC & Plumbing Ins.
Linda Owens, Administrative Assistant
Joan DiSabatino, Administrative Assistant*
Deborah Emery, Permits Clerk
Jessica Brock, Permits Clerk
Stephanie Privett-Butcher, Permits Clerk

Development Plans Review Division

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

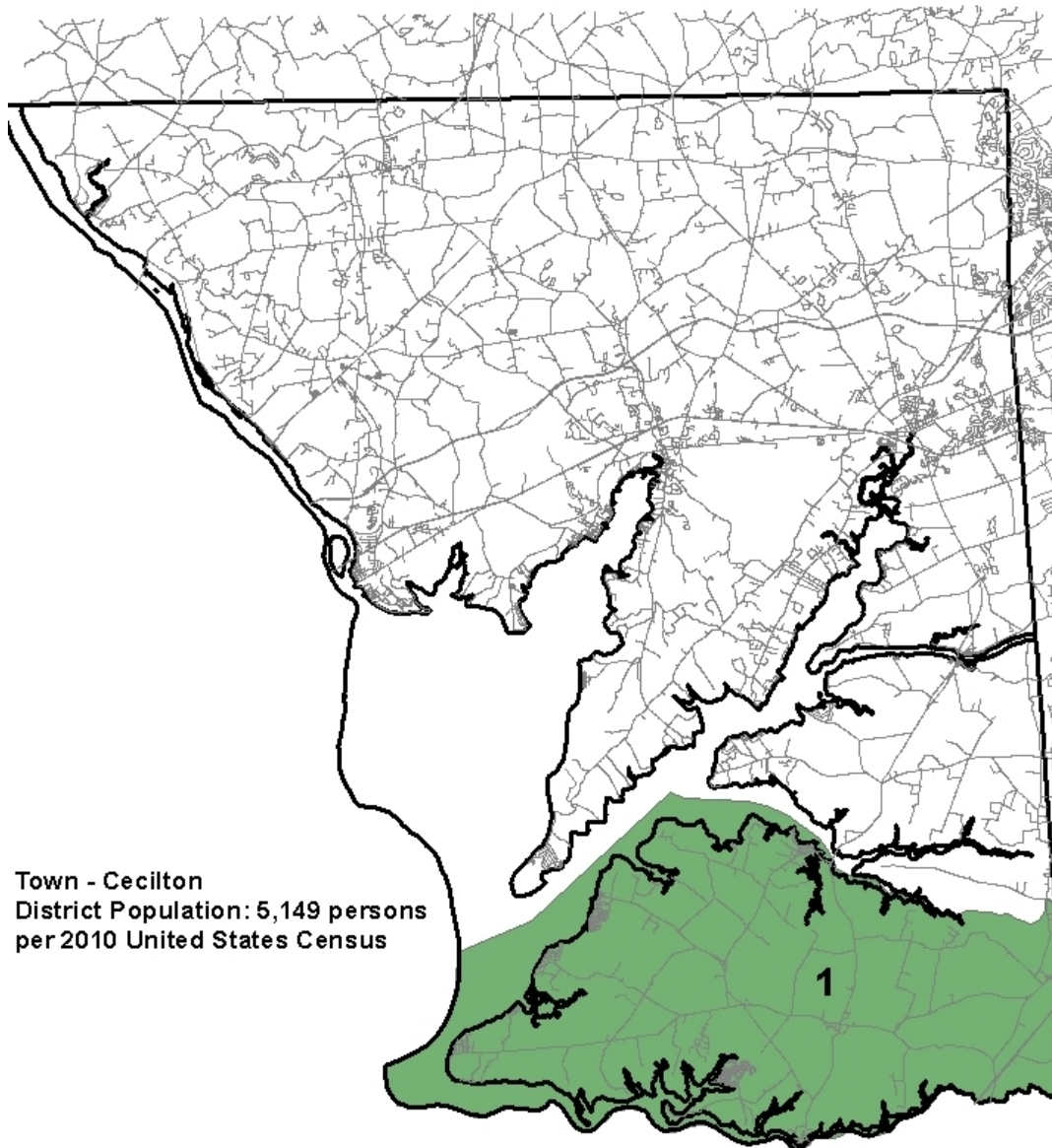
Geographic Information Systems

David R. Black, AICP, GIS Coordinator

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

APPENDICES

Election District #1 - Cecilton



Two minor subdivisions created no new lots.

No concept plats were approved.

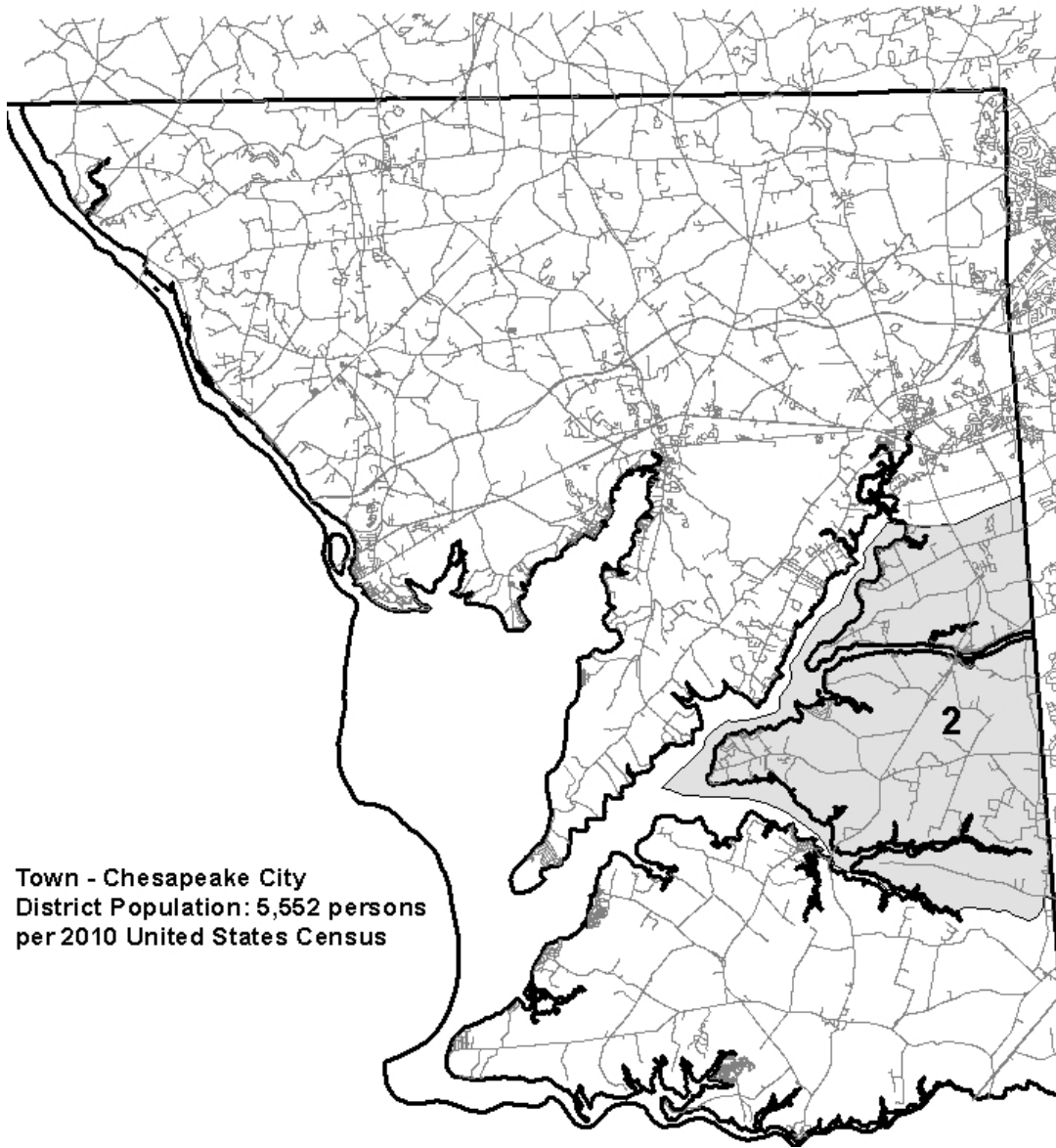
One preliminary plat extension was approved.

No final plats were approved.

One site plan was approved.

Three building permits were issued for residential construction with an estimated value of \$850,000.

Election District #2 - Chesapeake City



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

Two minor subdivisions created one new lot.

No concept plats were approved.

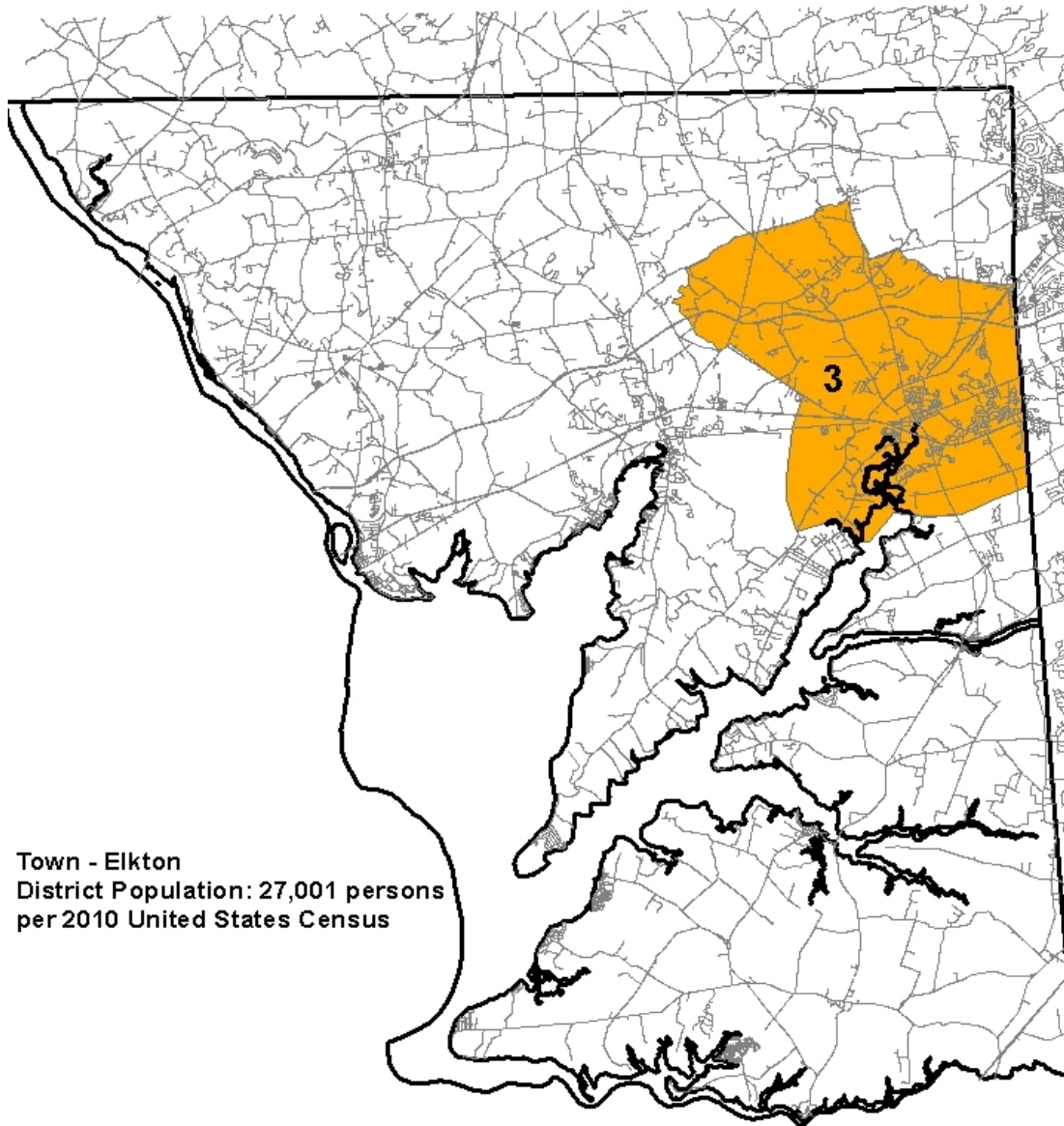
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

No site plans were approved.

