

2015 ANNUAL REPORT CECIL COUNTY, MARYLAND



PREPARED BY: CECIL COUNTY PLANNING & ZONING
FOR THE 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 Planning Commission prepare, adopt, and file an annual report with the legislative body. This document has been prepared by the Cecil County Office of Planning & Zoning to satisfy this requirement.

The format and content of this report cover the development activity that has occurred in Cecil County during calendar year 2015. This activity includes major and minor subdivisions, rezoning, 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.

It should be noted that 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 2015 these changes were consistent with the above mentioned items. The implementation of the goals and objectives of the Comprehensive Plan has proven to be a success as has the process to refine the supporting documents and programs.

The Office of Planning & Zoning continued to process a steady workload in 2015 as many of the tasks this office regularly engages in maintained robust levels of activity. This office's 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 presented this office with a number of challenging and varied assignments.

Major Subdivisions – During 2015, the Cecil County Planning Commission approved or granted extensions for seventeen major subdivision plats.

The Planning Commission reviewed five final major subdivision applications, four of which were granted final approval. The approved final plats created a combined total of 66 new lots. The Planning Commission approved three new concept plats and two new preliminary plats. Additionally, two previously approved concept plats and three previously approved preliminary plats were granted extensions by the Planning Commission.

Following the adoption of Cecil County Council Bill 2015-12, preliminary and concept plats requesting extensions after October 19, 2015 can do so via the Director of Planning & Zoning. Two preliminary plats were granted extensions under this provision. No concept plats were granted extensions under this provision.

Election District 5 was the most active in terms of plats reviewed by the Planning Commission with one final plat approval, one preliminary plat approval, three concept plat approvals, and one concept plat extension. All new lots in Election District 5 were created in the Charlestown Crossing major subdivision. Overall, of the 66 new lots receiving final approval from the Planning Commission, 92% (61 of 66) are located within the County's growth area.

Minor Subdivisions – The Office of Planning & Zoning approved 29 minor subdivisions in 2015. Eleven of the approved subdivisions created 12 lots, including two agricultural transfers that created two lots solely for agricultural purposes. The remainder of approvals were add-ons or lot line adjustments. The most active election district was Election District 4 with six approvals creating four lots.

Site Plans – A total of four site plans were approved by the Office of Planning & Zoning for commercial, industrial, or institutional development in 2015.

Historic District Applications – The Historic District Commission and the Planning Commission did not make any recommendations on nominations for historic designation in 2015.

Rezonings – The Planning Commission made recommendations on nine rezoning requests. Six rezoning requests were eventually approved by the County Council, one was disapproved by the County Council, and two were withdrawn.

Agricultural Preservation – In 2015, 476.876 acres of land were placed into some form of agricultural protection. This protection includes 476.876 acres of preservation districts spread over four properties, and another four properties were made easement offers, but as of the close of 2015, none of the four easement offers have gone to settlement. To date, a total of 26,383.19 acres in Cecil County have been preserved solely for agricultural purposes. Including protected lands preserved for other purposes, 51,932.99 acres (23.28% of the County's total land area) are within some form of preservation program.

Special Exceptions – The Planning Commission and Board of Appeals heard 28 requests for special exceptions in 2015. The Board of Appeals approved 24 applications.

Variations & Appeals – The Board of Appeals heard 12 requests for variations in 2015. The Board approved 11 requests. One appeal of an administrative decision was heard in 2015, and the Board affirmed said decision.

Building Permits – The Office of Planning & Zoning reviewed 113 building permits for new dwellings in 2015 (An additional 21 building permits for new dwellings were reviewed by the incorporated towns). Six new dwellings were in the Chesapeake Bay Critical Area. The estimated value of all construction was \$26.91 million. There were 500,492 square feet of residential space constructed in 2015. 76.1% (102 out of 134) of the building permits issued were in the designated growth area.

Zoning Violations – The Office of Planning & Zoning investigated 206 zoning complaints in 2015. These investigations revealed 148 violations.

THE CECIL COUNTY PLANNING COMMISSION

2015 Members:

Mr. B. Patrick Doordan, Chairman

Mr. Geoffrey Doyle *

Mr. A. Chad Johnston

Mr. Bill Miners

Mr. Thomas Mullen, Alternate

Mr. Roger Persons *

Mr. Wyatt Wallace

Mr. Kennard Wiggins

Hon. Joyce Bowsbey, Ex-officio

Mr. Victor Randolph Jackson – Legal Counsel

*Partial Year

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

2015 Members:

Mr. David Willis, Chairman *

Mr. Mark Saunders, Chairman

Mr. Brad Carillo

Mr. James Eder

Mr. Mike Linkous

Mr. Brandon D. Witt*

Mr. Cecil Shannon Whitley, Alternate

Mr. Cameron Brown – Legal Counsel

*Partial Year

The Board of Appeals is appointed by the County Executive. The Board serves as a citizen review board for administrative decisions of the Office of Planning & Zoning. The Board also acts as a quasi-judicial body which 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 LAND PRESERVATION BOARD

2015 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 Commissioners 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 the Maryland Agricultural Land Preservation Foundation 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.

Meetings: The Board meets the 2nd Thursday of the month, by request of the Office of Planning and Zoning or Board members.

THE CECIL COUNTY HISTORIC DISTRICT COMMISSION

2015 Members:

Ms. Patricia Folk, Chairperson

Mr. Michael W. Dawson

Mr. Milt Diggins

Mr. Mike Dixon

Ms. Audrey Edwards

Mr. Ron Edwards

Ms. Nancy Simperts

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

2015 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.

PLANNING & ZONING

2015 Staff:

Eric S. Sennstrom – Director

Jennifer Bakeoven – Administrative Assistant

David R. Black, AICP – GIS Coordinator

Jason M. Boothe – Planner I

Anthony Di Giacomo, AICP – Principal Planner

Clifford I. Houston – Zoning Administrator

Joseph Johnson – Resource Plans Reviewer

Curtis McCardell – Code Compliance Inspector

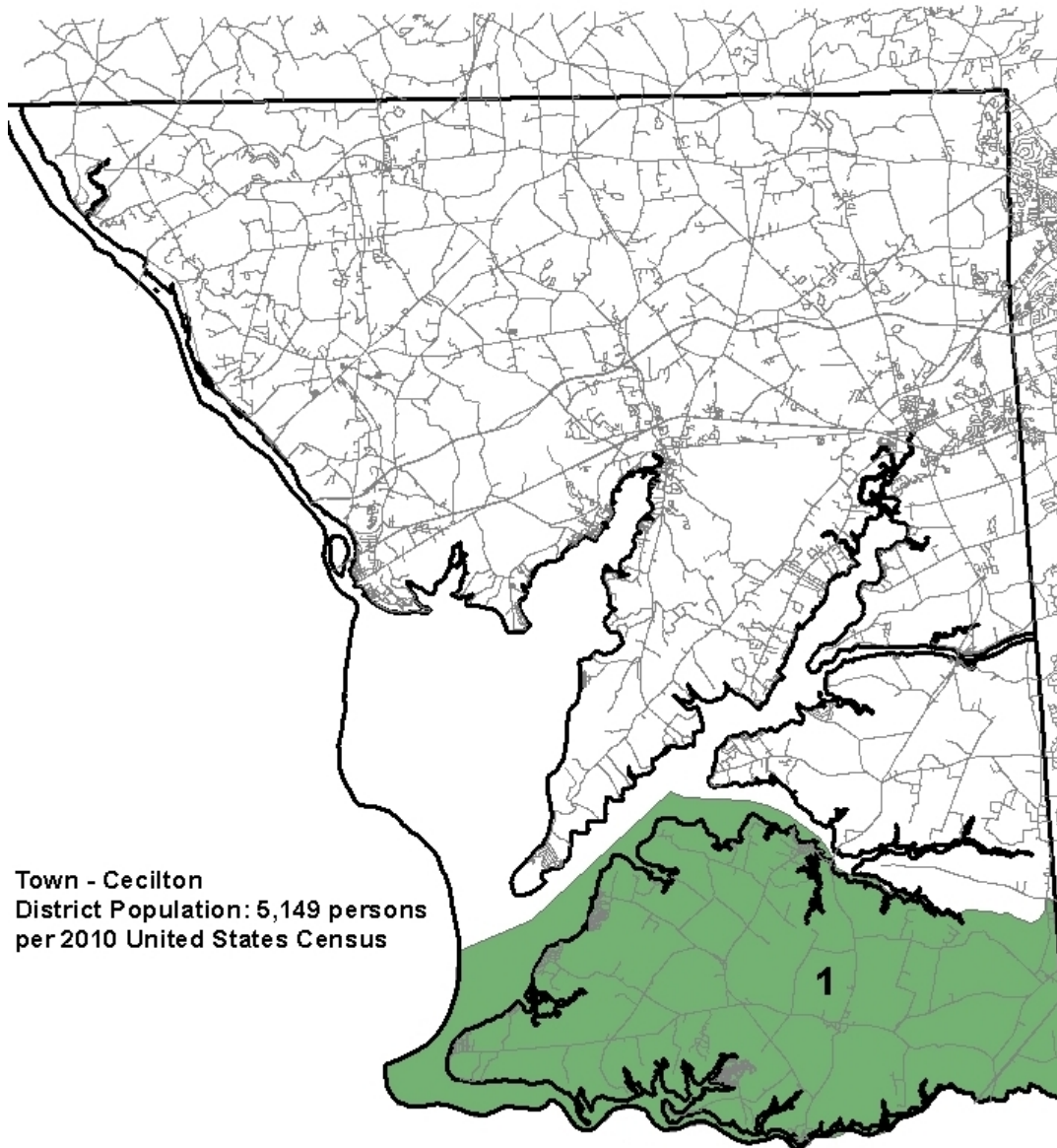
Stephen O'Connor, AICP – Plans Reviewer II

Amanda Paoletti – Plans Reviewer

This office provides staff support to the County Executive, Planning Commission, Board of Appeals, Agricultural Preservation Advisory Board, Historic District Commission, County Council, as well as other boards and commissions. Additionally, this office 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



No minor subdivisions were approved.

No concept plats were approved.

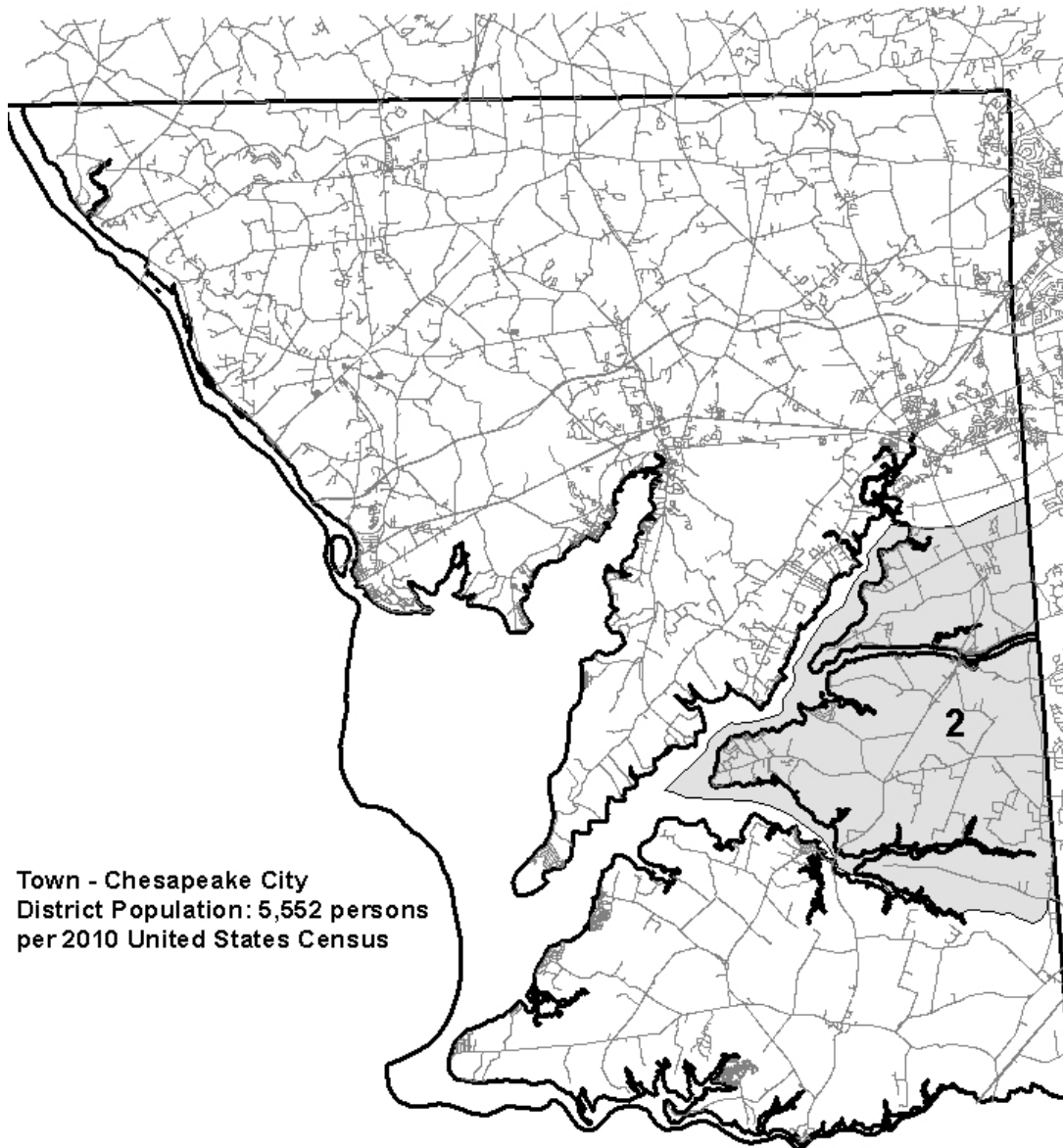
One preliminary plat extension was approved.

