

**REZONING APPLICATION**

DATE FILED: 9/16/15 PC MTG: 11/16/15  
AMT. PD: 250.00 COM.MTG:  
ACCEPTED BY: JS FILE NO: 2015-09  
CK# 17841

**APPLICANT INFORMATION**

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

C.I. Contractors, LLC & Maryland Beer Company, LLC  
APPLICANT NAME - please print clearly (additional names can be listed on page 2) PHONE NUMBER \_\_\_\_\_

72 Cherry Hill Road, Elkton, MD 21921 & 116 Landing Lane, Elkton, MD  
ADDRESS CITY STATE ZIP CODE

Received

**PROPERTY INFORMATION**

CRITICAL AREA? YES  NO

41 Cherry Hill Lane, Elkton, MD  
SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY .73 acre

03 011119 20 18 221  
ELEC. DISTRICT ACCOUNT# TAX MAP# BLOCK PARCEL LOT#

PRESENT ZONING: RR (Rural Residential) REQUESTED ZONING: B1 (Business Intensive)

PRESENT LAND USE DESIGNATION: Medium Density Resid. REQUESTED LAND USE DESIGNATION: Employment

PRESENT USE OF PROPERTY: vacant PROPOSED USE OF PROPERTY: Building

to house contractor equipment and an onsite beer brewery

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

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: one year

**REASON FOR REZONING REQUEST**

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

IF YES, PLEASE EXPLAIN: The parcel is one of two parcels that comprise a triangle formed by MD Route 213 (Singerly Road), Cherry Hill Road and Molitor Road. It is not suited for a rural residential use. See attached.

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD?  YES  NO

IF YES, PLEASE EXPLAIN: Since the 2011 Comprehensive Plan, Artesian Water Company acquired the CeCo water utility and has expanded public water services allowing for increased development potential in the area and making public water available to the property.

MISTAKE IN CHESAPEAKE BAY CRITICAL AREA LAND USE DESIGNATION OF JULY 5, 1988  YES  NO

IF YES, PLEASE EXPLAIN: N/A

ADDITIONAL COMMENTS (attached sheet if necessary): \_\_\_\_\_

**EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS**

**LIST THE NAME AND ADDRESSES OF ADDITIONAL APPLICANTS**

Dwight E. Thomey, 153 East Main Street, Elkton, Maryland 21921  
APPLICANT NAME (please print clearly) ADDRESS

\_\_\_\_\_  
APPLICANT NAME ADDRESS

\_\_\_\_\_  
APPLICANT NAME ADDRESS

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

Kevin Taylor, 72 Cherry Hill Road, Elkton, Maryland 21921  
OWNER NAME (please print clearly) ADDRESS

\_\_\_\_\_  
OWNER NAME ADDRESS


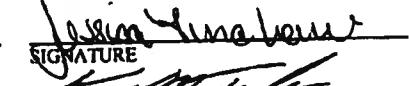
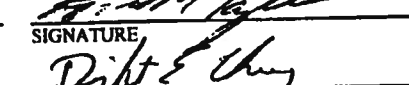

\_\_\_\_\_  
OWNER NAME ADDRESS

\_\_\_\_\_  
OWNER NAME ADDRESS

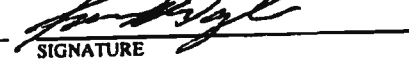
**CERTIFICATION - SIGNATURES**

I/We certify that the information and exhibits submitted are true and correct to the best of my/our knowledge and belief.