Six building permits were issued for residential construction with an estimated value of \$1,570,865.

Election District #3 - Elkton



Two minor subdivisions created no new lots.

No concept plats were approved.

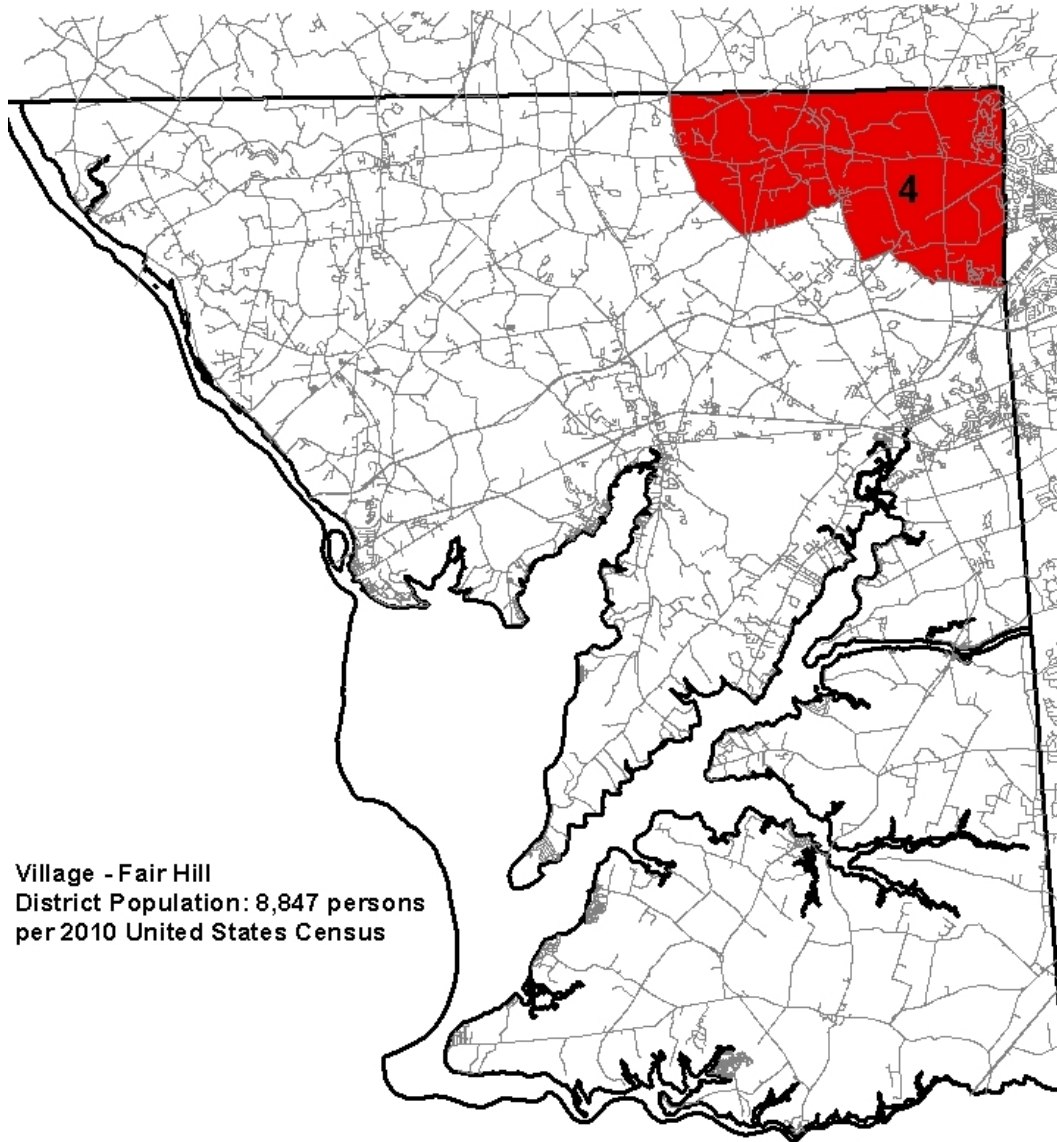
One preliminary plat and one preliminary plat extension were approved.

One final plat was approved.

Three site plans were approved.

35 building permits were issued for residential construction with an estimated value of \$5,307,280.

Election District #4 - Fair Hill



Three minor subdivisions created two new lots.

One concept plat was approved.

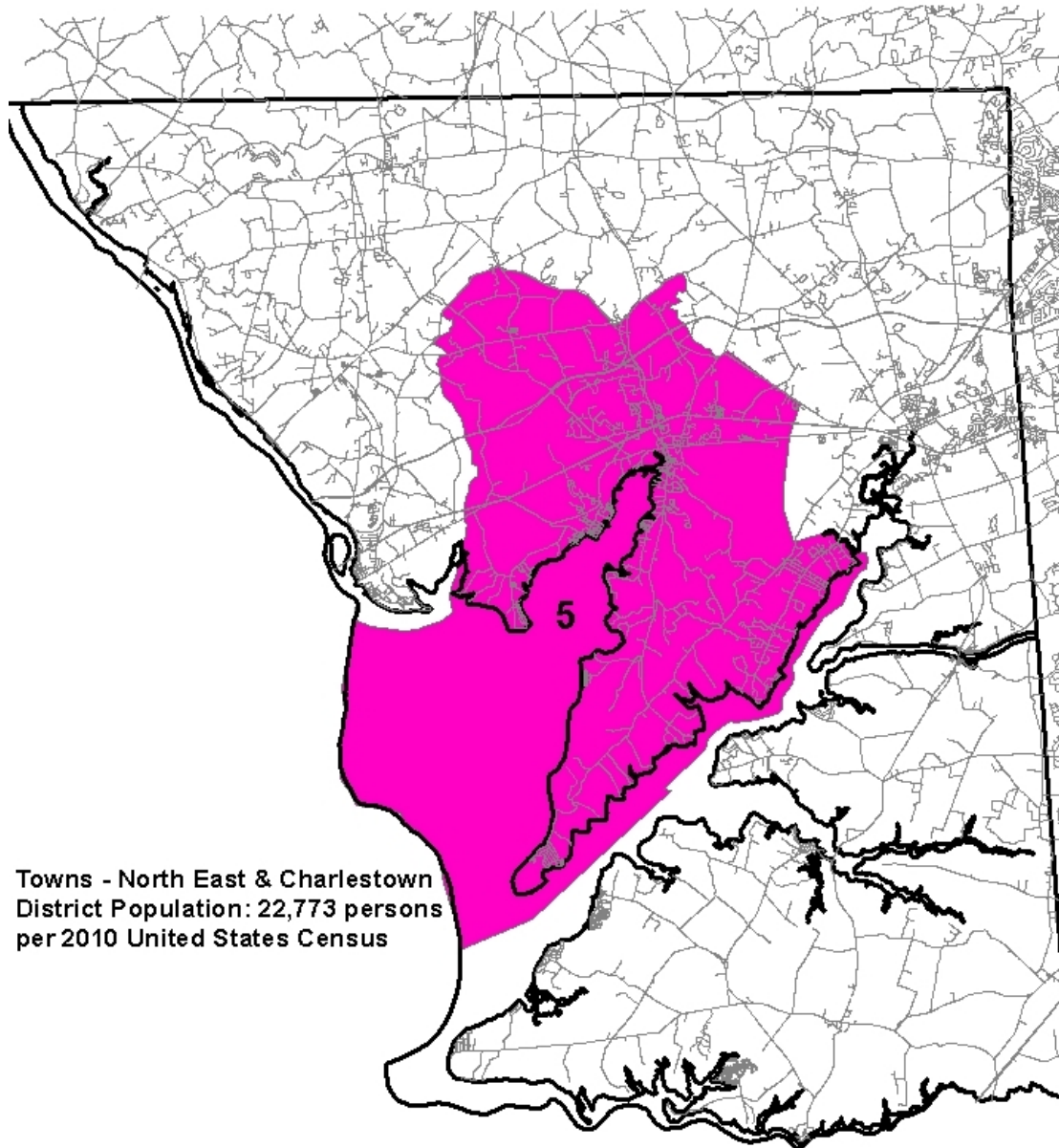
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

No site plans were approved.

7 building permits were issued for residential construction with an estimated value of \$2,051,600.

Election District #5 - North East



Two minor subdivisions created no new lots.

One concept plat was approved.