No final plats were approved.

No site plans were approved.

One building permit was issued for residential construction with an estimated value of \$562,500.

Election District #2 - Chesapeake City



Five minor subdivisions created no new lots (all were lot line adjustments).

No concept plats were approved.

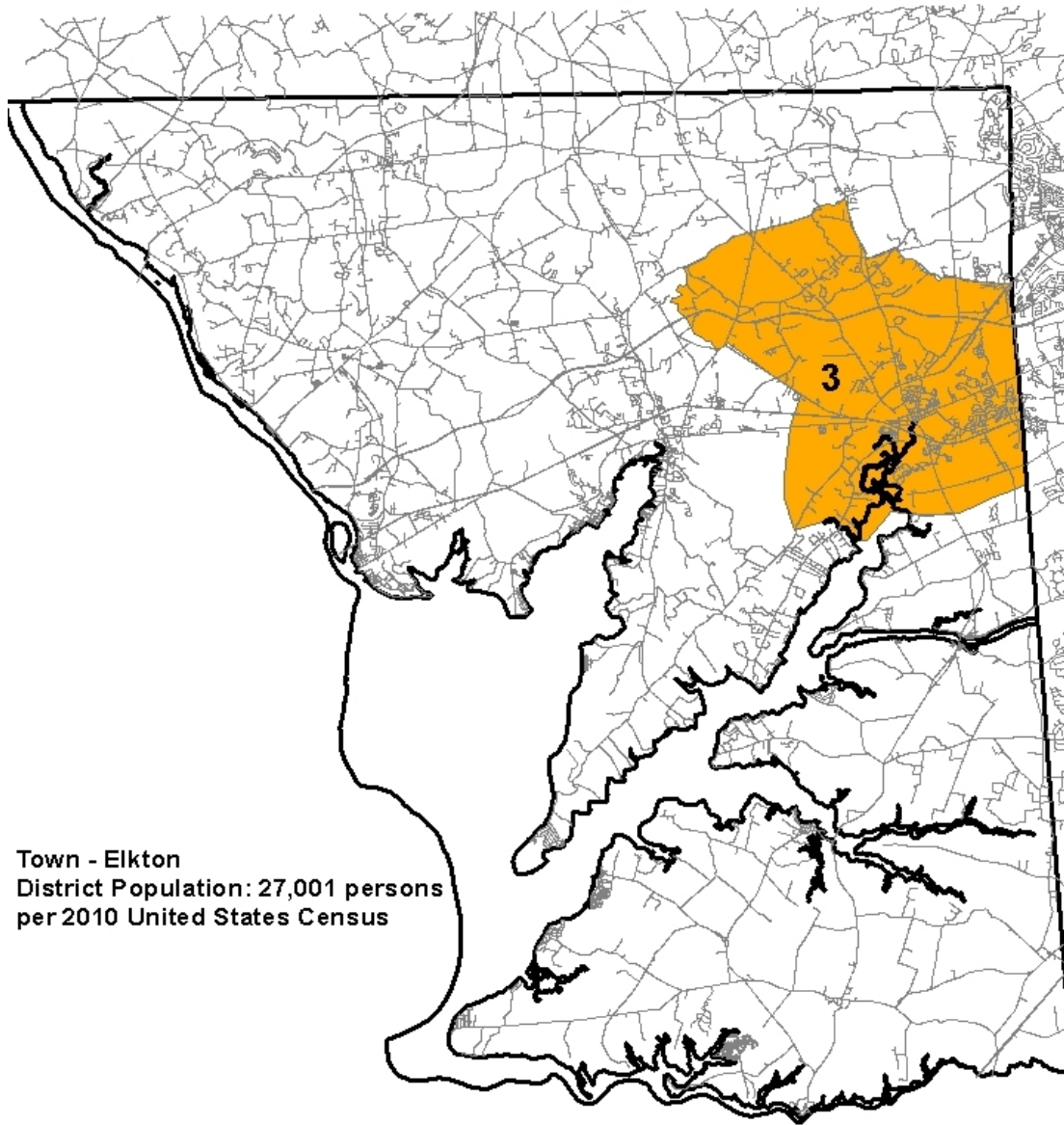
No preliminary plats were approved.

No final plats were approved.

No site plans were approved.

Four building permits were issued for residential construction with an estimated value of \$1,219,320.

Election District #3 - Elkton



Two minor subdivisions created one new lot.

No concept plats were approved.

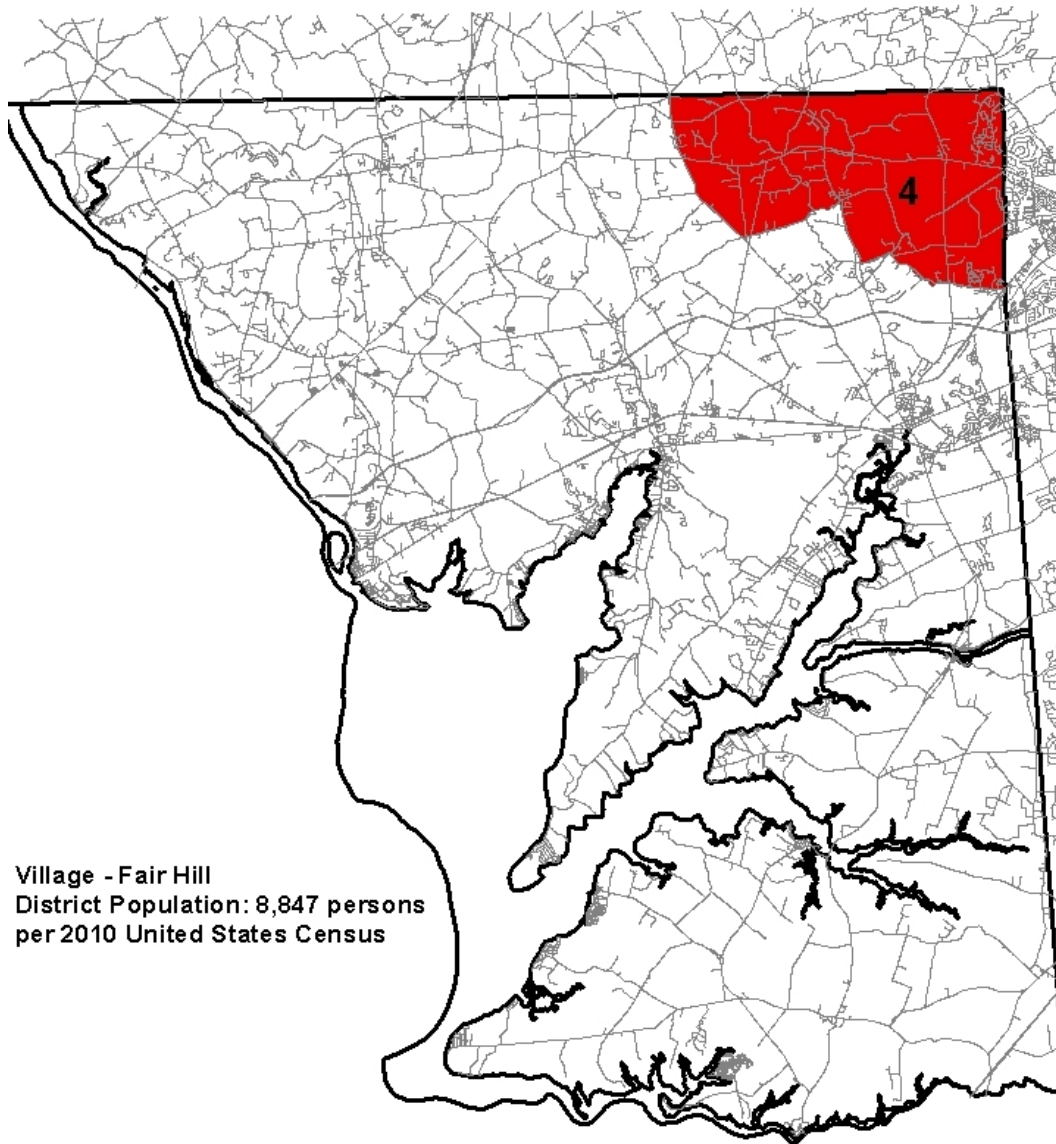
Two preliminary plat extensions were approved.

One final plat (24 lots) was approved.

Two site plans were approved.

39 building permits were issued for residential construction with an estimated value of \$5,155,840.

Election District #4 - Fair Hill



Six minor subdivisions created four new lots.

One concept plat extension was approved.

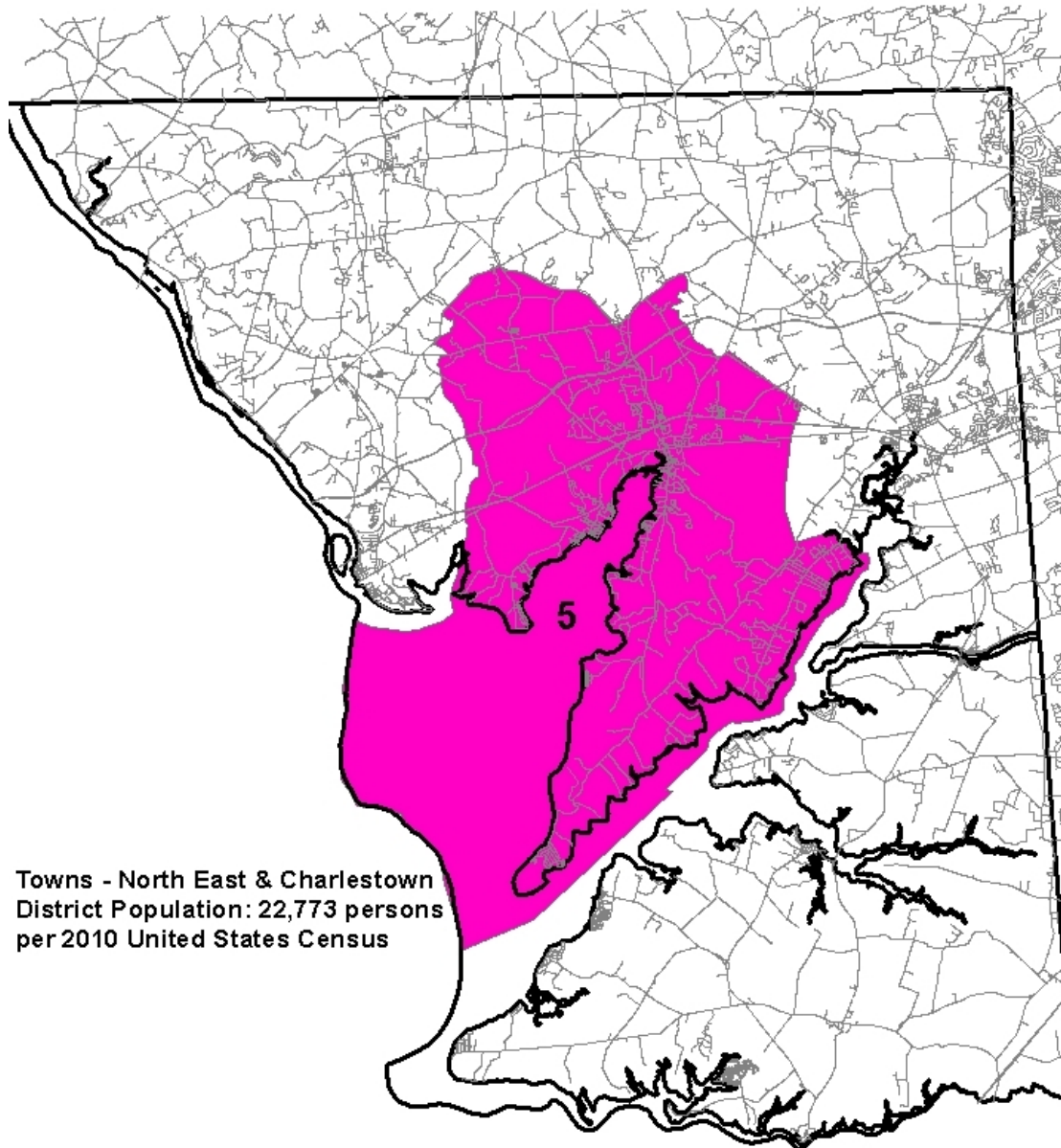
One preliminary plat, and one preliminary plat extension, was approved.