**APPLICANT(S):**

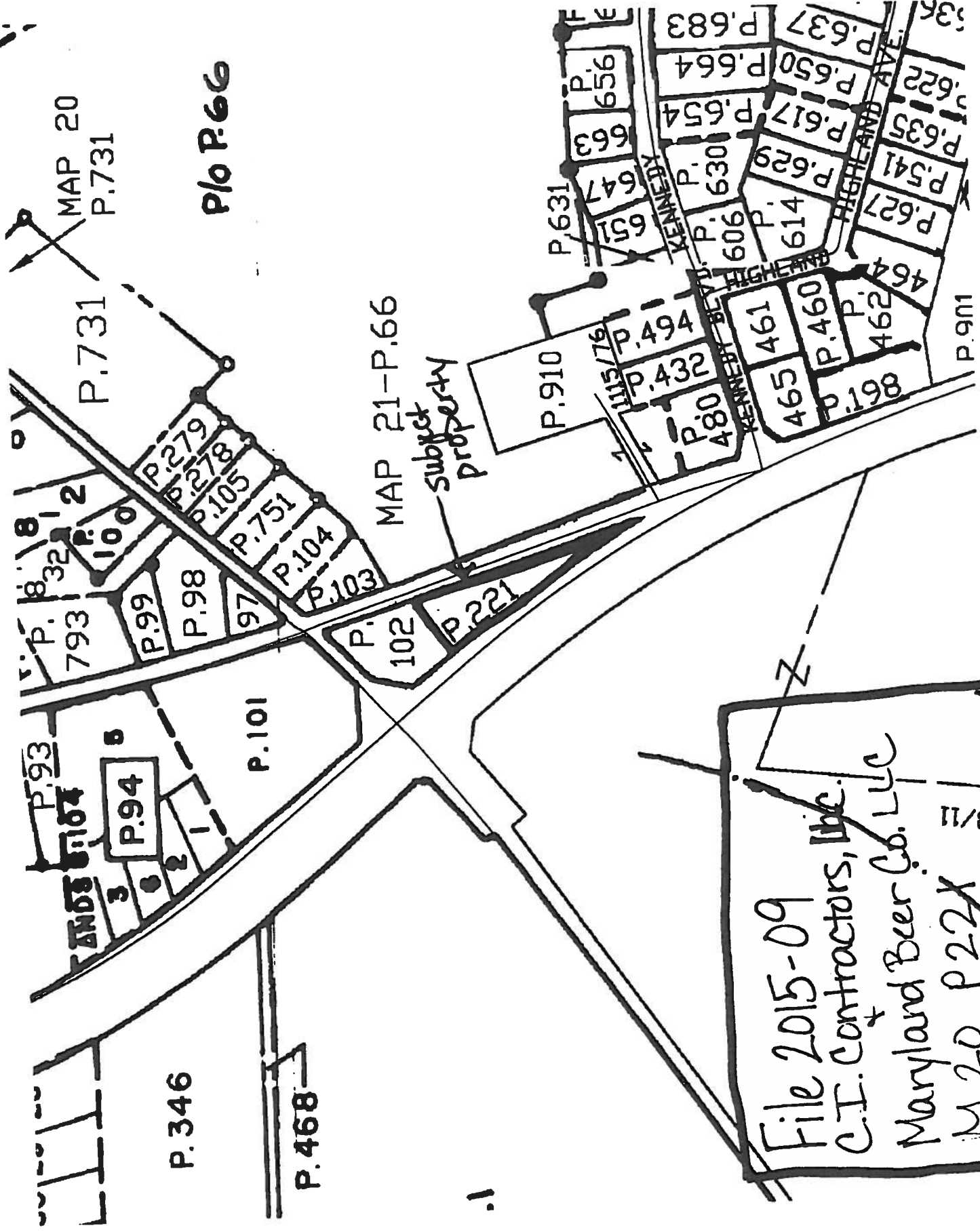
<u>Scott A. McCardell</u> PRINT NAME	<u></u> SIGNATURE	<u>9/15/15</u> DATE
<u>Jessica Finchan</u> PRINT NAME	<u></u> SIGNATURE	<u>9/15/15</u> DATE
<u>Kevin Taylor</u> PRINT NAME	<u></u> SIGNATURE	<u>9/15/15</u> DATE
<u>Dwight E. Thomey</u> PRINT NAME	<u></u> SIGNATURE	<u>9/15/15</u> DATE

**OWNER(S):**

<u>Kevin Taylor</u> PRINT NAME	<u></u> SIGNATURE	<u>9/15/15</u> DATE
_____ PRINT NAME	_____ SIGNATURE	_____ DATE
_____ PRINT NAME	_____ SIGNATURE	_____ DATE
_____ PRINT NAME	_____ SIGNATURE	_____ DATE

**Reason for Rezoning Request continuation:**

**This area generally consists of a mix of higher density residential and business uses such as a Gore Plant all within the Cherry Hill Village area. This area is served by public water and sewer.**



File 2015-09  
 C.I. Contractors, Inc.  
 Maryland Beer Co. LLC  
 M 20 P 22X

## REZONINGS

FILE NO: 2015-09

APPLICANT: Kevin M. Taylor

LOCATION: 41 Cherry Hill Road, Map 20, Parcel 221.

REQUEST: Rezone .73 acres from Rural Residential, (RR) to Business Intensive, (BI).

STAFF RECOMMENDATION: Approval, due to a demonstrated mistake in the 2011 Comprehensive Rezoning.

PLANNING COMMISSION RECOMMENDATION: Approval, due to a demonstrated mistake in the 2011 Comprehensive Rezoning.

## FINDINGS OF FACTS

NEIGHBORHOOD: The neighborhood is an area within 1/2 mile of the subject parcel. It is bordered by the Village of Cherry Hill to the north, residential & commercial land to the east, residential and agricultural land to the south, agricultural and residential land to the west.

CHANGES IN AREA: There have been no changes 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:	4,045	4,209	4.05 %

AVAILABILITY OF PUBLIC FACILITIES: Public sewer and a private water system are available to this parcel.

PRESENT AND FUTURE TRANSPORTATION AND TRAFFIC PATTERNS, CHARACTER, AND VOLUME: Present access is from Cherry Hill Road. Any future development would be subject to site plan approval.

COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT IN THE AREA: Proposed rezoning should be compatible with existing and proposed development.

COMPATIBILITY WITH THE INTENT OF THE COMPREHENSIVE PLAN: This property is located in the Medium Density Growth Area. The MDGA is intended to provide for development on the periphery of the Designated Growth Area. MDGA's may contain commercial uses mostly at moderate intensities.

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