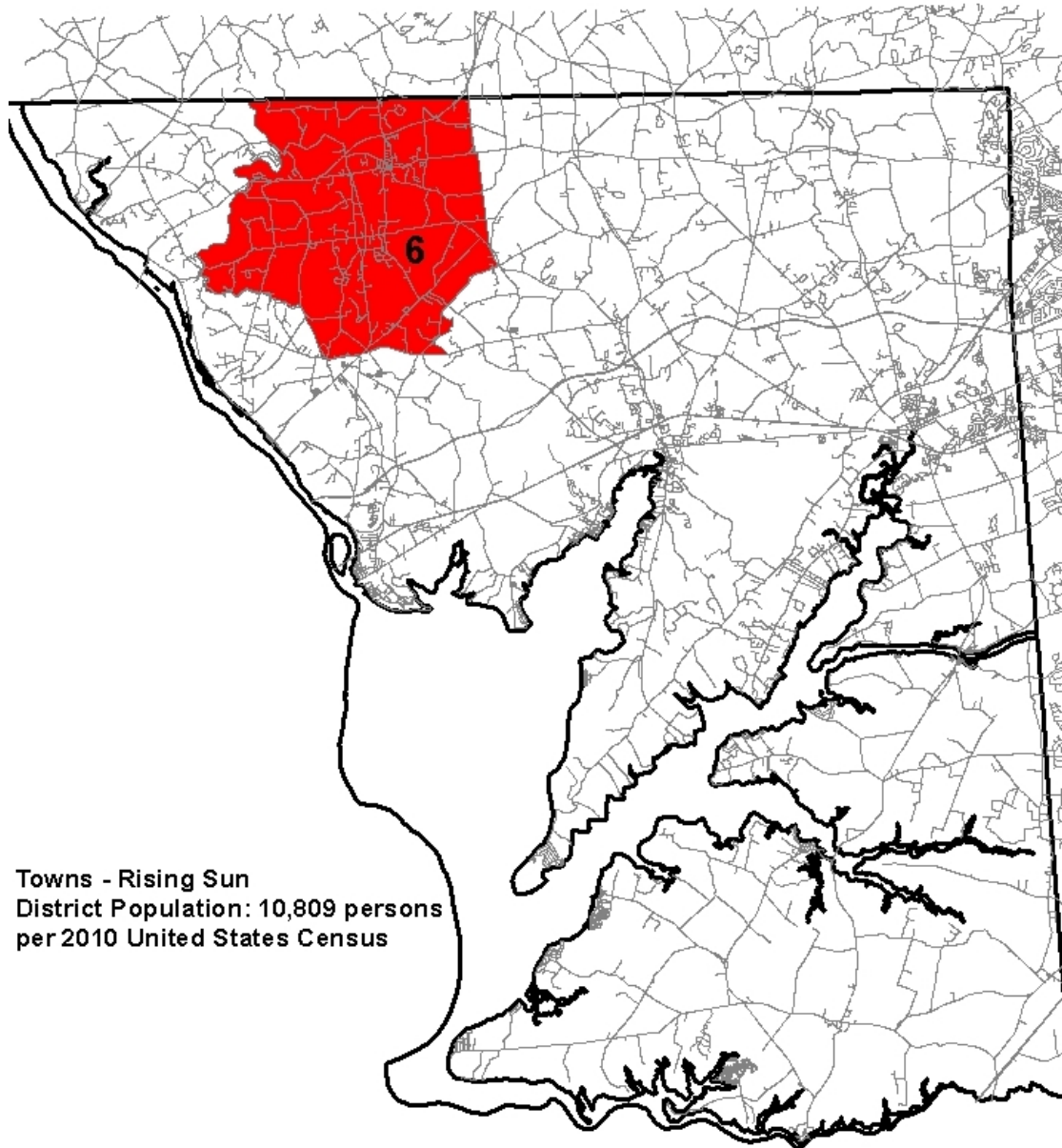
No preliminary plats were approved. Four preliminary plat extensions were approved.

One final plat was approved.

Two site plans were approved.

118 building permits were issued for residential construction with an estimated value of \$23,303,420.

Election District #6 - Rising Sun



Four minor subdivisions created one new lot.

No concept plats were approved.

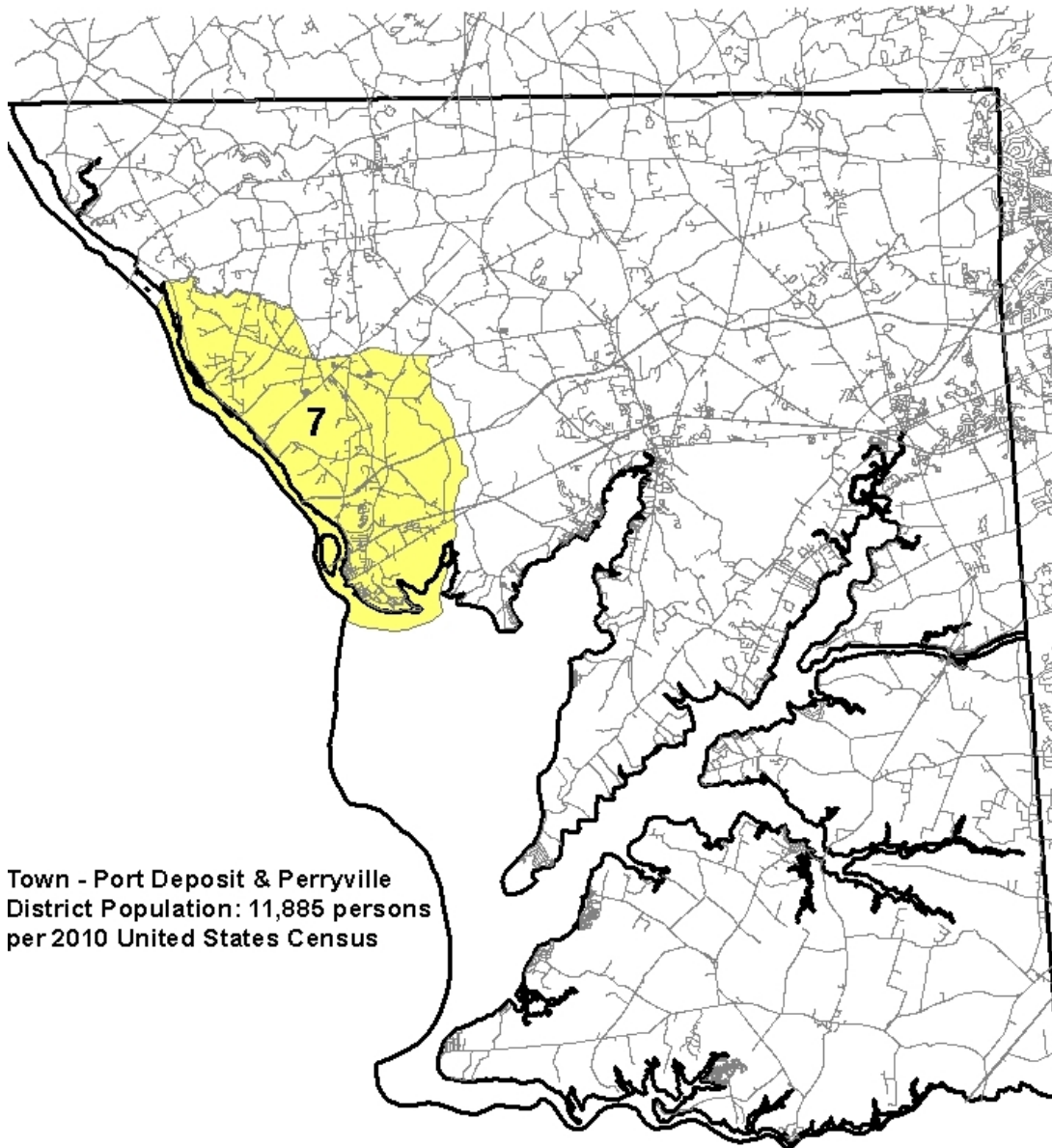
No preliminary plats were approved.

No final plats were approved.

One site plan was approved.

Three building permits were issued for residential construction with an estimated value of \$832,761.

Election District #7 - Port Deposit



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

No minor subdivisions were approved.

One concept plat was approved.

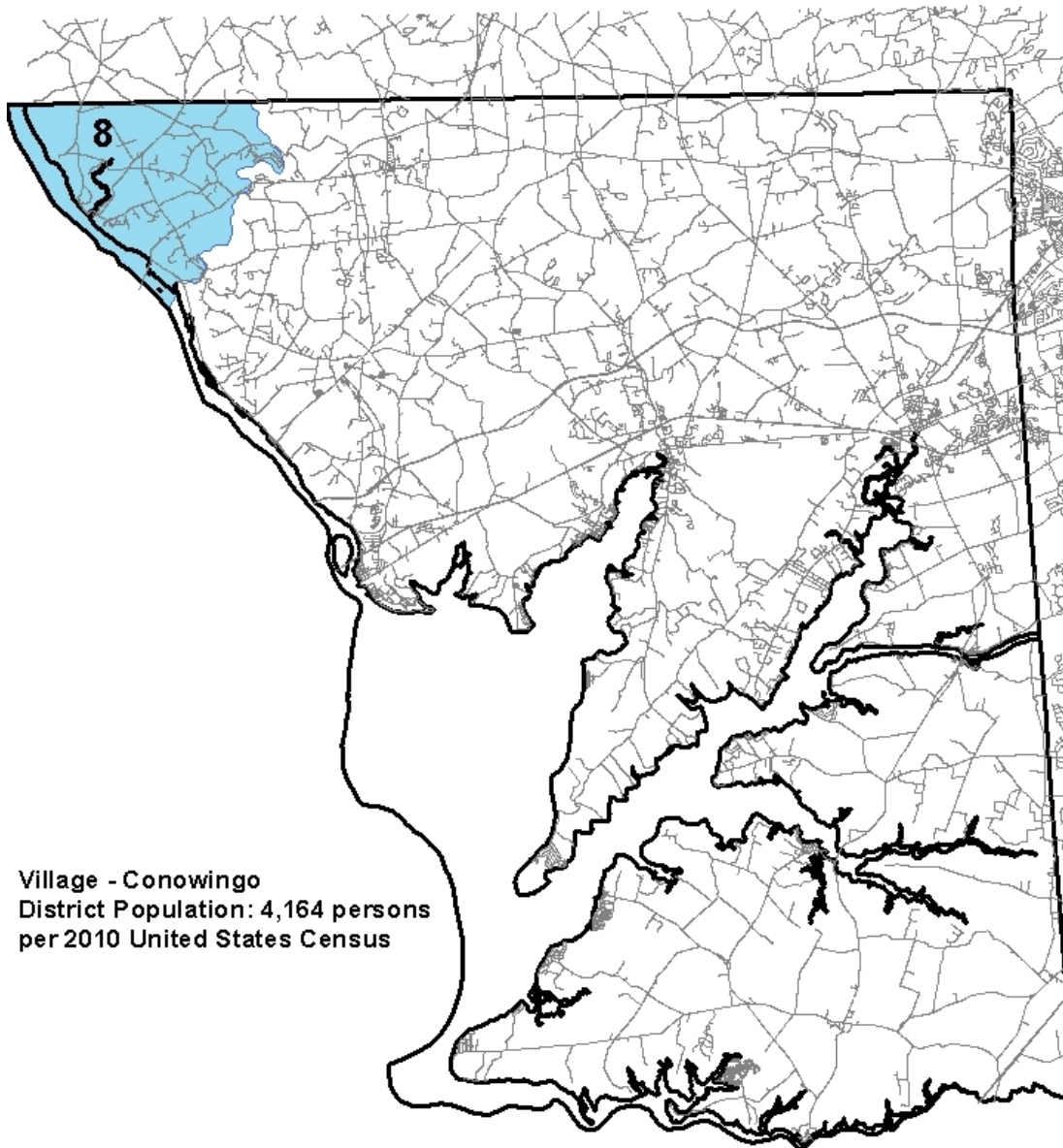
No preliminary plats were approved.