No final plats were approved.

No site plans were approved.

Seven building permits were issued for residential construction with an estimated value of \$2,494,740.

Election District #5 - North East



Eight minor subdivisions created three new lots.

Three concept plats, and one concept plat extension, were approved.

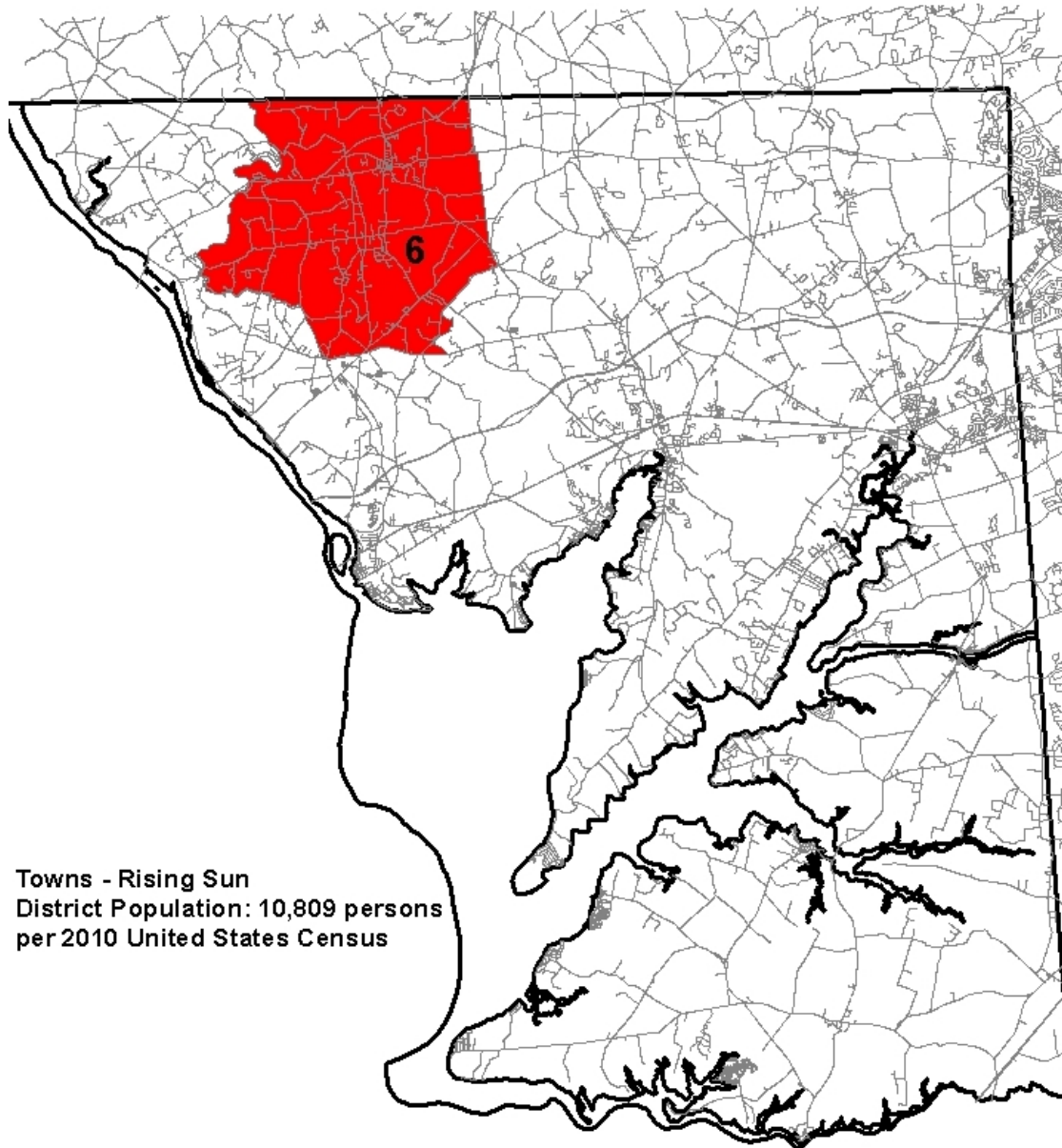
One preliminary plat was approved.

One final plat (37 lots) was approved.

One site plan was approved.

65 building permits were issued for residential construction with an estimated value of \$12,460,241.

Election District #6 - Rising Sun



Three minor subdivisions created two new lots.

No concept plats were approved.

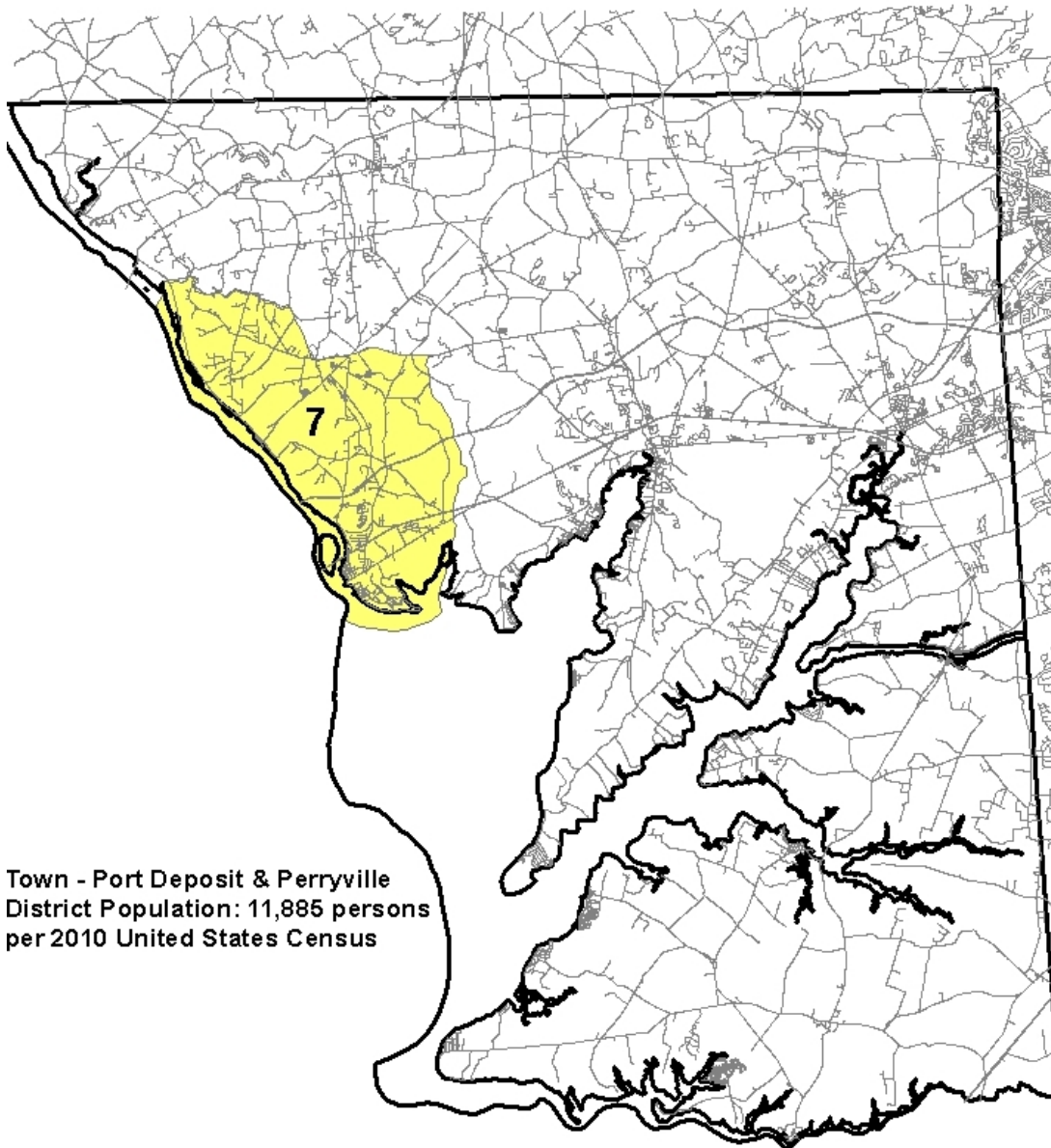
One preliminary plat extension was approved.

No final plats were approved.

No site plans were approved.

Five building permits were issued for residential construction with an estimated value of \$1,730,820.

Election District #7 - Port Deposit



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

One minor subdivision created one new lot.

No concept plats were approved.

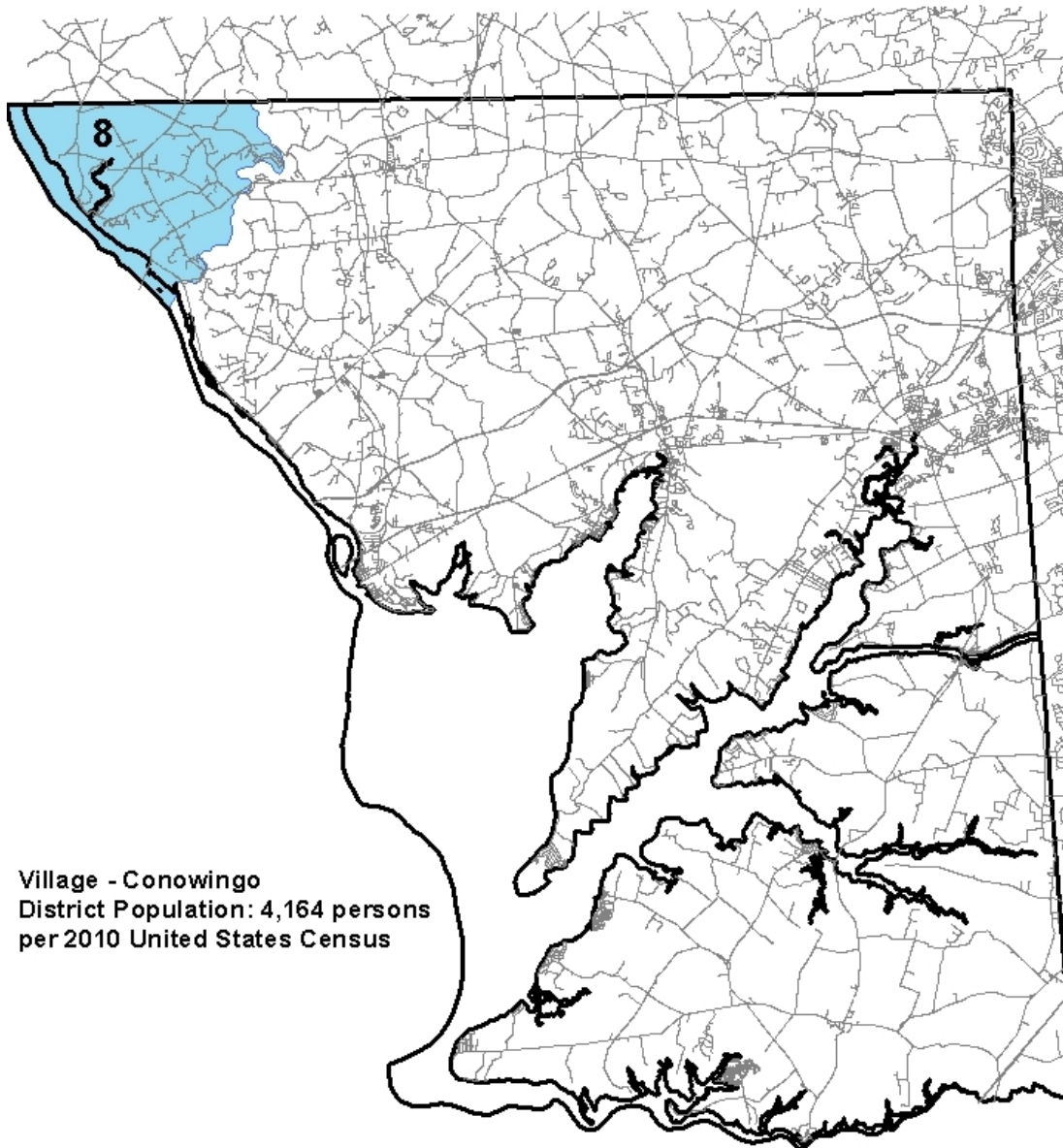
One preliminary plat extension was approved.

No final plats were approved.

No site plans were approved.

Seven building permits were issued for residential construction with an estimated value of \$1,578,840.

Election District #8 - Conowingo



Two minor subdivisions created one new lot.

No concept plats were approved.