No final plats were approved.

Two site plans were approved.

Ten building permits were issued for residential construction with an estimated value of \$2,707,113.

Election District #8 - Conowingo



Two minor subdivisions created one new lot.

No concept plats were approved.

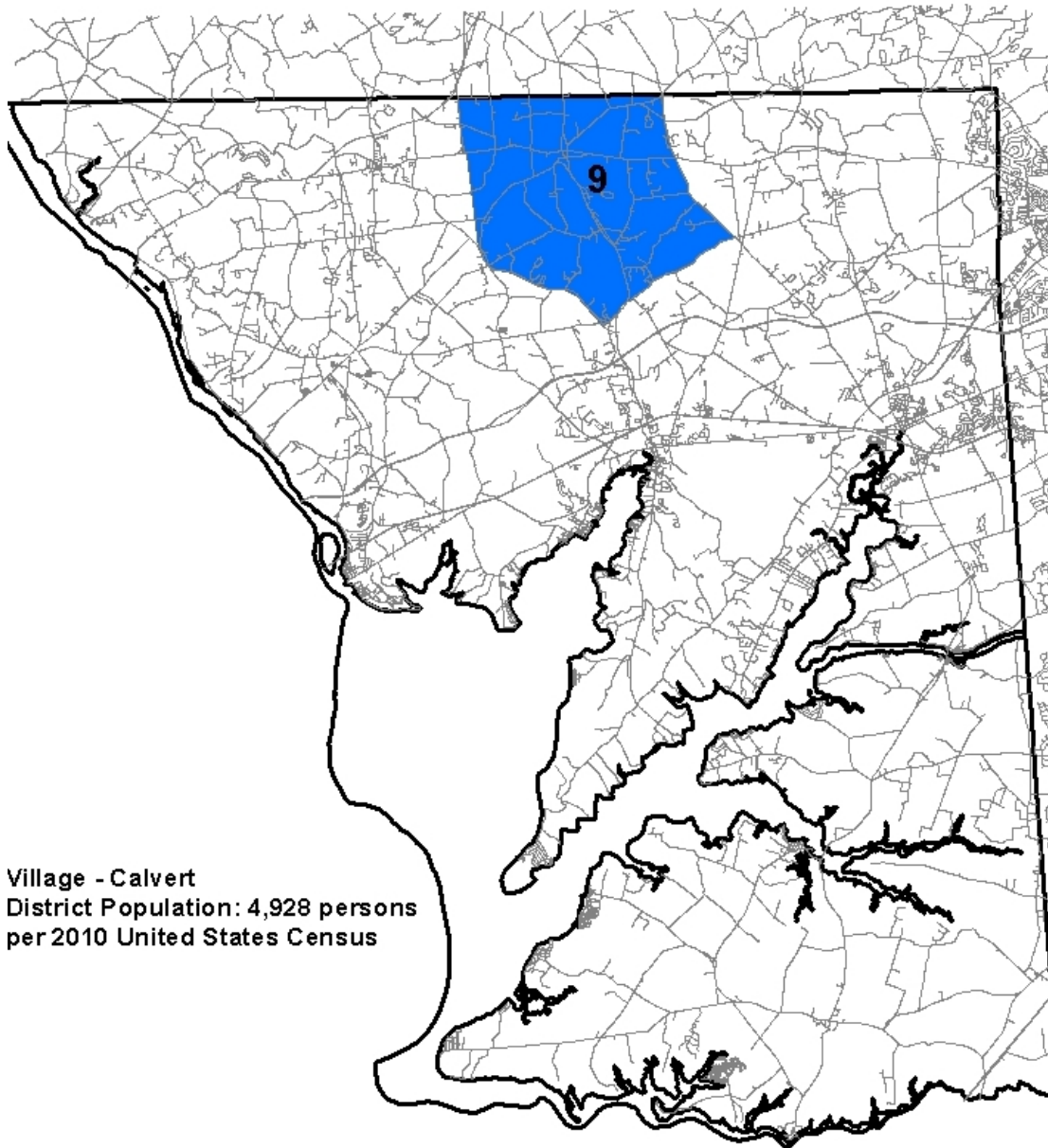
No preliminary plats or preliminary plat extensions were approved.

No final plats were approved.

No site plans were approved.

Four building permits were issued for residential construction with an estimated value of \$762,863.

Election District #9 - Calvert



No minor subdivisions were approved.

No concept plats were approved.

One preliminary plat extension was approved.

No final plats were approved.

Two site plans were approved.

Ten building permits were issued for residential construction with an estimated value of \$3,251,164.

Applications Processed

In 2020, three concept plats were reviewed and approved by the Cecil County Planning Commission. The three concept plats propose a total of 644 new lots.

One preliminary plat modification was reviewed and approved by the Cecil County Planning Commission. Said approval removed a condition from the previous preliminary plat approval. The Planning Commission also reviewed and approved one preliminary/final plat which proposed three new lots.

The Division of Planning & Zoning administratively approved two final plats in 2020. The approved final plats created a combined total of 58 new lots, and 100% of these lots are located within the County's growth area. The appendices of this report contains a map depicting the location of the final plats approved in 2020.

Administratively, the Department of Land Use and Development Services approved fourteen major resubdivision plats. One resubdivision plat amended stormwater management and forest conservation easements established by a previous plat, while the remaining plats were add-ons and lot line adjustments.

Preliminary and concept plats requesting extensions after October 19, 2015 can do so administratively via the Director of Land Use and Development Services. Seven preliminary plats were granted extensions under this provision. No concept plats requested an extension under this provision.

The Department of Land Use and Development Services approved 17 minor subdivisions in 2020. Five of the approved subdivisions created five new lots. One plat was a minor resubdivision to revise driveway access and remove the Critical Area intra-family transfer requirement established on a previous plat. The remainder of approvals were add-ons or lot line adjustments.

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

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

Applications Processed – Stage in Development Process

In 2020, the Cecil County Planning Commission approved the following major subdivision applications.

Concept Plat

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Granite Cliffs, Lots 1-524	7	LDR, R2	524	LGA
Barksdale Crossing, Lots 1-73	4	ST	73	EMP
Stonebridge, Lots 1-47	5	ST	47	MGA

Preliminary Plat Modification

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Blue Ball Investment Group, LLC, Lots 1-4	9	BG	4	RCD

The Blue Ball Investment Group, LLC plat was approved for a proposed removal of the fourth (4th) condition of the 2008 Preliminary Plat approval.

Preliminary / Final Plat

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Triumph Industrial Park, Lots 22-24	7	M2	3	EMP

Extensions

Since October 19, 2015, the Director of Land Use and Development Services has been able to grant extensions to concept and preliminary Plats through administrative action.

During 2020, seven preliminary plats were granted extensions via administrative action. No concept plats requested an extension under these provisions. The following table contains details regarding all administrative plat extensions:

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

Subdivision Name	Plat Type	Request Date	Action	Action Date	New Plat Expiration Date
Bayhead Shore Estates	Preliminary Plat	2/19/2020	Granted	2/20/2020	2/28/2022
Montgomery Oaks, Section 2	Preliminary Plat	2/11/2020	Granted	3/2/2020	3/31/2020
Chesapeake Club, Lots 344-876	Preliminary Plat	3/4/2020	Granted	3/12/2018	3/31/2022
Villages at Herron Lake	Preliminary Plat	3/4/2020	Granted	3/12/2018	3/31/2022
Bedrock	Preliminary Plat	3/30/2020	Granted	4/1/2020	4/30/2022
Blue Ball Investment Group, LLC	Preliminary Plat	7/21/2020	Granted	7/22/2020	7/31/2022
Worsell Manor, Section 1, Lots 1-12	Preliminary Plat	7/30/2020	Granted	7/30/2020	7/31/2022

Resubdivisions

In 2020, the Cecil County Department of Land Use and Development Services approved the following revisions of recorded major subdivisions and/or pre-1976 record plats.

<u>OWNER NAME</u>	<u>E D</u>	<u>ZONING</u>	<u>LAND USE</u>	<u>LOTS</u>	<u>NOTES</u>
Nieweg Cottage, LLC	5	LDR	LGA	0	Add-on/Resubdivision
Pramschufer, Matthew and Reed, Janis	6	RR	RCD	0	Add-on/Resubdivision
Perry, James and Mechel	5	RM	HGA	0	Add-on/Resubdivision
Dalphon, George and Mary	2	RR	RCD	0	Add-on/Resubdivision
Green, David & Kimberly	6	RR	RCD	0	Add-on/Resubdivision
Lynam, Thomas and Antoinette	5	LDR	LGA	0	Add-on/Resubdivision
Triumph Industrial Development LLC	3	M2	EMP	0	Add-on/Resubdivision
The Quikrete Companies, Inc.	5	M2	MED	0	Resubdivision to amend Forest Conservation easements
First Maryland Holding Company	5	RM	HGA	0	Add-on/Resubdivision
Lipham, Leonard and Helen	1	RR	RPD	0	Add-on/Resubdivision
Matthews, Donna & Matthews, Robin	5	NAR	RCD	0	Add-on/Resubdivision
Roop, Janice	8	NAR	RCD	0	Add-on/Resubdivision
Zetts, Patrick	5	LDR	LGA	0	Add-on/Resubdivision
Heathcon Holdings, LLC	5	M1	EMP	0	Add-on/Resubdivision

In total, the fourteen resubdivision plats resulted in the creation of no new lots.

Minor Subdivisions

In 2020, the Department of Land Use and Development Services approved the following minor subdivision applications.

<u>OWNER NAME</u>	<u>E D</u>	<u>ZONING</u>	<u>LAND USE</u>	<u>LOTS</u>	<u>NOTES</u>
Davis, Randall	6	NAR/VR	RCD	0	Add-on
AJ Major Farms, LLC	2	SAR	RPD	0	Add-on
Angelucci, Christopher M. and Lori D.	5	LDR	LGA	0	Resubdivision to change driveway access and lift Critical Area interfamily requirement
BLJ Investments LLC	2	SAR	RPD	1	New lot
Estate of Charles P. and Mildred R. McCormick	3	LDR	LGA	0	Add-on
Riehl, Reuben K. & Katie B and Esh, John. B & Anna K.	1	SAR	RPD	0	Add-on
Guy, Judith	5	ST/UR	MGA	0	Add-on
Malin, Jesse & Barbara J.	4	NAR	RCD	1	New lot
McCoy, Gary & Eulla	6	NAR	RCD	1	New lot
Ayars, Preston	3	RM	HGA	0	Add-on
Kilby, Richard and Gloria	6	NAR	RCD	0	Add-on
Cooper, Keith	4	RR	RCD	0	Add-on
Hoy, Richard & Donna	8	NAR	RCD	0	Add-on
Devonshire, Terry & Janet	6	NAR	RCD	0	Add-on, Partition by Will
Chmiel, Philip & Carina	8	NAR	RCD	1	New lot
Sexton, Richard & Sexton, Steven	4	BG	MGA	1	New lot
Bratcher, Troy	1	SAR/VR	RPD	0	Add-on

Applications Processed - Election District

Major Subdivisions

Final Approvals	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	0	0	0%
	2	0	0	0%
	3	1	3	5%
	4	0	0	0%
	5	1	55	95%
	6	0	0	0%
	7	0	0	0%
	8	0	0	0%
	9	0	0	0%
	Total	2	58	100%

Final Approvals (Administrative Resubdivision Review)	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	1	0	0%
	2	1	0	0%
	3	1	0	0%
	4	0	0	0%
	5	8	0	0%
	6	2	0	0%
	7	0	0	0%
	8	1	0	0%
	9	0	0	0%
	Total	14	0	

Minor Subdivisions

Approved Minors	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	2	0	0%
	2	2	1	20%
	3	2	0	0%
	4	3	2	40%
	5	2	0	0%
	6	4	1	20%
	7	0	0	0%
	8	2	1	20%
	9	0	0	0%
	Total	17	5	100%

Applications Processed - 2010 Land Use Districts

Major Subdivisions

Final Approvals	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	0	0	0%
	RPD	0	0	0%
	LGA	0	0	0%
	MDGA	0	0	0%
	MHGA	0	0	0%
	HDGA	1	55	95%
	RMU	0	0	0%
	EMU	0	0	0%
	EMP	1	3	0%
	MED	0	0	5%
	Total	2	58	100%

Final Approvals (Administrative Resubdivision Review)	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	5	0	0%
	RPD	1	0	0%
	LGA	3	0	0%
	MGA	0	0	0%
	MHGA	0	0	0%
	HGA	2	0	0%
	RMU	0	0	0%
	EMU	0	0	0%
	EMP	2	0	0%
	MED	1	0	0%
	Total	14	0	

Minor Subdivisions

Approved Minors	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	8	3	60%
	RPD	4	1	20%
	LGA	2	0	0%
	MGA	2	1	20%
	MHGA	0	0	0%
	HGA	1	0	0%
	RMU	0	0	0%
	EMU	0	0	0%
	EMP	0	0	0%
	MED	0	0	0%
Total	17	5	100%	

Site Plans

The Division of Planning and Zoning approved eleven site plans for commercial, institutional, or industrial development in 2020. These plans totaled 153,118 square feet of new building space.

Approved	Name	Location	ED	Zoning
1/16/2020	Calvert Regional Park, Phase 3	2826 North East Rd, North East, MD 21901	9	NAR & OS
1/16/2020	Elkton Blue Solar, LLC	1797 Blueball Rd, Elkton, MD 21921	3	NAR
1/21/2020	ISE America, Inc.	795 Wards Hill Rd, Warwick, MD 21912	1	SAR
3/4/2020	Belvidere West Surface Mine	Winch Rd, Perryville, MD 21903	7	MEA
4/3/2020	Bay Performance Inc.	1325 W Pulaski Hwy, Elkton, MD 21921	5	BG
4/27/2020	Johnson Plant - Mason Dixon Sand and Gravel	258 Principio Rd, Port Deposit, MD 21904	7	RR & MEB
4/30/2020	Stoltzfus Dairy Facility	127 Philipe Ln, North East, MD 21901	9	NAR
7/13/2020	Rising Sun Mini Storage, LLC	124 Greenmount Rd, Rising Sun, MD 21911	6	BG
7/14/2020	Quikrete Dry Mix Plant - Parking Lot Expansion	700 Mountain Rd, Perryville, MD 21903	5	M2
9/29/2020	Triumph Industrial Park, Lot 8B	Elk Park Way, Elkton, MD 21921	3	M2
12/1/2020	Northrop Grumman - Master Site Plan	55 Thiokol Rd, Elkton, MD 21921	3	M2

Residential Building Permit Activity - 2020

Election District	Type of Permit	Number	Total Sq. Ft.	Construction Cost
1	Dwelling - Detached	3	14,399	\$850,000.00
	Duplex	0		
	Mobile Home	0		
	Subtotal	3	14,399	\$850,000.00
2	Dwelling - Detached	6	24,803	\$1,570,865.00
	Duplex	0		
	Mobile Home	0		
	Subtotal	6	24,803	\$1,570,865.00
3	Dwelling - Detached	23	76,892	\$3,731,780.00
	Duplex	12	33,993	\$1,575,500.00
	Townhome	0		
	Apartment	0		
	Mobile Home	0		
	Subtotal	35	110,885	\$5,307,280.00
4	Dwelling - Detached	7	33,103	\$2,051,600.00
	Duplex	0		
	Mobile Home	0		
	Subtotal	7	33,103	\$2,051,600.00
5	Dwelling - Detached	92	368,925	\$20,439,925.00
	Duplex	0		
	Townhome	21	37,775	\$2,545,000.00
	Apartment	0		
	Mobile Home	5	7,144	\$318,495.00
	Subtotal	118	413,844	\$23,303,420.00
6	Dwelling - Detached	3	12,306	\$832,761.00
	Duplex	0		
	Mobile Home	0		
	Subtotal	3	12,306	\$832,761.00
7	Dwelling - Detached	8	33,970	\$2,337,113.00
	Mobile Home	2	5,464	\$370,000.00
	Subtotal	10	39,434	\$2,707,113.00
8	Dwelling - Detached	4	16,900	\$762,863.00
	Duplex	0		
	Mobile Home	0		
	Subtotal	4	16,900	\$762,863.00
9	Dwelling - Detached	10	57,481	\$3,251,164.00
	Duplex	0		
	Subtotal	10	57,481	\$3,251,164.00

RESIDENTIAL BUILDING PERMITS ISSUED IN 2020
BY LAND USE DISTRICT

Land Use District	Number of Permits	Total Square Footage	Declared Construction Costs
Resource Preservation	4	22,769	\$1,075,000.000
Rural Conservation	32	158,364	\$10,194,878.00
Mineral Extraction	0	0	-
Employment	0	0	-
Employment Mixed Use	0	0	-
Residential Mixed Use	0	0	-
Low Density Growth Area	23	95,769	\$5,275,605.00
Medium Density Growth Area	38	133,700	\$7,218,728.00
Medium High Density Growth Area	4	56,620	\$272,500.00
High Density Growth Area	20	35,624	\$2,420,000.00
TOWN	75	270,553	\$14,125,355.00
TOTAL	196	773,399	40,582,066
Growth Area Totals	160	592,266	29,312,188

of permits in designated growth area = 160 (81.6% of total)

BUILDING PERMITS ISSUED – 2020
CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2020	NEW DWELLINGS IN CRITICAL AREA 2020
January	6	0
February	11	1
March	33	1
April	15	1
May	19	3
June	22	4
July	26	3
August	23	2
September	31	3
October	25	0
November	23	2
December	22	0
TOTALS:	256	20

2020 REZONINGS

ELECTION DISTRICT	OWNER NAME	ZONED	REQ ZONING	DECISION
3	Roger & Glendora Dvorak	LDR	NAR	Approved
3	Cecil Real Properties, LLC	ST	M2	Approved
4	109-111 Providence Road, LLC	RR	NAR	Approved
3	929 W. Pulaski Highway, LLC	RMU	M2	Approved
5	York Building Products	ST	M2	Withdrawn
5	Samuel Stanley	RM	BG	Approved

ZONING COMPLAINTS AND VIOLATIONS
2020

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	1	1
Manufactured Homes (Special Exception)	2	0
Storage Trailer	3	3
Untagged or Inoperative Vehicles	47	44
Salvage Yards / Ruble Landfill	50	46
Illegal Business Operation	25	18
Setbacks	1	1
RV / Travel Trailers	15	11
Signs	2	0
Dwelling Conversion	2	2
Kennels	0	0
Animal Husbandry	4	1
Other – Fencing and Condemned Housing	4	4
Campground	5	5
COURT CASES	3	3
TOTALS:	164	139

SPECIAL EXCEPTIONS, VARIANCES, APPEALS 2020

SPECIAL EXCEPTIONS				
	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
HOME OCCUPATIONS	12	0	1	13
MANUFACTURED HOMES				
Agricultural Help	0	0	0	
Hardship	2	0	0	2
Security	0	0	0	
Festivals or Events	0	0	1	
Power Generating Facilities	4	0	0	
Farmers Markets	1	0	0	
Liquor Store	0	1	0	
Cell Tower	1	1	0	17
Slaughterhouse	2	1	0	
Campground	1	0	0	
Conference Center	1	0	0	
Commercial Kennel	2	0	0	
Cemetery	1	0	0	
TOTAL SPECIAL EXCEPTIONS	27	3	2	32
VARIANCES				
	GRANTED	DENIED	WITHDRAWN	TOTALS
	23	1	4	28
APPEALS				
ADMINISTRATIVE DECISIONS	AFFIRMED	REVERSED	WITHDRAWN	
	3	0	2	5

Land Preservation in Cecil County - 2020

In 2020, the Agricultural Land Preservation program in Cecil County robustly pursued preservation opportunities and enhanced the program's fundamental facets. 1,547.358 acres of land were placed into some form of agricultural protection. This protection breaks down into 12.23 acres in fee simple open space, 1,027.472 acres of easements, 512.84 acres of preservation districts, and one 31.7 acre fee simple purchase by Maryland DNR.

In 2020, over 5.1 million dollars were invested in land preservation efforts throughout Cecil County. The Maryland Department of Agriculture invested over \$1.08 million through the MALPF program. In addition, DNR's Rural Legacy Program invested over \$4.02 million to permanently protect three Cecil County farms in the Fair Hill Rural Legacy Area, and one farm in the Agricultural Security Corridor-Harvest Crescent Rural Legacy Area. Tax credits were issued to owners of properties that are encumbered by MALPF easements or by County Preservation Districts.

In 2020, two properties finalized protective easements under the MALPF program. This includes a 115.737 acre farm in Chesapeake City and a 102.985 acre farm in Rising Sun. Three property owners were made offers from the Maryland Agricultural Land Preservation Foundation (MALPF), of which one 240-acre farm in Chesapeake City accepted and is working towards settlement in 2021. Additionally, 512.84 acres of farmland enrolled into the preservation district program.

In addition to the aforementioned settlement of land preservation easements the County, the Division of Planning and Zoning received and processed 19 applications for the MALPF program, and two applications for the District program.

Those two properties entered into the district program, which is similar to the former state program which was a requirement for MALPF preservation. By the end of 2020, there were 40 district properties still working towards permanent easement. Property owners enrolled in this program are provided a 50% tax credit on the agricultural value of their property.

Agricultural preservation does not stop with the purchase of agricultural easements, as stewardship of the easement terms, and assuring that proper use of conservation practices, are ongoing concerns for enrolled properties. This year, inspections were postponed due to COVID-19, but inspections will resume in spring of 2021.