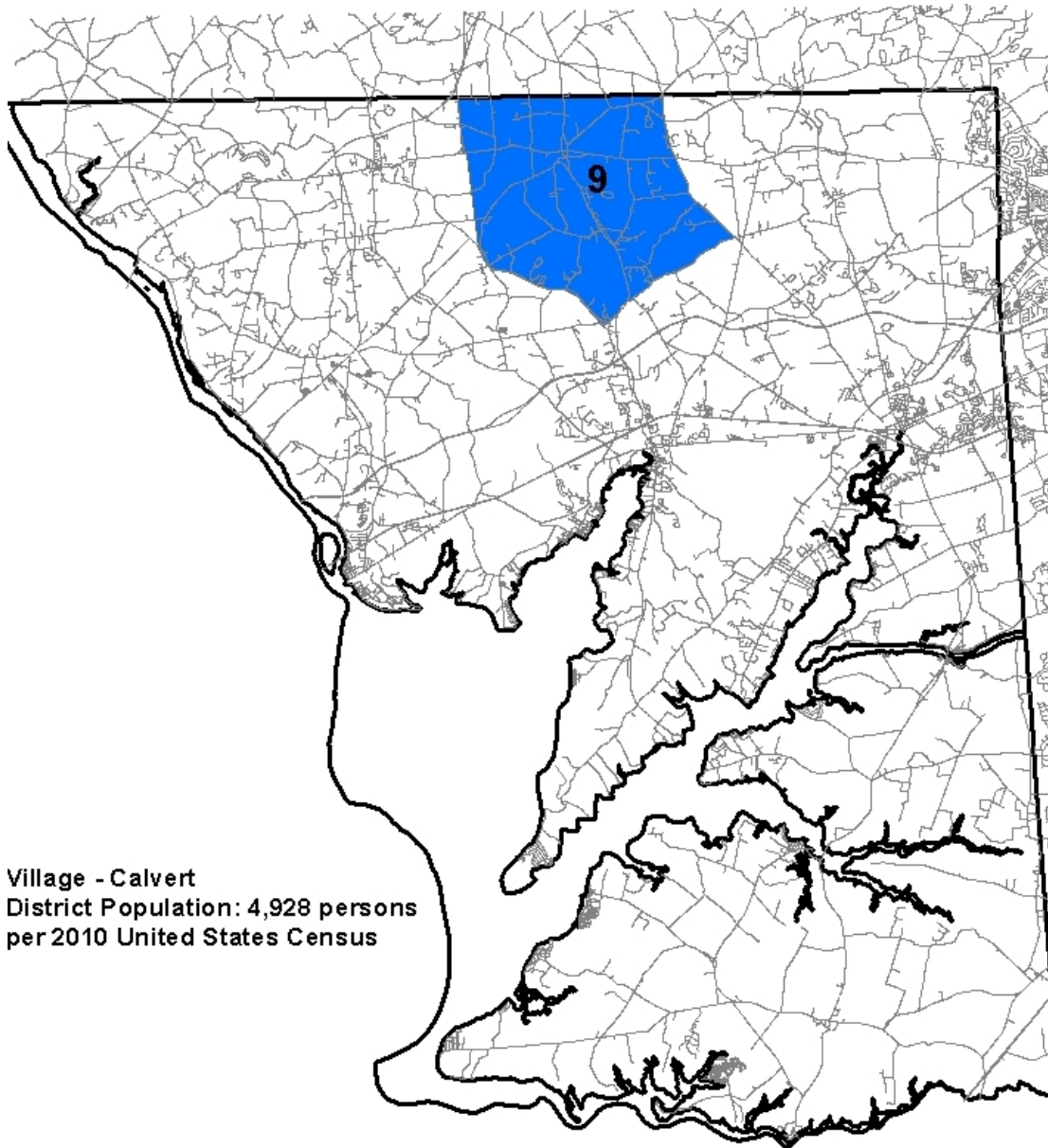
No preliminary plats were approved.

No final plats were approved.

One site plan was approved.

Two building permits were issued for residential construction with an estimated value of \$414,240.

Election District #9 - Calvert



Two minor subdivisions created no new lots (all were lot line adjustments).

No concept plats were approved.

No preliminary plats were approved.

Two final plats (5 lots) were approved.

No site plans were approved.

Four building permits were issued for residential construction with an estimated value of \$1,301,520.

Applications Processed

In 2015, seventeen major subdivision plats were approved or granted extensions by the Cecil County Planning Commission. The Planning Commission reviewed four final major subdivision plats, all of which were granted approval. One final plat was withdrawn from consideration prior to review by the Planning Commission. All of the final major subdivision plats created new lots, for a total of sixty six new lots created. The Planning Commission approved two preliminary plats and three concept plats. One revised concept plat submitted to the Planning Commission for review was denied. Five previously approved preliminary plats and two previously approved concept plats were granted extensions by the Planning Commission. The Fifth Election District was the most active in terms of plats reviewed by the Planning Commission with one final plat approval (creating 37 new lots), one preliminary plat approval, four concept plat approvals, and the granting of one concept plat extension. The Fifth Election District also had the majority of new lots created with thirty seven. Fifty percent of all final plat approvals (two out of four) granted by the Planning Commission occurred within the County's growth area.

Following the adoption of Cecil County Council Bill 2015-12, preliminary and concept plats requesting extensions after October 19, 2015 can do so via the Director of Planning & Zoning. Two preliminary plats were granted extensions under this provision. No concept plats were granted extensions under this provision.

The Office of Planning & Zoning approved twenty nine minor subdivisions in 2015. Of the minor subdivisions approved, eleven of the approved subdivisions created new lots for a total of twelve lots. This includes two agricultural transfers creating one lot each (for a total of two lots) and two subdivisions initiated by actions of the Courts, creating one lot each (for a total of two lots). The remainder of the approvals were add-ons or lot line adjustments. The Fifth Election District had the largest number of approved minor subdivisions with eight approvals creating three new lots. The Fourth Election District had the greater number of new lots approved with four lots created from six minor subdivisions.

The Office of Planning and Zoning also approved twelve administrative reviews of recorded major subdivisions or record plats. Eleven of these reviews consisted of lot line adjustments or add-ons, with one creating a new lot through an action of the courts.

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 2015, the Cecil County Planning Commission approved the following major subdivision applications.

Final Plat

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Pines at Cherry Hill, Section 3, Lts 35-56 & 89-90	3	VR	24	MGA
John A. & Bonnie L. Peoples, Lots 5, 6, & 7	9	NAR	3	RCD
Charlestown Crossing, Phase 1C, Townhouses, Lots 1-37	5	ST	37	MGA
Kirks Mill Manor, Resubdivision, Phase III, 2 Lots	9	NAR	2	RCD

Preliminary Plat

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Chestnut Point Estates Manufactured Home Park Section 1, 54 Sites	5	MH, MB LDR	54 Sites	LGA
West Creek Village Replace 48 Apt Units with 20 Townhomes	4	UR	666 APTS 210 TH	MHGA

Concept Plat

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Turkey Point Properties. 27 Units	5	LDR	27 Units	LGA
The Chesapeake Club, Lots 1-5	5	RM	5	HGA
Charlestown Crossing Phase II – Apartments, 92 Units	5	RM	92 APT Units	MGA

In 2015, the Cecil County Planning Commission granted extensions or revisions the following major subdivision applications.

Revision after Approval

No plats were approved that proposed revisions to a previously approved Final Plat.

Preliminary Plat - Extension

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Liberty Grove Reserve, Lots 1 - 10	6	NAR	10	RCD
Bayline Estates (f/k/a Butlers Crossing) Section 3, Lots 13 - 19	1	SAR	7	RPD
Warwick Orchards Sites 1-74	7	MH / BG	74 Sites	LGA
West Creek Village 904 Units	4	UR	714 APTS 190 TH	MHGA
Baldwin Mill Lots 1-254	3	ST / M2	254	MGA & MED

Concept Plat - Extension

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Lands of Montgomery - Cecil Limited Partnership Lots 1 - 148	5	DR	148	HGA
Sun Valley Estates	4	ST	26	MGA

On October 19, 2015 a change to the Cecil County Subdivision Regulations was implemented (via Bill No. 2015-12) that allows the Director of Planning and Zoning to grant Extensions to Concept and Preliminary Plats through an administrative action, no longer requiring the approval of the Planning Commission. Since October 19, 2015 the following plats were granted extensions via administrative action.

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
Baldwin Mills	Preliminary Plat	10/12/2015	Granted	10/19/2015	10/31/2017
Charlestown Crossing	Preliminary Plat	11/2/2015	Granted	11/2/2015	11/30/2017

In 2015, the Cecil County Office of Planning and Zoning approved the following revisions of recorded Major Subdivisions and/or pre-1976 Record Plats.

Subdivision Name	ED	Zoning	Number of Lots	Land Use
Triumph Industrial Park Resubdivision, Lot 5A	3	M2	0	EMP
Lnds of Able Gamboa & The Estate of Paul Soo, Et Al (Case# 07-C-13-002021) ¹	5	NAR	1	RCD
Woodland Hills Resubdivision, Lts 14 & 15	3	RR	0	RCD
Green Ridge Resubdivision, Lts 2 & 4-1	4	LDR	0	LGA
West View Shores Resubdivision, P 24, 53, 66 & 141	1	RR	0	RPD
West View Shores Resubdivision, P 69 & 82 - 84	1	RR	0	RPD
Hocker, Richard & Andrea (Lnds of) Resubdivision, Lts 1A & 2B	5	NAR	0	RCD
Dorado Meadows Resubdivision, Lots 1 & OS	9	NAR	0	RCD
St. Johns Manor West Resubdivision, Lts 8-10	5	RR	0	RCD
Lands of Lamonica Resubdivision, Lts 1 & 16	3	RM	0	HGA
King, Ronald & Sara (Lnds of) Resubdivision, Lts 1 & 2	6	NAR	0	RCD
Grier, Robert & Kathleen (Lnds of) Resubdivision, Lt 1A & RL	5	NAR	0	RCD

¹ Exempt from Subdivision Regulations per Section 2.1.3(2) of the Cecil County Subdivision Regulations – An Action of the Courts.

Minor Subdivisions

In 2015, the Office of Planning & Zoning approved the following minor subdivision applications.

Applicant Name	Elec. District	ZONING	LANDUSE	LOTS
Smith, Randall T. Jr & Courtney C.	7	NAR	RCD	1
Dean, Charles & Vaccarini. Gulio	5	NAR	RCD	0
Perry, James AND Rasnake. Beecher & Edith	5	RM	MHGA	0
Benham, Jean T. ²	6	ST	MGA	1
Hammond, Harry E. & Roberta B.	4	NAR	RCD	2
Willis, David S. Jr & Amy S. ²	4	NAR	RCD	1
Dawkins, Lambert & et al	2	RR & NAR	RCD	0
Nemec, Mark W.	3	RM	HGA	0
Reynolds Manor Farm, LLC	6	ST & TOWN	MGA	0
Fink, Robert & Donald ³	4	RR	RCD	1
Hornberger & Skibinski	2	RR	RPD	0
Hornberger & Martin	2	RR	RPD	0
Conklin, Howard R. & Pamela C.	8	NAR	RCD	0
Toy-Thym Farm Partnership ³	5	NAR	RCD	1
Powell, Robert A. Jr. & Wirt, Beth Ann	5	LRD	LGA	0
Eldreth, Marcia D	6	NAR	RCD	1
Combs, Rosalee & Et Al	9	NAR	RCD	0
Cloverland Farms Dairy & Montgomery Brothers Inc.	5	BI	HGA	0
Watkins (Est of), Bentley & Chambers	4	LDR	LGA	0
Cooke, John S. & Darlys O. ²	3	LDR	LGA	1
Old Dominion Electric Cooperative & Essential Power Rock Springs, LLC	8	NAR	RCD	1
Fink, Robert ³	4	RR	RCD	0
Naggie, David & Marybeth	5	LDR	LGA	1
Waters, James II & Barbara	5	NAR	RCD	1
Palm, Edwin H Jr. & Candice R AND Shivery, Kevin W. & Stephanie L.	9	NAR	RCD	0
McDonald, Kenneth B. Sr. - Trust & Battles, Thomas & Susan	2	SAR	RPD	0
McDonald, Kenneth B. Sr. - Trust	2	SAR	RPD	0
Nonn, Rosalee G. (Est of)	4	LDR	LGA	0
Gregg, Robert G.	5	BG	HGA	0

² Exempt from Subdivision Regulations per Section 2.1.3(1) of the Cecil County Subdivision Regulations – Agricultural Subdivision.

³ Exempt from Subdivision Regulations per Section 2.1.3(2) of the Cecil County Subdivision Regulations – An Action of the Courts.