In the year 2000, the County adopted a goal of preserving 55,000 acres by 2025. As of December 31, 2020, the County has 52,952 permanently protected acres, 5,606 acres of forest retention areas, and an additional 4,565 district acres. Thus, 63,123 total acres (28.3% of the County's total 223,000 acre land area) are within some form of preservation program. In other words, the Department of Land Use & Development Services has surpassed the 55,000 acre agricultural preservation goal set in 2000.

ANNUAL REPORT ON SMART GROWTH RELATED CHANGES

Prepared by the Cecil County Division of Planning & Zoning for the period
January 2020 through December 2020

1. **Development Patterns** – Changes in development patterns that have occurred in the past year:
 - a. New Subdivisions created: Five Final Plats were approved creating 58 lots. Seventeen (17) minor subdivisions were approved creating five lots. All resubdivision activity was an adjustment of lot lines.
 - b. Building Permits issued: One hundred ninety-six (196) building permits were issued for residential construction. 82% of these building permits (160) were located in the County's designated growth area.
 - c. Zoning Map amendments: Five rezonings were approved in 2020.
 - d. Zoning Text amendments: There were not any zoning text amendments in 2020.
 - e. New Comprehensive Plan or plan elements adopted: No new Comprehensive Plan elements were adopted in 2020.
 - f. New roads or substantial changes to roads or other transportation facilities: No new roads or substantial changes to transportation facilities were completed in 2020.
 - g. New schools or addition to schools: There were not any new schools or addition to schools completed in 2020. A new Chesapeake City Elementary School was under construction in 2020.
 - h. Other changes in development patterns: None
2. **Map**: The County adopted no new zoning maps. Five rezonings were approved in 2020.
3. **Consistency**: The items listed above were determined to be consistent with each other, the recommendations of the last annual report, the adopted plans of the County, the adopted plans of local jurisdictions, and the adopted plans of the State.
4. **Process Improvements**: The ongoing application of the County Zoning Ordinance and Subdivision Regulations has permitted the County to implement the goals and objects of the Cecil County Comprehensive Plan.
5. **Ordinances and Regulations**:
 - a. Cecil County Forest Conservation Plan – Amendments to Article(s) VI, VII, X and XX - approved July 21, 2020.
 - b. Cecil County Nuisance Flooding Plan – approved September 15, 2020

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

Prepared by the Division of Planning & Zoning for the period
January 2020 through December 2020

Measures and Indicators

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

82% of the residential building permits were located in the PFA

92% of the new lots (58 of 63) were located in the PFA.

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

The net density within the PFA is 1 dwelling unit (du) per 0.63 acres (59 du on 36.95 acres).

The net density outside the PFA is 1 dwelling unit per 10.964 acres (4 du on 43.856 acres).

Development capacity analysis:

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

Number of acres preserved using local agricultural land preservation funding:

In 2020, 1,547.358 acres of land were placed into some form of agricultural protection. 12.23 acres of fee simple common open space was preserved, 1,027.472 acres of easements were purchased, and 512.84 acres of preservation districts were established. Additionally, a 31.7 acre parcel was purchased by the State Department of Natural Resources for adding to the Elk Neck State Forest.

As of December 31, 2020, the County has 52,952 permanently protected acres, 5,606 acres of forest retention areas, and an additional 4,565 district acres. Thus, 63,123 total acres (28.3% of the County's total 223,000 acre land area) are within some form of preservation program.

Local Land Use Goal:

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

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

Timeframe for achieving the goal:

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

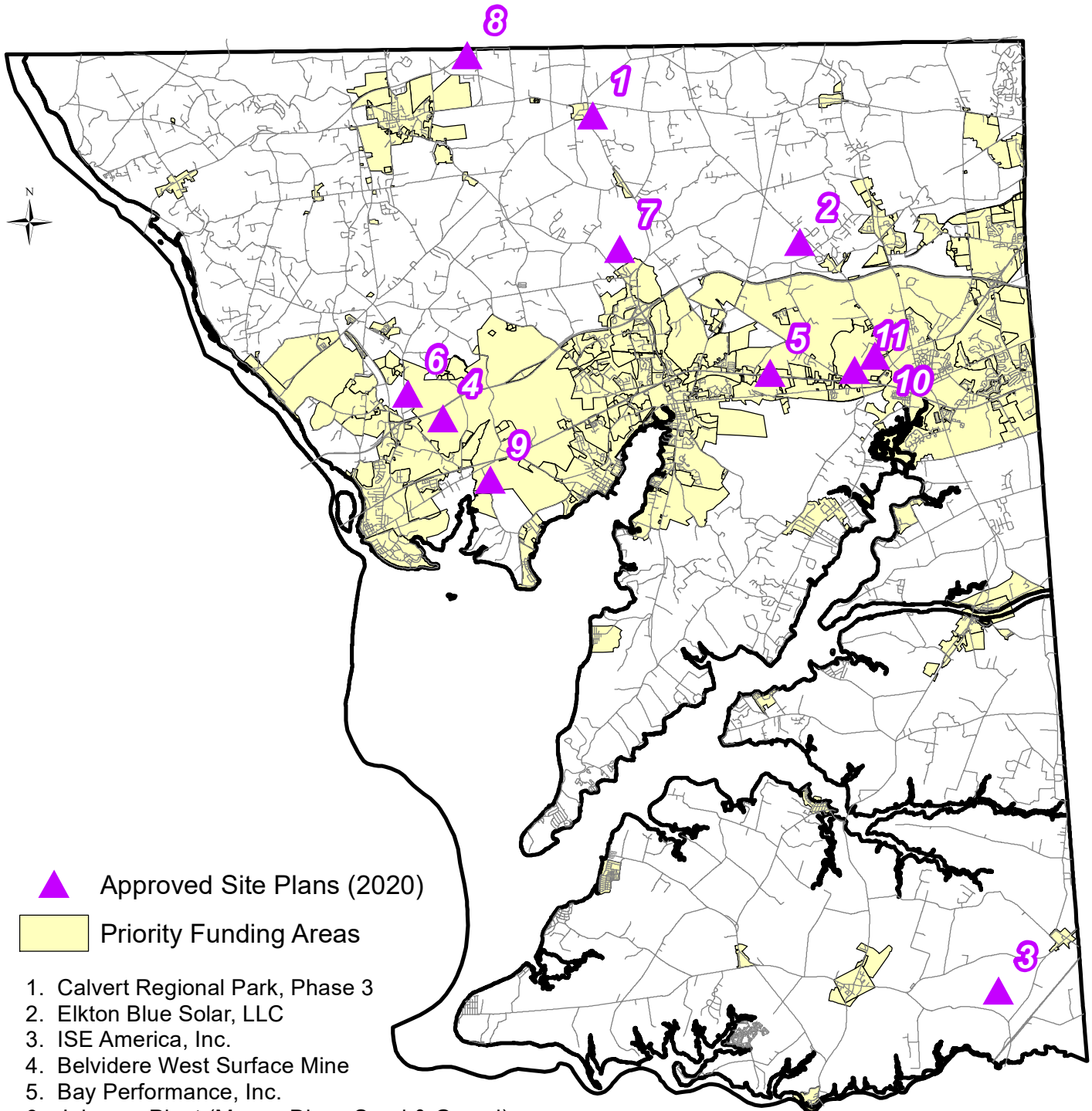
Resources necessary for infrastructure inside the PFA and land preservation outside the PFA:

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

Any incremental progress made toward achieving the local goal:

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

2020 Approved Site Plans in relation to Priority Funding Areas



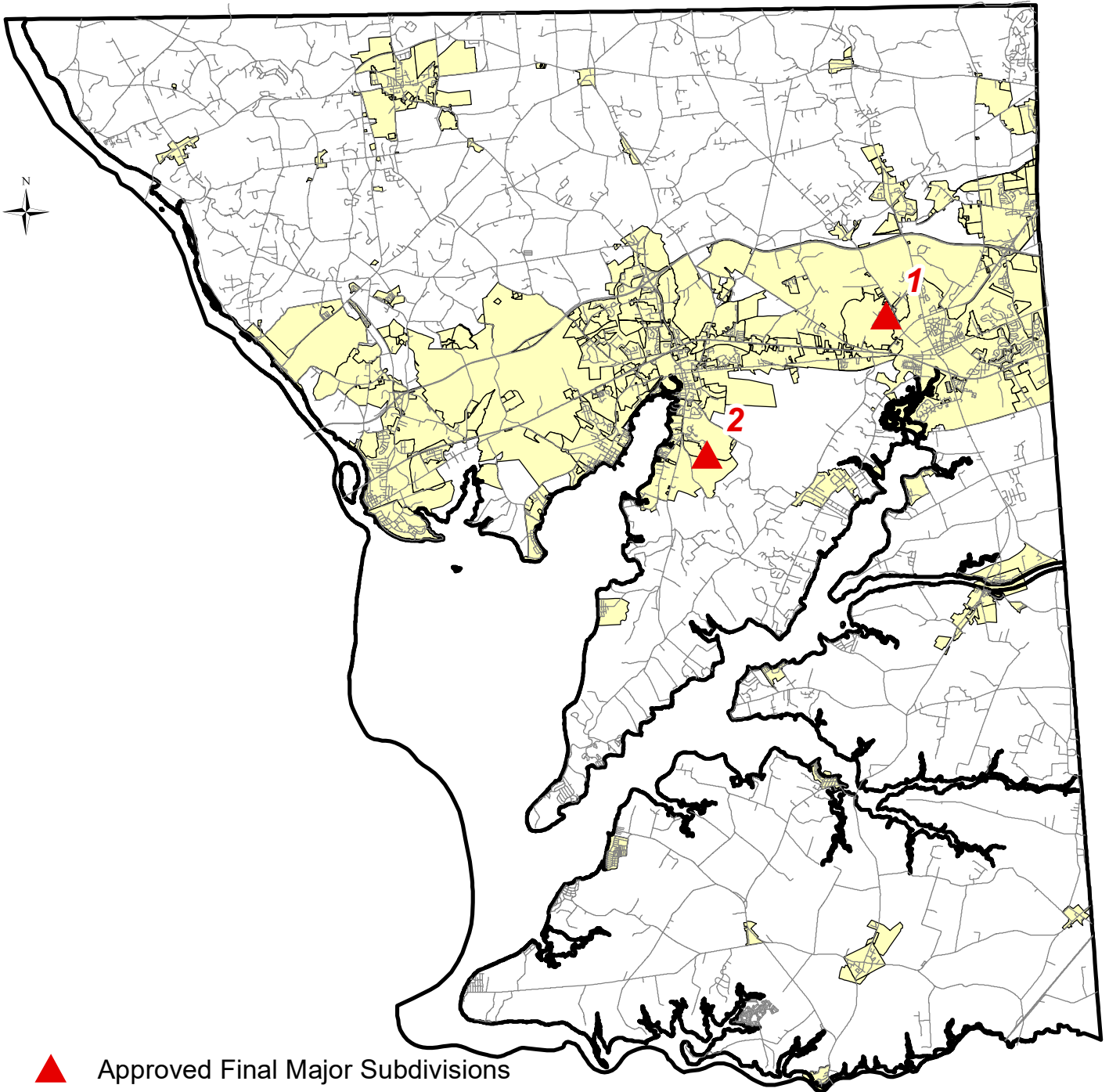
▲ Approved Site Plans (2020)

■ Priority Funding Areas

1. Calvert Regional Park, Phase 3
2. Elkton Blue Solar, LLC
3. ISE America, Inc.
4. Belvidere West Surface Mine
5. Bay Performance, Inc.
6. Johnson Plant (Mason Dixon Sand & Gravel)
7. Stoltzfus Dairy Facility
8. Rising Sun Mini Storage, LLC
9. Quikrete Dry Mix Plant
10. Triumph Industrial Park (Lot 8B)
11. Northrop Grumman (Master Plan)

Cecil County
Dept. of Land Use & Dev. Services
January 11, 2021

2020 Approved Final Major Subdivisions in relation to Priority Funding Areas



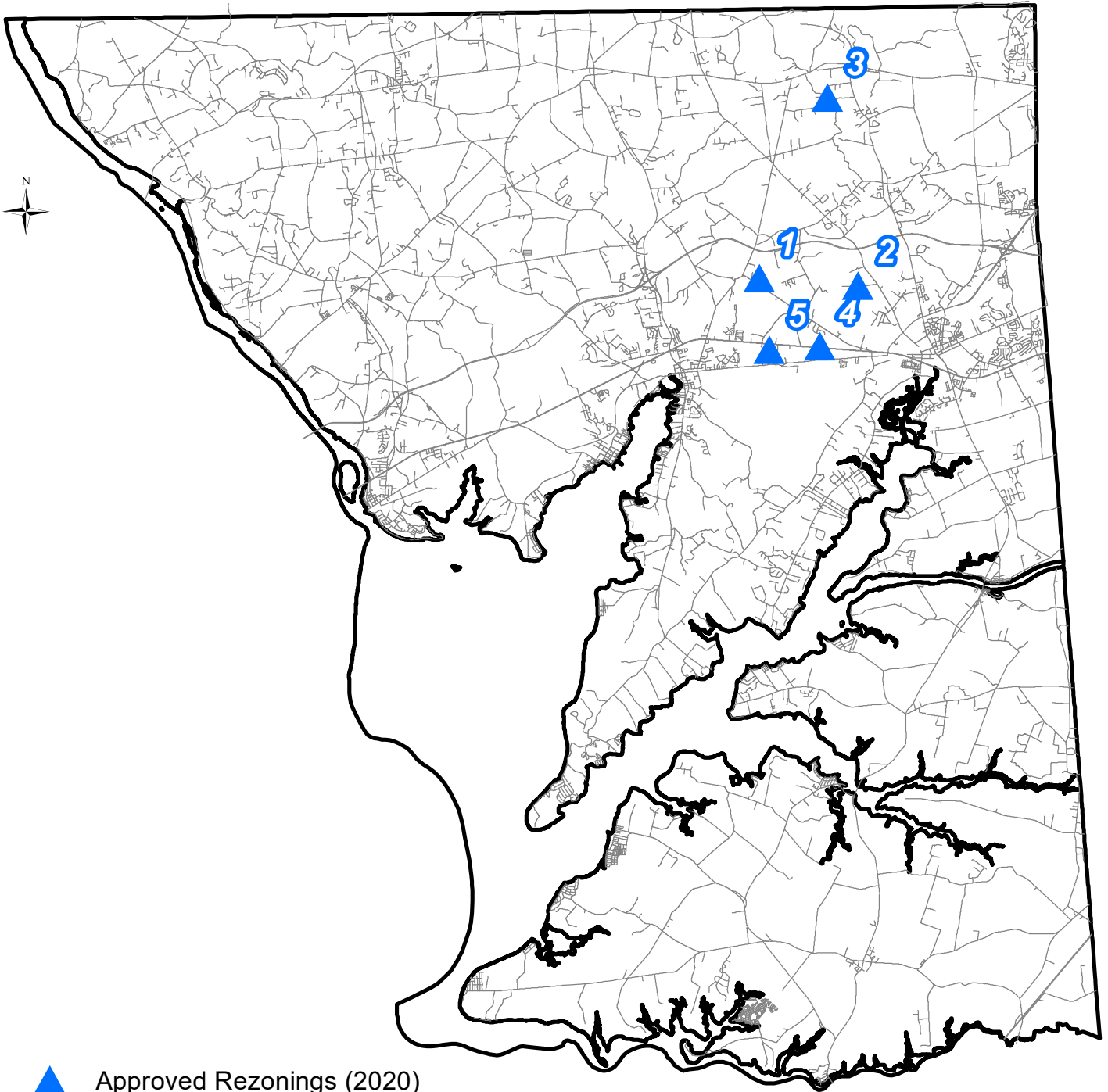
▲ Approved Final Major Subdivisions

■ Priority Funding Areas

1. Triumph Industrial Park, Lots 22-24
(3 new lots)
2. Chesapeake Club, Area H-3
(Lots 204-206, 208-237, 289-310) (55 new lots)

Cecil County
Dept. of Land Use & Dev. Services
January 11, 2021

2020 Approved Rezonings

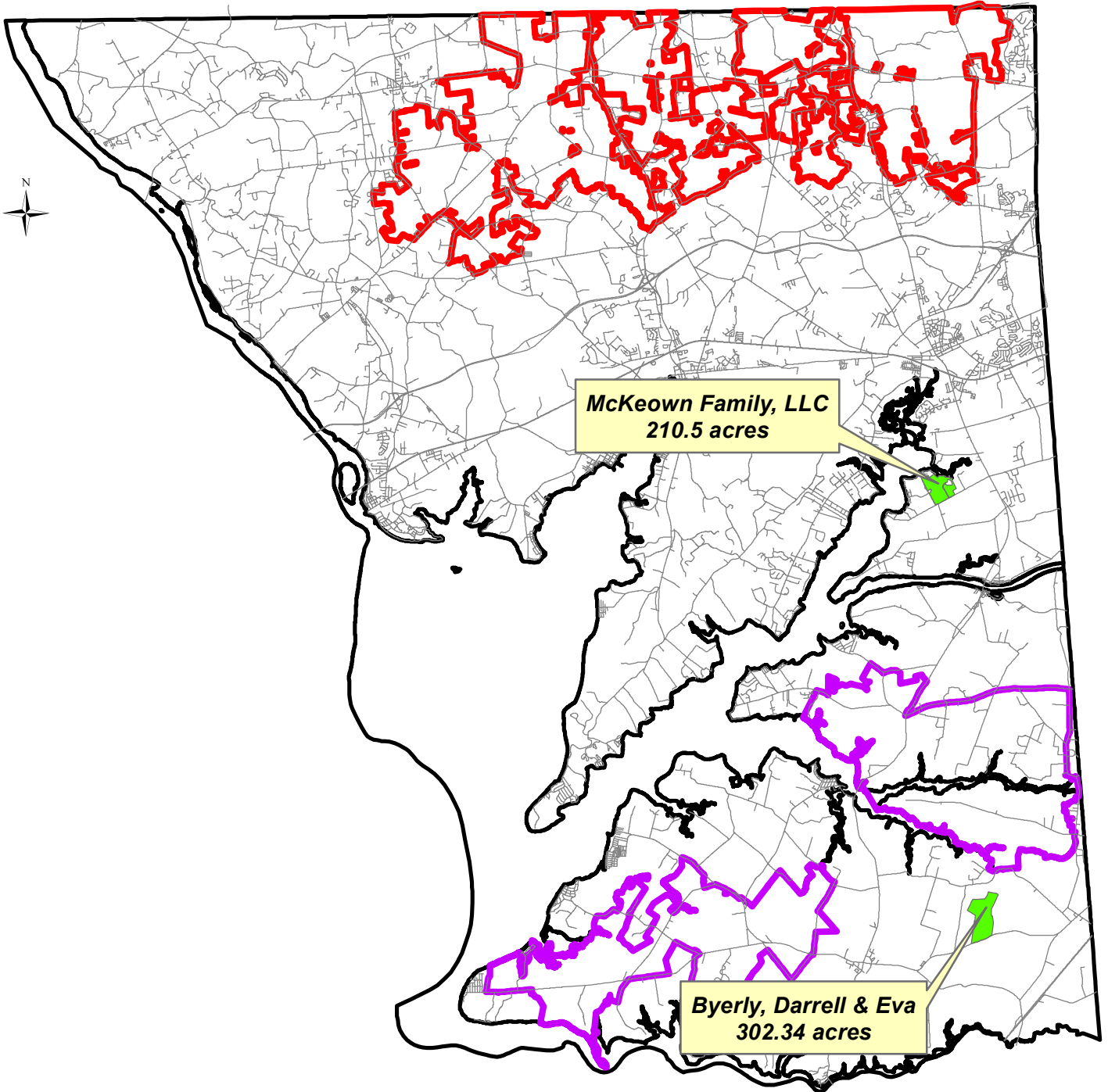





▲ Approved Rezonings (2020)

1. 2020-01 (Dvorak, Roger D. & Glendora)
2. 2020-02 (Cecil Real Properties, LLC)
3. 2020-03 (109-111 Providence Road, LLC)
4. 2019-04 (929 West Pulaski Hwy, LLC)
5. 2020-06 (Stanley Properties, LLC)