Applications Processed - Election District

Major Subdivisions

Final Approvals (Planning Commission)	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	0	0	0
	2	0	0	0
	3	1	24	36.36
	4	0	0	0
	5	1	37	56.06
	6	0	0	0
	7	0	0	0
	8	0	0	0
	9	2	5	7.58
	Total	4	66	100

Final Approvals (Administrative Review)	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	2	0	0
	2	2	0	0
	3	3	0	0
	4	1	0	0
	5	4	1	100
	6	1	0	0
	7	0	0	0
	8	0	0	0
	9	1	5	0
	Total	14	1	100

Minor Subdivisions

Approved Minors	Election District	Number of Plats	Number of Lots	Percentage of Lots
	1	0	0	0
	2	5	0	0
	3	2	1	8.33
	4	6	4	33.33
	5	8	3	25.00
	6	3	2	16.67
	7	1	1	8.33
	8	2	1	8.33
	9	2	0	0
	Total	29	12	100

Applications Processed - 2010 Land Use Districts

Major Subdivisions

Final Approvals (Planning Commission)	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	2	5	7.58
	RPD	0	0	0
	LGA	0	0	0
	MGA	2	61	92.42
	MHGA	0	0	0
	HGA	0	0	0
	RMU	0	0	0
	EMU	0	0	0
	EMP	0	0	0
	MED	0	0	0
	Total	4	66	100

Final Approvals (Administrative Review)	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	7	1	100
	RPD	4	0	0
	LGA	1	0	0
	MGA	0	0	0
	MHGA	0	0	0
	HGA	1	0	0
	RMU	0	0	0
	EMU	0	0	0
	EMP	1	0	0
	MED	0	0	0
	Total	14	1	100

Minor Subdivisions

Approved Minors	Land Use District	Number of Plats	Number of Lots	Percentage of Lots
	RCD	14	9	75.00
	RPD	4	0	0
	LGA	5	2	16.67
	MGA	2	1	8.33
	MHGA	1	0	0
	HGA	3	0	0
	RMU	0	0	0
	EMU	0	0	0
	EMP	0	0	0
	MED	0	0	0
	Total	29	12	100

Site Plans

A total of four site plans were approved by the Office of Planning and Zoning for commercial, industrial, and institutional development in 2015. Three of these were Major Site Plans, while one was a Minor Site Plan.

Date Approved	Name	Adjoining Roads	ED	Zoning	Proposed Use
4/22/2015	Cecil County School of Technology	Appleton Rd.	3	M1	3,000 sq ft greenhouse
2/20/2015	EJP, LLC	MD. Rte. 40	5	M2	3,600 sq ft bldg. addition at salvage yard
3/13/2015	Wildcat Point	MD. Rte. 222	8	NAR	Power plant expansion
10/13/2015	Wright, Ronald	MD. Rte. 7	3	EMU	6,000 sq ft storage building

Stormwater Management Plans – 146 stormwater management plans were reviewed by the Office of Planning and Zoning in 2015. 133 of these stormwater management plans were approved.

Residential Building Permit Activity - 2015

ELECTION DISTRICT	TYPE OF PERMIT	NUMBER	TOTAL SF	CONSTRUCTION COST
1	Dwellings	1	9,375	\$562,500
	TOTALS	1	9,375	\$562,500
2	Dwelling	4	20,322	\$1,219,320
	TOTALS	4	20,322	\$1,219,320
3	Dwellings	14	69,378	\$4,162,680
	Mobile Homes	21	19,404	\$582,120
	Duplex	4	5,872	\$411,040
	TOTALS	39	94,654	\$5,155,840
4	Dwellings	7	41,579	\$2,494,740
	TOTALS	7	41,579	\$2,494,740
5	Dwellings	47	224,409	\$13,464,540
	Mobile Homes	3	5,987	\$17,961
	Townhouses	15	19,682	\$1,377,470
	TOTALS	65	250,078	\$12,460,241
6	Dwellings	5	28,847	\$1,730,820
	TOTALS	5	28,847	\$1,730,820

RESIDENTIAL BUILDING PERMITS ISSUED IN 2015
BY LAND USE DISTRICT

DISTRICT	TOTAL	PERCENT
EMPLOYMENT MIXED USE	0	0
RESIDENTIAL MIXED USE	0	0
LOW DENSITY GROWTH AREA	15	11%
MEDIUM DENSITY GROWTH AREA	49	37%
MEDIUM HIGH DENSITY GROWTH AREA	2	1%
HIGH DENSITY GROWTH AREA	15	11%
EMPLOYMENT	0	0
MINERAL EXTRACTION	0	0
RURAL CONSERVATION	29	22%
RESOURCE PRESERVATION	3	2%
INCORPORATED TOWN	21	16%
TOTALS:	134	100%

of permits in designated growth area = 102 (76.1% of total)

BUILDING PERMITS ISSUED – 2015
CRITICAL AREA

MONTH	PERMITS ISSUED IN CRITICAL AREA 2015	NEW DWELLINGS IN CRITICAL AREA 2015
January	6	0
February	16	0
March	21	0
April	30	0
May	13	0
June	18	2
July	28	1
August	14	0
September	20	2
October	13	1
November	13	0
December	18	0
TOTALS:	210	6

2015 REZONINGS

Election District	Owner Name	Zoned	Requested Zoning	Decision
2	213 Farms, LLC (2015-06)	LDR/BG	BG	Disapproved
	Chesapeake City Volunteer Fire Company (2015-07)	SAR	BG	Withdrawn
3	Richard S. Biron (2015-01)	ST	BL	Approved
	Kevin M. Taylor (2015-04)	RR	M1	Withdrawn
	C.I. Contractors, LLC (2015-09)	RR	BI	Approved
4	Anthony E. & Sharon K. Nonn (2015-02)	LDR	ST	Approved
5	Charlestown Crossing, LLC (2015-03)	M1	RM	Approved
	Henry L. Ray (2015-05)	M1/ST	ST/M1	Approved
	Complete Recycling Group, LLC (2015-08)	UR	M2	Approved

ZONING COMPLAINTS AND VIOLATIONS
2015

ISSUE	COMPLAINTS	VIOLATIONS
Manufactured Homes	4	3
Manufactured Homes (Special Exception)	1	1
Storage Trailer	4	2
Untagged or Inoperative Vehicles	50	40
Salvage Yards / Ruble Landfill	64	47
Illegal Business Operation	27	18
Setbacks	6	3
RV / Travel Trailers	21	14
Signs	2	0
Dwelling Conversion	3	2
Kennels	0	0
Animal Husbandry	10	10
Other – Fencing and Condemned Housing	8	2
COURT CASES	6	6
TOTALS:	206	148

SPECIAL EXCEPTIONS, VARIANCES, APPEALS
2015

	APPROVED	DISAPPROVED	WITHDRAWN	TOTALS
SPECIAL EXCEPTIONS				
HOME OCCUPATIONS	13	0	2	15
TELECOMMUNICATION	1	0	0	1
OTHER	7	0	1	8
MANUFACTURED HOME				
Agricultural	2	0	0	2
Hardship	1	0	1	2
Security	0	0	0	0
Total Special Exceptions				
	24	0	4	28
VARIANCES	11	0	1	12
APPEALS	0	1 (AFFIRMED)	0	1

ANNUAL REPORT ON SMART GROWTH RELATED CHANGES

Prepared by the Cecil County Planning Commission for the period
January 2015 through December 2015

1. **Development Patterns** – Changes in development patterns that have occurred in the past year:
 - (a) New subdivisions created: Four final major subdivisions were approved, creating 66 new lots. Twenty-nine minor subdivisions were approved, creating 12 lots.
 - (b) New building permits issued: 134 building permits were issued for residential construction. 76.1 % of these building permits were located in the County’s designated growth area.
 - (c) Zoning map amendments: Six rezonings were approved in 2015.
 - (d) Zoning text amendments that resulted in changes in development patterns: On May 15, 2015, the County Council approved amendments to the Zoning Ordinance. Said amendments pertained to the floodplain overlay zone and kept the County in compliance with a recently adopted FEMA regulations and maps. On August 18, 2015, the County Council approved amendments to the Subdivision Regulations. Said amendments, which went into effect on October 19, 2015, permit preliminary and concept plat extensions to be granted administratively by the Director of Planning & Zoning.
 - (e) New Comprehensive Plan or plan elements adopted: No new Comprehensive Plan or plan elements were adopted.
 - (f) New roads or substantial changes in roads or other transportation facilities: Two of the four approved final major subdivisions (Pines at Cherry Hill, Section 3 and Charlestown Crossing, Phase 1C) include the creation of new roads to serve residents within the subdivisions.
 - (g) New schools or additions to schools: The Cecil County Board of Education opened the new School of Technology, located at 912 Appleton Rd, to students in Fall of 2015.
 - (h) Other changes in development patterns: Cecil County’s new Master Water and Sewer Plan was approved by the Maryland Department of the Environment on August 24, 2015.
2. **Map:** The County adopted no new zoning maps. Six rezonings were approved in 2015.
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:** Cecil County’s new Master Water and Sewer Plan was approved by the Maryland Department of the Environment on August 24, 2015. The County Council adopted the plan on January 20, 2015. The new Master Water and Sewer Plan provides the framework necessary to create higher density transit oriented development in Cecil County’s growth area

while at the same time maintaining the County's rural character and agricultural viability in the northern and southern portions of the County.

5. **Ordinances and Regulations:** The ongoing application of the County Zoning Ordinance and Subdivision Regulations has permitted the County to implement the goals and objectives of the Cecil County Comprehensive Plan.

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

Prepared by the Cecil County Planning Commission for the period of January 2015 through
December 2015

Measures and Indicators

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

76.1% of the residential building permits were located in the PFA

91% of the new lots (61 of the 66 total new major subdivision lots) 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 4.29 dwelling units per acre (61 lots on 14.222 acres).

The net density outside of the PFA is one dwelling unit per 10.97 acres (5 lots on 54.844 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 2015, 476.876 acres of land were placed into some form of agricultural protection. This protection breaks down into zero acres of easements and 476.876 acres of preservation districts.

The County contributed \$100,000 of local funds to the MALPF matching funds program to fund easement purchases on 166.898 acres that are anticipated to go to settlement in 2016.

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
- Protect private property rights

Timeframe for achieving the goal:

The Comprehensive Plan contemplates achievement of the goal within the 20 year planning horizon

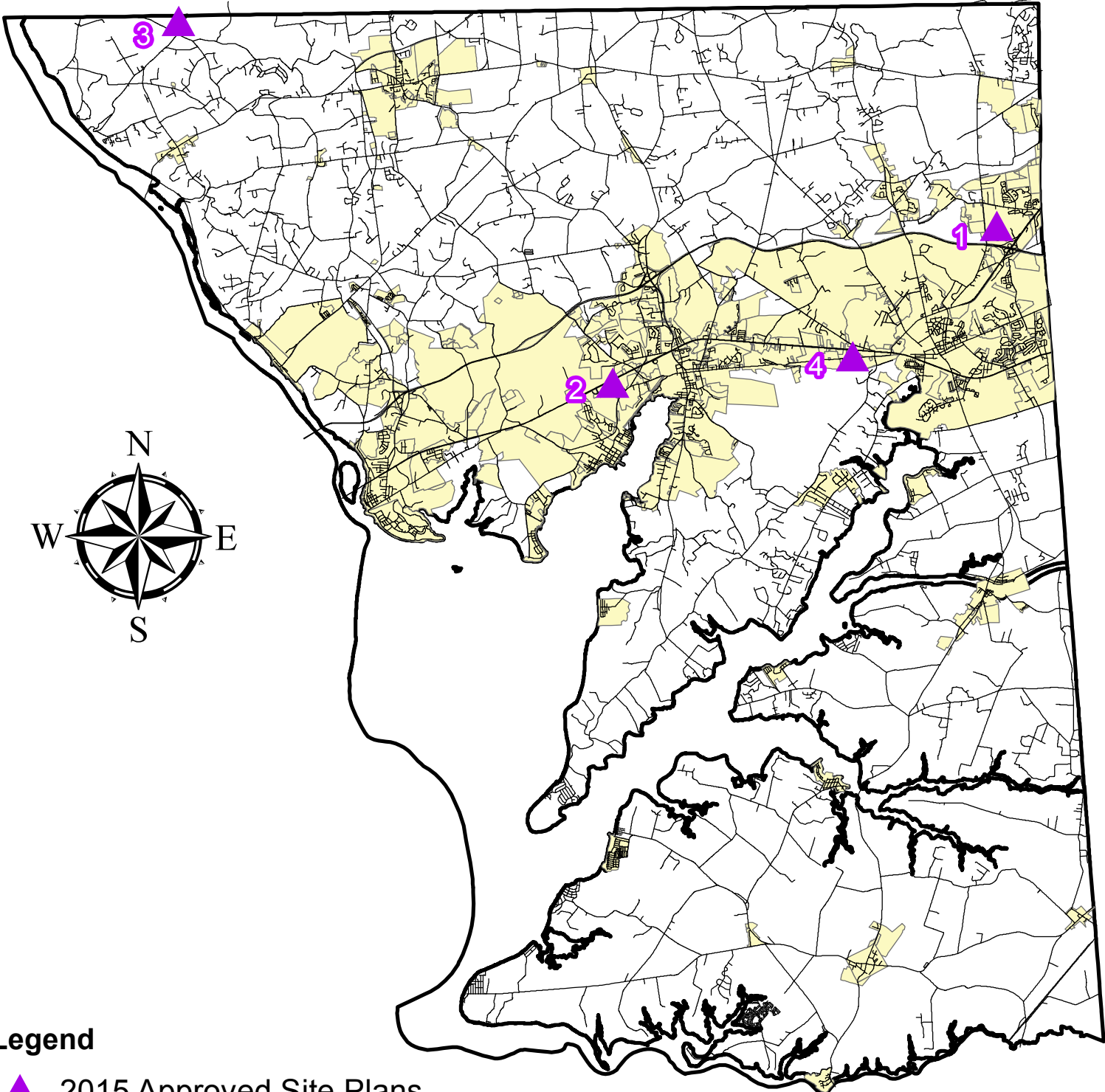
Resources necessary for infrastructure inside the PFA and land preservation outside the PFA:

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's new Master Water and Sewer Plan was approved by the Maryland Department of the Environment on August 24, 2015. The County Council adopted the plan on January 20, 2015. The new Master Water and Sewer Plan provides the framework necessary to create higher density transit oriented development in Cecil County's growth area while at the same time maintaining the County's rural character and agricultural viability in the northern and southern portions of the County.

2015 Approved Site Plans in Relation to Priority Funding Areas



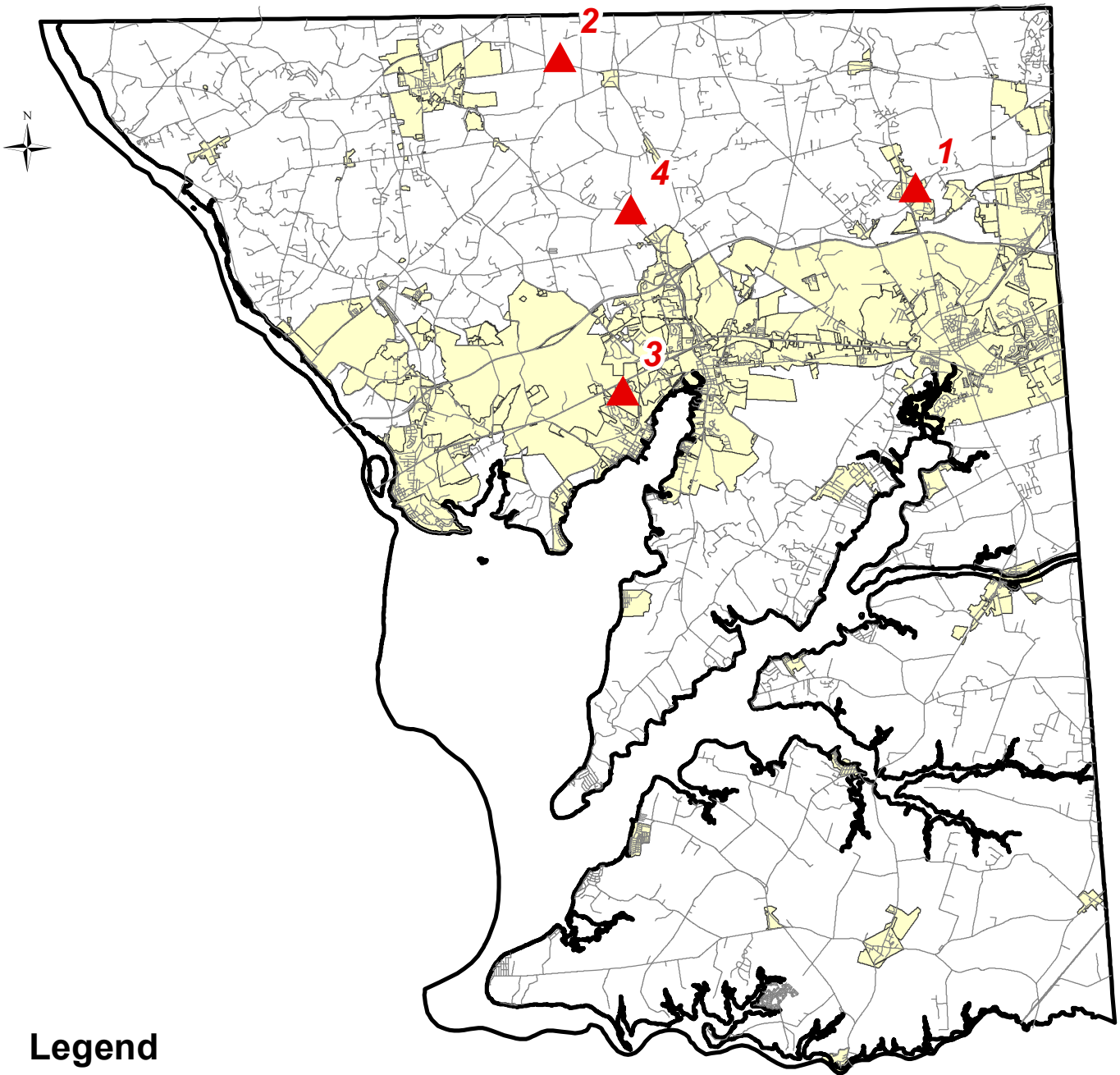
Legend

▲ 2015 Approved Site Plans

■ Priority Funding Areas

- 1. Cecil County School of Technology
- 2. EJP, LLC
- 3. Wildcat Point
- 4. Ronald Wright

2015 Approved Final Major Subdivisions in relation to Priority Funding Areas

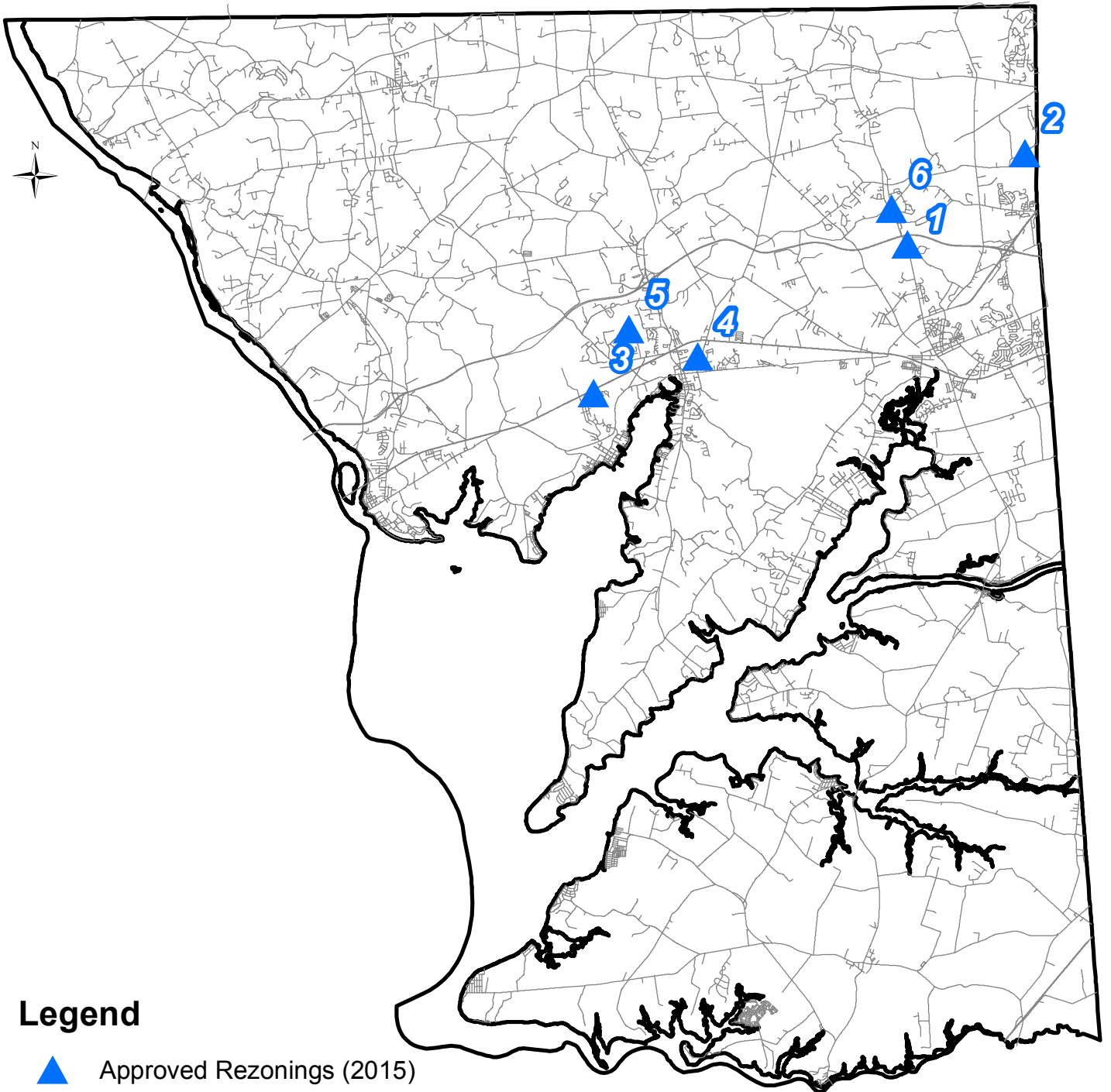


Legend

- ▲ Approved Final Major Subdivisions
- 1. Pines at Cherry Hill, Section 3 (24 new lots)
- 2. John A. & Bonnie L. Peoples (3 new lots)
- 3. Charlestown Crossing, Phase 1C (37 new lots)
- 4. Kirks Mill Manor, Phase III (2 new lots)

Cecil County
Office of Planning & Zoning
January 13, 2016

2015 Approved Rezoningings

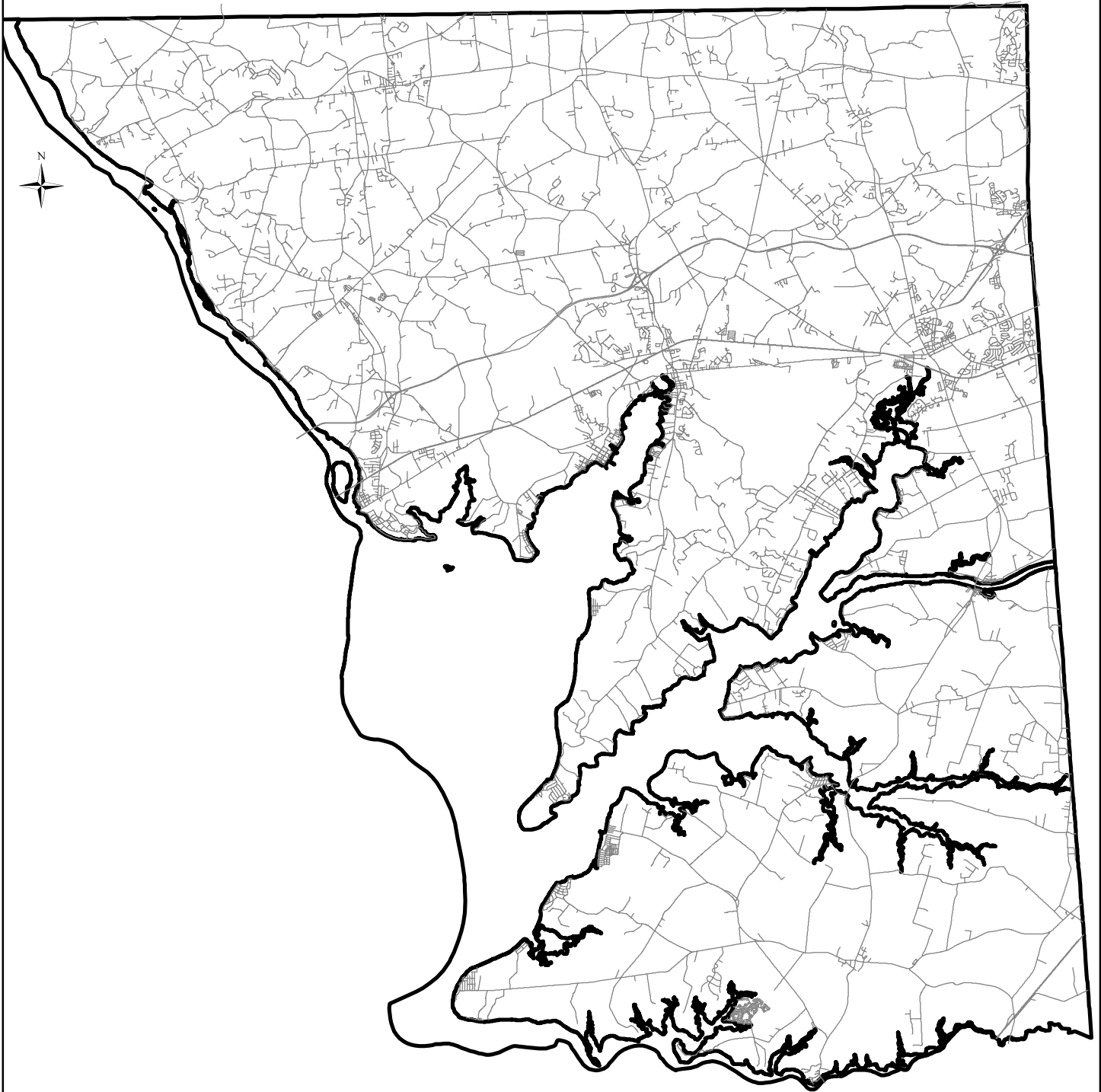


Legend

- ▲ Approved Rezoningings (2015)
- 1. 2015-01 (Richard S. Biron)
- 2. 2015-02 (Anthony & Sharon Nonn)
- 3. 2015-03 (Charlestown Crossing, LLC)
- 4. 2015-05 (Henry L. Ray)
- 5. 2015-08 (Complete Recycling Group, LLC)
- 6. 2015-09 (CI Contractors, LLC)

Cecil County
Office of Planning & Zoning
January 27, 2016

2015 Established Historic Districts



No historic districts were established in 2015.