Cecil County
Dept. of Land Use & Dev. Services
January 11, 2021

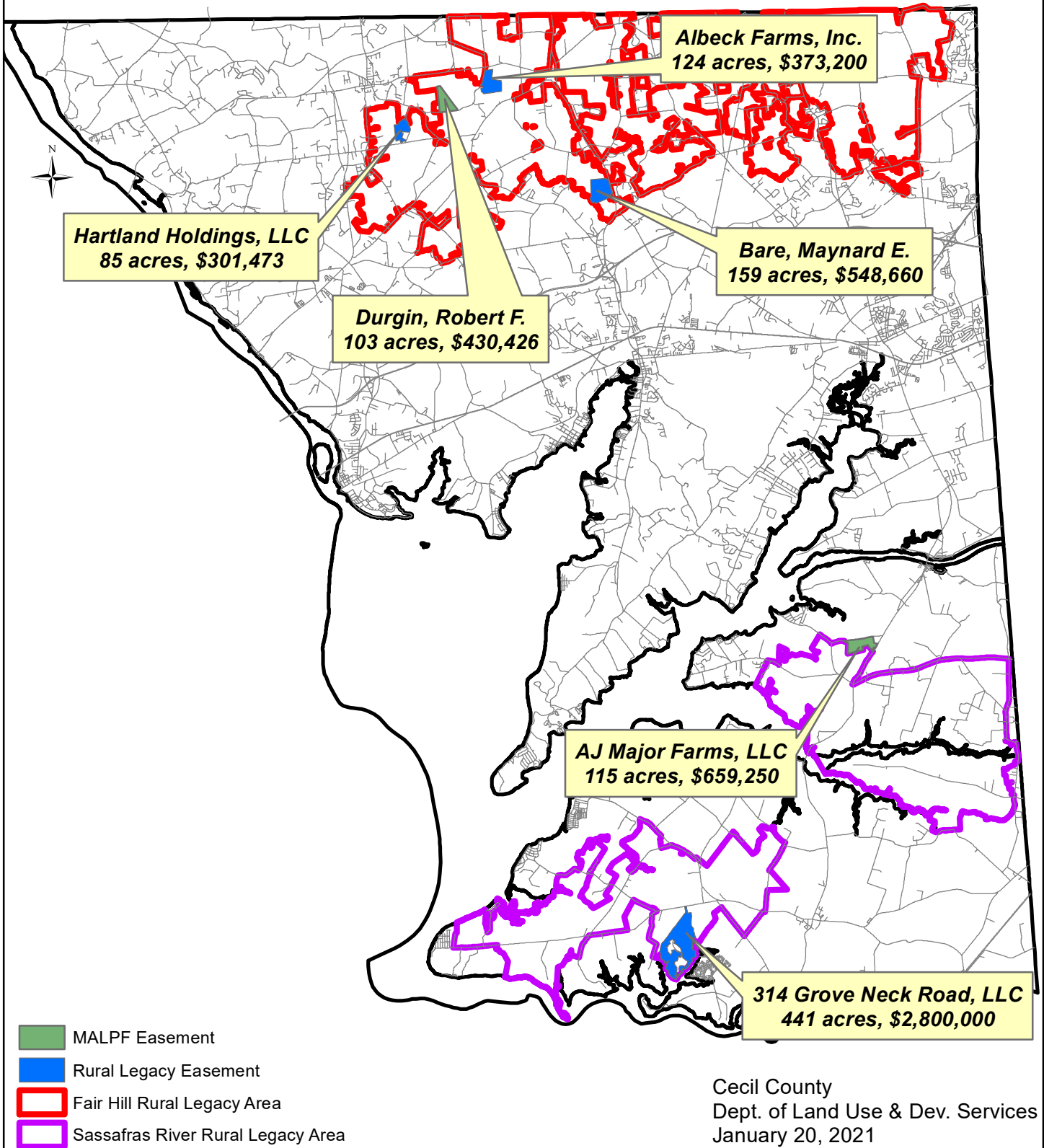
Protected Lands Districts Established in 2020



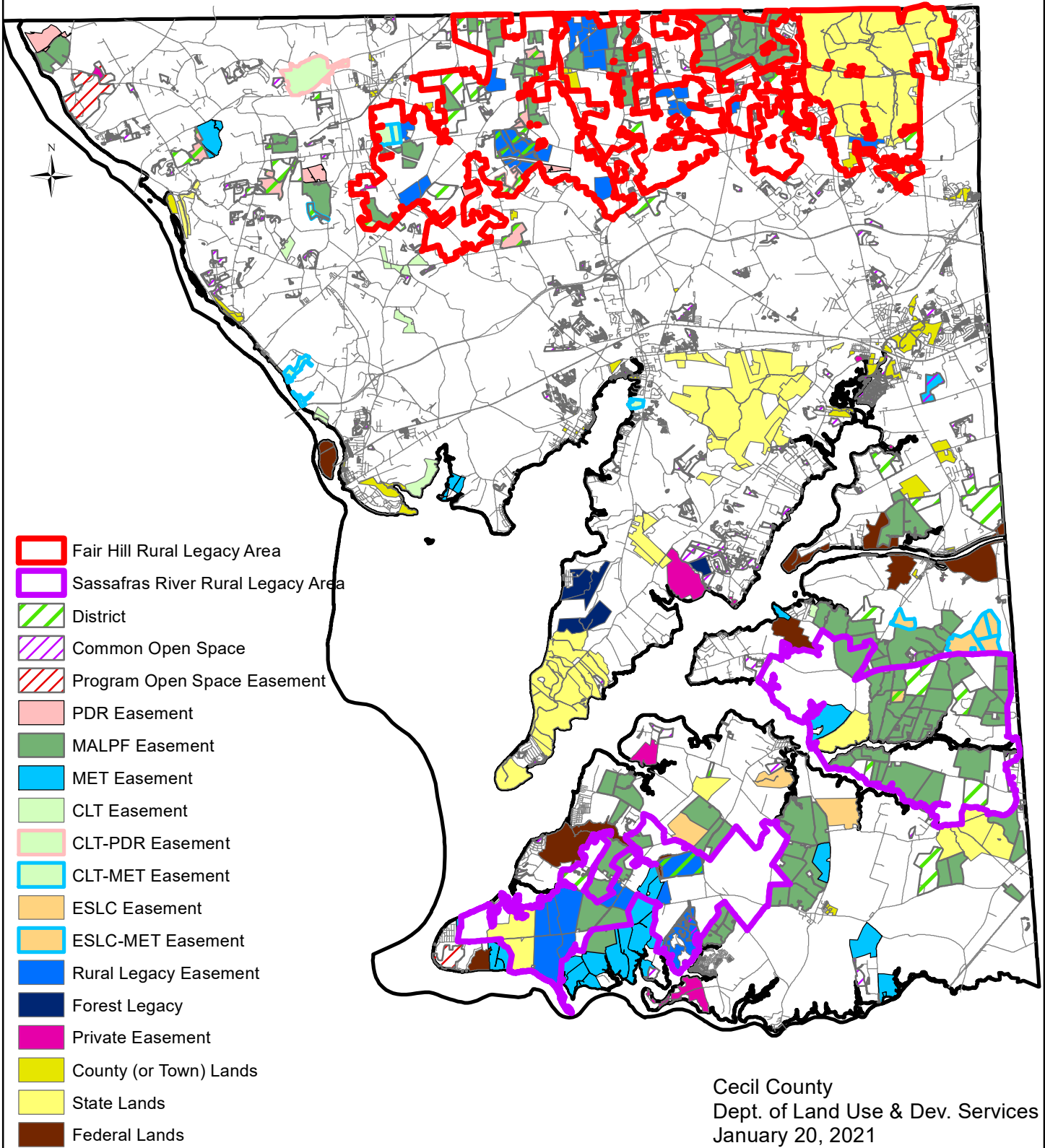
-  Districts established in 2020
-  Fair Hill Rural Legacy Area
-  Sassafras River Rural Legacy Area

Cecil County
Dept. of Land Use & Dev. Services
January 11, 2021

2020 Agricultural Preservation - Acreage preserved using local ag. preservation monies

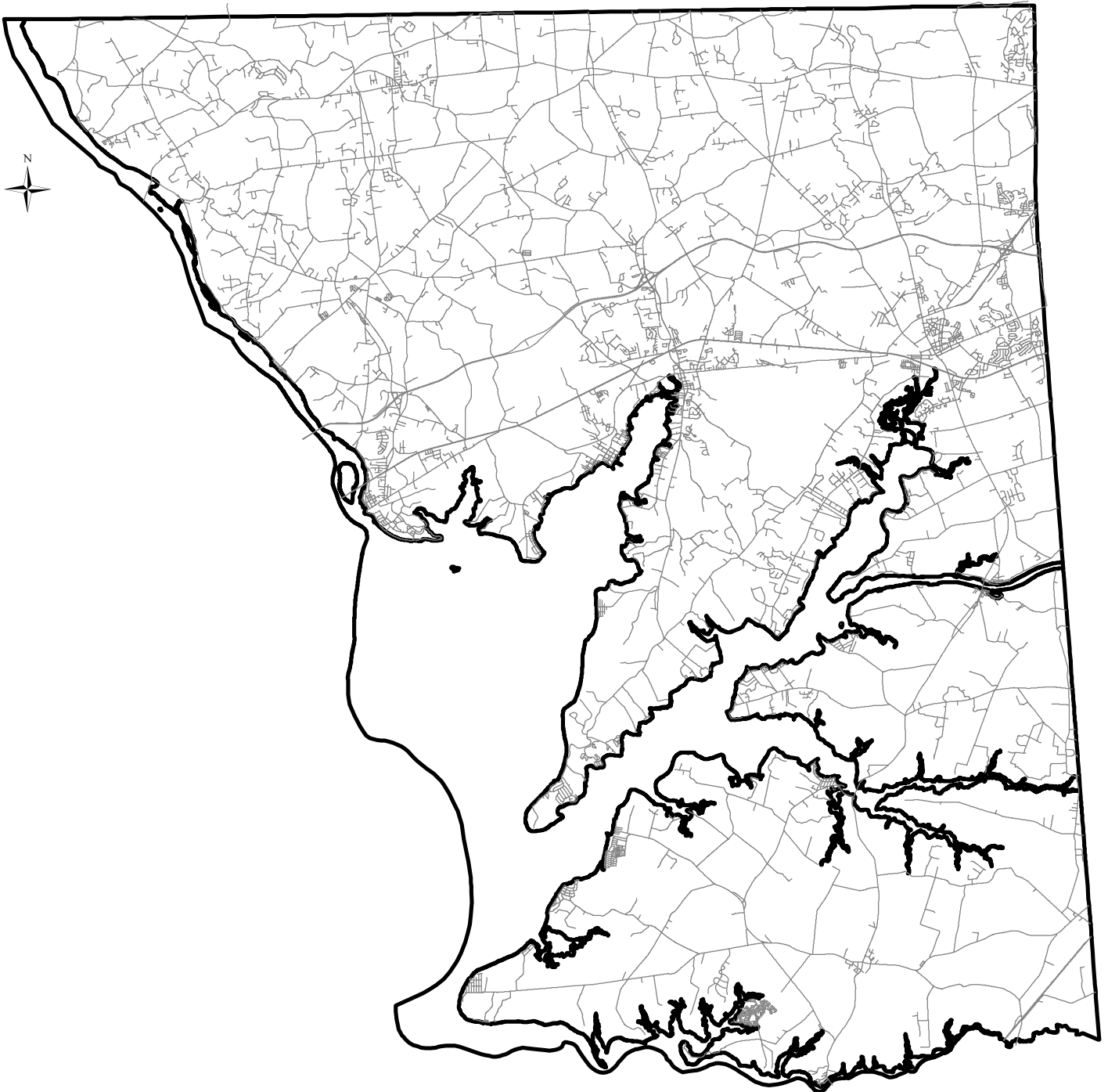


Cecil County Protected Lands



Cecil County
 Dept. of Land Use & Dev. Services
 January 20, 2021

2020 Established Historic Districts



No historic districts were established in 2020.

Cecil County
Dept. of Land Use & Dev. Services
January 11, 2021