Cecil County
Office of Planning & Zoning
January 13, 2016

Cecil County Agricultural Preservation

Agricultural Preservation Advisory Board

Applications Reviewed: In 2015, APAB reviewed 11 applications from landowners that are in or want to enter the land preservation program. Specifically they reviewed:

- 3 applications to establish a Preservation District.
- 2 applications for an agricultural subdivision of a MALPF easement.
- 2 applications to complete an exchange of land involving an easement property.
- 1 application to relocate a dwelling on an easement property.
- 1 application to establish a tenant dwelling on an easement property.
- 1 application for a land use beyond normal agricultural uses on a MALPF easement.
- 1 application to place an overlay easement on an MALPF easement property.

Projects: The Cecil County Agricultural Preservation Advisory Board also takes an active role in forming policies that assist the Office of Planning & Zoning to implement the land preservation program more effectively. In 2015 APAB:

- Had seminars with experts in various fields to discuss the impacts to agricultural properties. Experts included:
 - Molly Brumbley, an appraisal expert;
 - Fred von Staden, Director of Environmental Health;
 - Kordell Wilen, Chief of Development Services Division of DPW; and
 - Carol West, Executive Director of MALPF
- Approved the County's recertification report for 2015.
- Completed a report comparing the various land preservation programs in all of the Maryland counties, all of the Delaware counties, and Lancaster & Chester Counties in Pennsylvania.
- Completed a Cost & Revenues of Residential Development case scenarios.

Adopted a list of Goals and Objectives which will guide the board in the revisions of the County preservation programs (PDR & TDR).

Mission

Preservation of agricultural lands provides the base for which the economic, environmental, and societal benefits are sustained in Cecil County for current and future generations.

Goals & Objectives

Goal I - Preserve a land base for agriculture with the advantageous location relative to the Delmarva Peninsula and Lancaster farming communities

- A. Protect agrarian lands to maintain the agricultural presence for future generations.
- B. Recognizing the strength of agriculture to the economic stability of Cecil County, an investment in land preservation provides the opportunity for agriculture to continue as a top industry.

- C. Maintain the rural character and equity value of land.

Goal II - Pursue agricultural lands of the highest quality.

- A. Preserve lands with the highest quality soils.
- B. Preserve contiguous acres of farm land.
- C. Maintain proper nutrient management, soil conservation & water quality.

Goal III - Safeguard the Cecil County taxpayers' investment

- A. Acquire a dedicated revenue source that provides a consistent funding source so that use of taxpayer dollars can be planned, more efficiently used, and leveraged to obtain other public and private funding sources.
- B. Incentivize the land owner to sell development rights that are fair to the landowner and to the taxpayer.
- C. Cultivate resident awareness that protecting agricultural properties keeps property taxes down for all citizens.

Goal IV - Meet the 55,000 acre agricultural preservation goal by 2025.

- A. Set interim acreage marks for continual assessment of the program's needs.
- B. Setup or refine a secondary program that purchases easements to achieve the acreage goal by 2025.
- C. Encourage and support other active land preservation programs to protect Cecil County agriculture.

ADOPTED: NOVEMBER 12, 2015

Cecil County's Agricultural Preservation Program - 2015

In 2015, the Agricultural Land Preservation program in Cecil County robustly pursued preservation opportunities and enhanced the program's fundamental facets. In 2015 four property owners were made offers from the Maryland Agricultural Land Preservation Foundation (MALPF), over four hundred acres of farmland enrolled into the preservation district program, the County's certification was extended, and Cecil County has taken a more involved role in agricultural preservation initiatives statewide. County funds were committed in the aid of purchasing the easements, for the purchase of easements in the coming year, and tax credits for were issued to owners of properties that are encumbered by a MALPF easement or County Preservation District.

The County's District program had a total of 476.876 acres over four properties enroll in 2015, with an additional application beginning the process prior to the end of the year. The district program is a voluntary program in which a landowner agrees to restrict their qualifying property to agricultural use for a minimum of five years. This program is similar to the former state program which was a requirement for MALPF preservation. In total, 55 properties are within a district, and an additional 14 of those properties are encumbered by a non-MALPF preservation program. Property owners enrolled in this program are provided a 50% tax credit on the agricultural value of their property.

MALPF made offers to over half of the Cecil County properties that were submitted on July 1, 2014 for the FY2015 application cycle. Two of those properties accepted their offer and it is anticipated that an additional 166.898 acres of land will go to settlement with MALPF in the coming year. Cecil County was originally allotted \$629,129 from the State for easement purchases, but \$100,000 was committed from County funds to the MALPF matching funds program. The MALPF matching funds program will provide a match of the County's contribution at one and a half times every dollar the County commits. Thus, Cecil County had an additional \$250,000, for a total of \$879,169 for the purchase of preservation easements. Property owners enrolled in this program are provided a 75% tax credit on the agricultural value of their property.

Since July 1, 1998 Cecil County's agricultural preservation program has been a certified program by the Maryland Department of Planning (MDP) and the Maryland Agricultural Land Preservation Foundation. In 2015, the County's certification was extended as Cecil County has been in discussion with MDP on refinements to the Priority Preservation Area (PPA) and Tier Maps. Staff has also taken a more involved role with land preservation policies statewide as Cecil County was represented on MDP's Transfer of Development Rights ad hoc committee, and assisted in planning the first statewide conference of all agricultural preservation program administrators.

Applications for the Cecil County Purchase of Development Rights (PDR) easement acquisition program were submitted on January 1, 2015. Twelve applications covering 1,082.685 acres of agricultural land were submitted to Cecil County. County staff reviewed the applications with public finance consultants regarding the viability of using Installment Purchase Agreements (IPA) to purchase more properties with the limited resources. County staff also worked with Frederick County to learn how to model an IPA purchase option for the PDR program. Ultimately, the lack of a dedicated funding source precluded

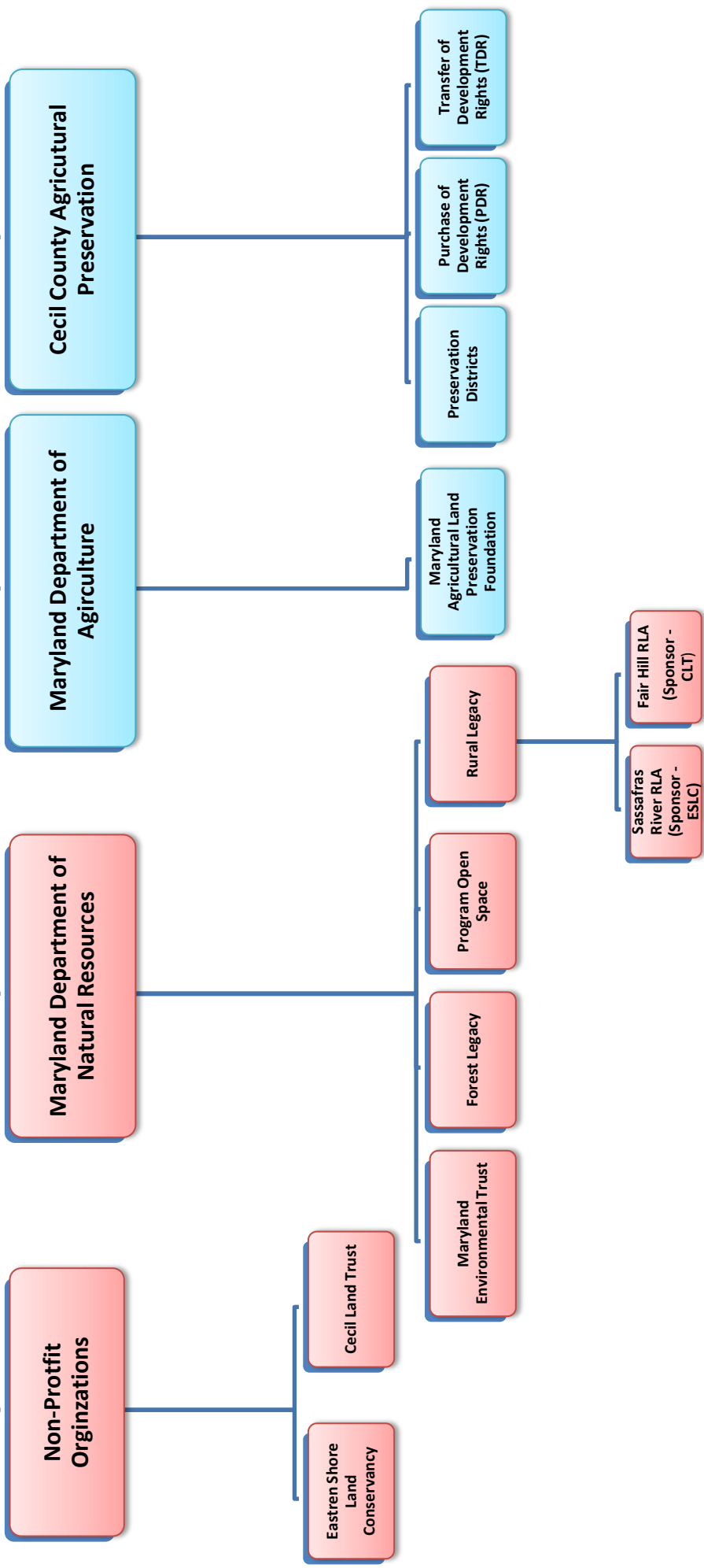
Cecil County administering the IPA payment option for PDR properties. This review did delay the PDR process, and it is anticipated that offers and settlement for PDR easement purchases will occur in the coming year.

Agricultural preservation doesn't stop with the purchase of easements, as enforcement of the easement terms, and assuring that proper use of conservation practices, is vital. MALPF requires that all easements that have federal funding and ten percent of all other MALPF easements be inspected every year. Thirty-nine inspections were completed in March and April of 2015 by Planning & Zoning and Soil Conservation staff. This year staff used technology to their advantage by leveraging an ArcGIS Online App on a mobile device for mapping and data collection at the inspection sites. Using this technology reduced post inspection processing from several hours to a half an hour per site.

In addition, Cecil County is fortunate to have the assistance of the Eastern Shore Land Conservancy (ESLC), the Cecil Land Trust (CLT), and the Maryland Environmental Trust (MET) in reaching the County's land preservation goals. In 2015, the ESLC worked towards acquisitions of easements in the Sassafras Rural Legacy Area, with anticipated completion in the coming year. The CLT & MET co-sponsored a series of landowner outreach meetings in which land owners received information from the staff members of the various land preservation programs, tax implications of these programs, and estate planning tools for agriculturally preserved properties. Additionally, the Forest Legacy program is reviving its efforts in Cecil County, with Forest Legacy eligible areas now in the first, fifth, and eighth election districts.

While the settlement of permanent easements onto properties was not as high as previous years, the land preservation program's work in 2015 has completed the foundation for the success in the next year and beyond.

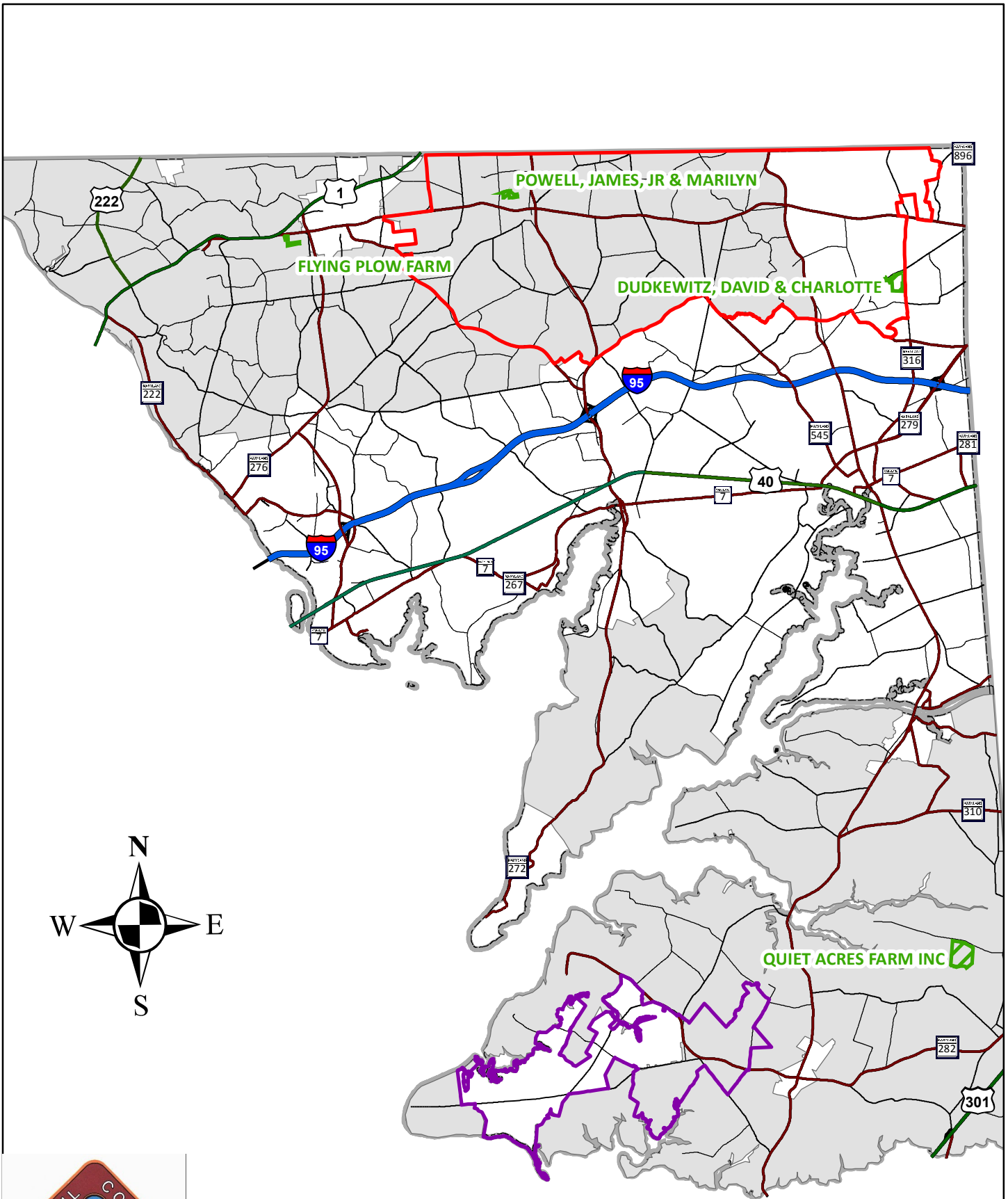
Agricultural Preservation Programs




CECIL COUNTY LAND PRESERVATION

SUMMARY		
PROGRAM	ACREAGE	COST
FEE SIMPLE		
FEDERAL OWNED LANDS	2651.951	
STATE OWNED LANDS	13512.124	
COUNTY OWNED LANDS	614.434	
MUNICIPAL OWNED LANDS	431.889	
COMMON OPEN SPACE	4168.131	
TOTAL FEE SIMPLE	21,378.529	
EASEMENTS		
MALPF	14631.373	\$35,334,194.66
PDR	457.855	\$2,534,039.80
RURAL LEGACY	3057.644	\$10,429,291.98
CLT	1412.295	\$4,028,000.00
ESLC	906.578	\$1,504,960.00
MET	3848.602	\$0.00
FOREST LEGACY	854.064	\$1,404,762.72
PROGRAM OPEN SPACE	747.506	\$6,192,546.73
OTHER PRIVATE EASEMENTS	467.274	\$0.00
TOTAL EASEMENTS	26,383.190	\$61,427,795.89
DISTRICTS		
TOTAL ACREAGE OF DISTRICTS	5317.172	
DISTRICTS IN NON-MALPF EASEMENTS	1145.900	
DISTRICTS REMAINING TO BE PRESERVED	4171.272	
TOTAL DISTRICTS	4,171.272	
TOTALS		
TOTAL PROTECTED LANDS	51,932.991	
TOTAL ACREAGE OF CECIL COUNTY	223,000	
PERCENTAGE OF LAND PROTECTED	23.288%	

Protected Lands Established in 2015



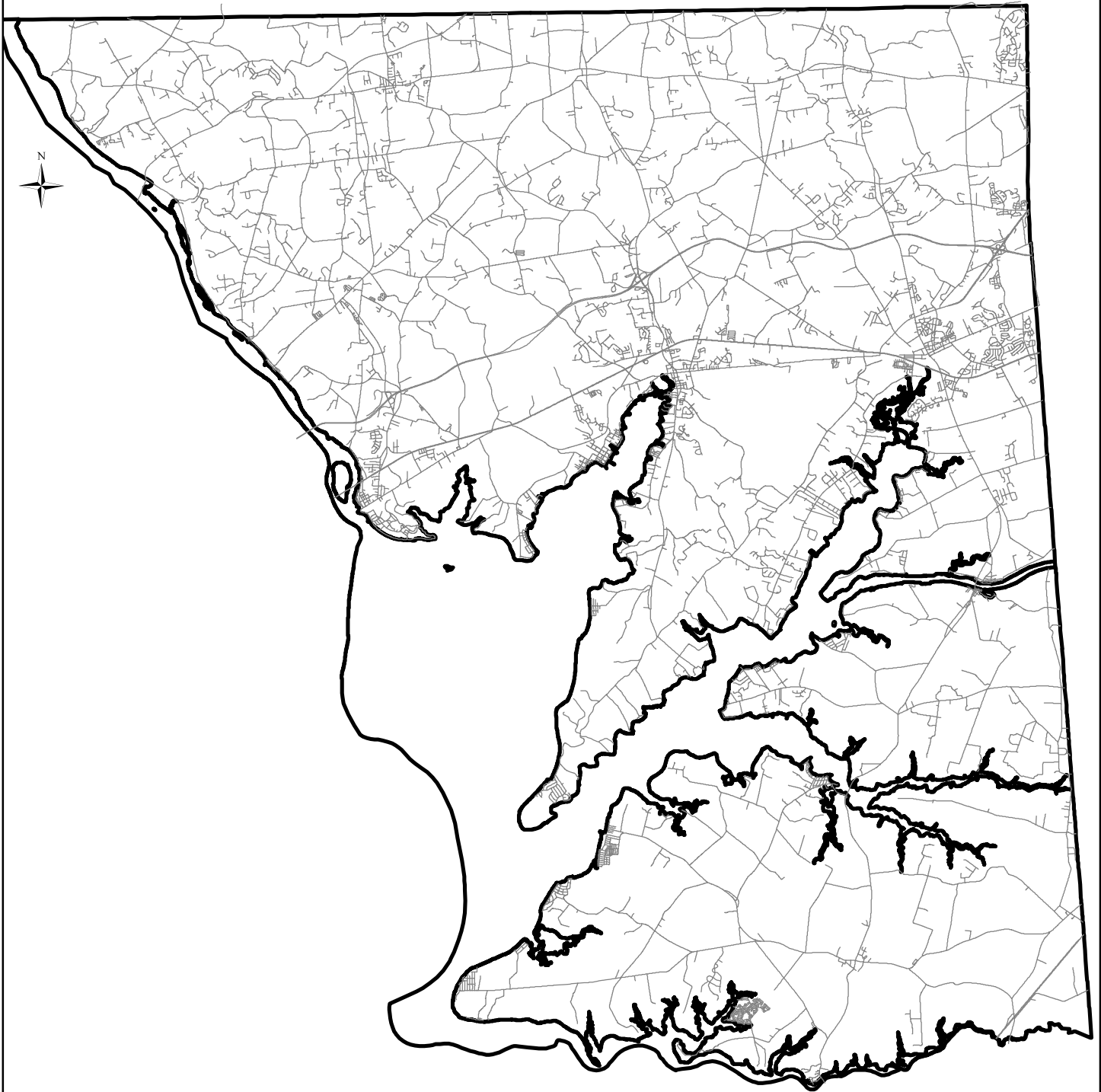
Legend

-  Sassafras Rural Legacy Area
-  Fair Hill Rural Legacy Area
-  Districts Established in 2015
-  Priority Preservation Areas



Cecil County
Office of Planning & Zoning
December 31, 2015

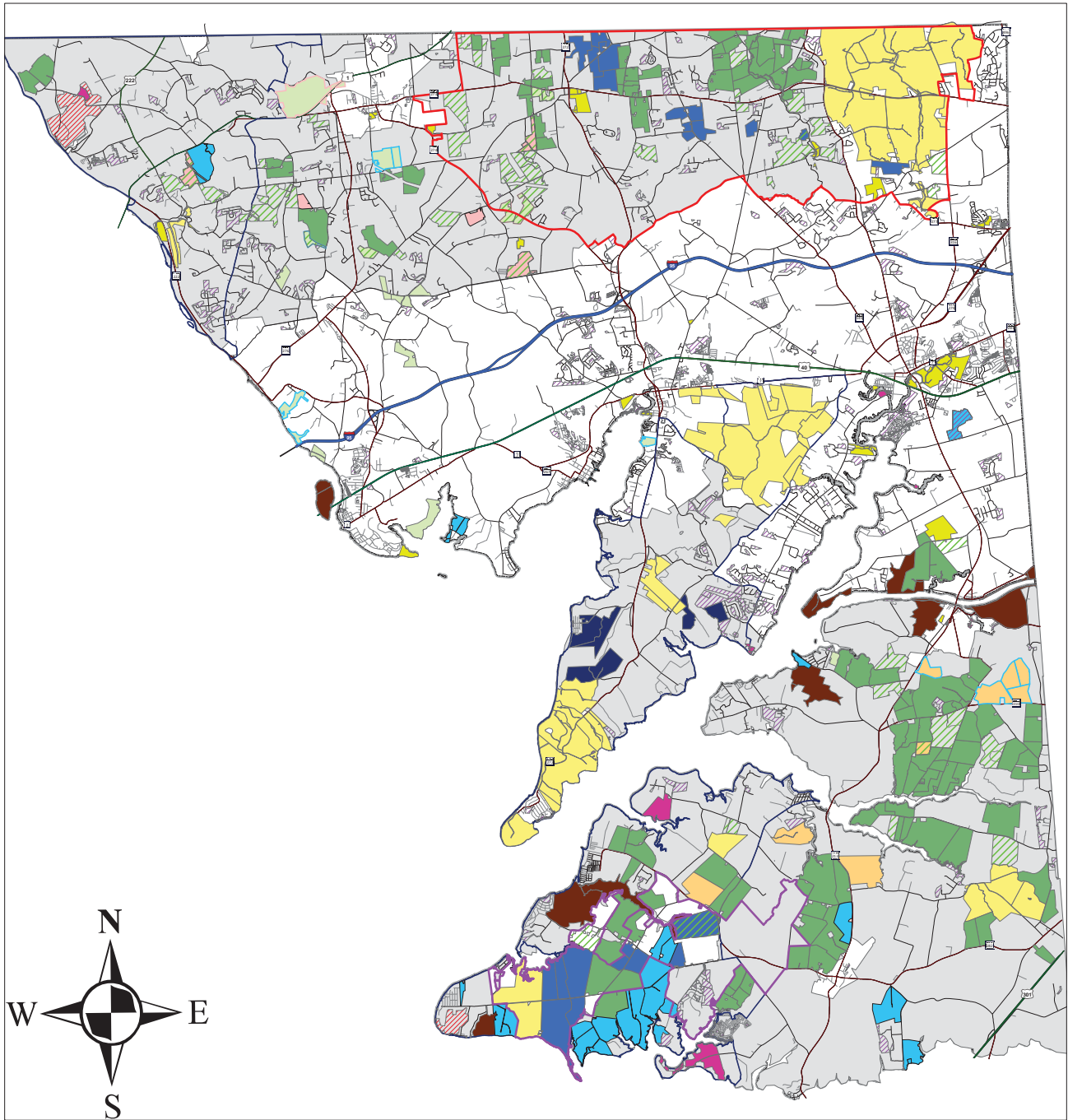
2015 Agricultural Preservation - Acreage preserved using local ag. preservation monies
























***No easements funded using local ag. preservation
monies went to settlement in 2015***

Cecil County
Office of Planning & Zoning
January 13, 2016

Cecil County Protected Lands



Legend

 Fair Hill Rural Legacy Area	 MALPF Easement	 Rural Legacy Easement
 Sassafras River Rural Legacy Area	 MET Easement	 Forest Legacy
 Forest Legacy Area	 CLT Easement	 Private Easement
 District	 CLT-PDR Easement	 County (or Town) Lands
 Common Open Space	 CLT-MET Easement	 State Lands
 Program Open Space Easement	 ESLC Easement	 Federal Lands
 PDR Easement	 ESLC-MET Easement	 Priority Preservation Areas



Cecil County
Office of Planning & Zoning
December 31, 2015