

REZONING APPLICATION

DATE FILED: _____ PC MTG: April 2018
 AMT. PD: Resubmittal COM. MTG: June 5, 2018
 ACCEPTED BY: JTB FILE NO: 2018-02

APPLICANT INFORMATION OWNER _____ REPRESENTATIVE X

Dwight E. Thomey **410-398-3536**
 APPLICANT NAME - please print clearly (additional names can be listed on page 2) PHONE NUMBER

153 East Main Street **Elkton** **MD** **21921**
 ADDRESS CITY STATE ZIP CODE

PROPERTY INFORMATION CRITICAL AREA? _____ YES _____ NO

94 Childs Road **1.9554 acre**
 SUBJECT PROPERTY ADDRESS SIZE OF PROPERTY

3rd	103633	20	23	857	
ELEC. DISTRICT	ACCOUNT#	TAX MAP#	BLOCK	PARCEL	LOT#

PRESENT ZONING: RR REQUESTED ZONING: BG

PRESENT LAND USE DESIGNATION: Rural REQUESTED LAND USE DESIGNATION: Rural

PRESENT USE OF PROPERTY: Fabricating kitchen cabinets and other woodworking association with building construction & remodeling

PROPOSED USE OF PROPERTY: Fabrication of stone veneer associated with building construction and remodeling

PREVIOUS ZONING CHANGE? _____ YES X NO If yes, explain: _____

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: As soon as possible

REASON FOR REZONING REQUEST

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

IF YES, PLEASE EXPLAIN: This property has historically been used for woodworking and fabrication of products used in the construction and/or remodeling of buildings. It should have a classification that permits the use as a special exception. It was zoned M-1 or M-2 in the past. There are nearby industrial parcels including parcels 163, 724 & 808 which are M-2 and parcel 803 which is M-1. This area has historically had industrial uses.

SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD? _____ YES _____ NO

IF YES, PLEASE EXPLAIN: _____

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

IF YES, PLEASE EXPLAIN: _____

ADDITIONAL COMMENTS (attached sheet if necessary): _____

EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS

LIST THE NAME AND ADDRESSES OF ADDITIONAL APPLICANTS

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 W. Jones **1176 Irishtown Road, North East, Maryland 21901**
OWNER NAME (please print clearly) ADDRESS

Laurel P. Jones **1176 Irishtown Road, North East, Maryland 21901**
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.

OWNER(S)

Kevin W. Jones  **3/13/18**
PRINT NAME SIGNATURE DATE

Laurel P. Jones  **3/13/18**
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

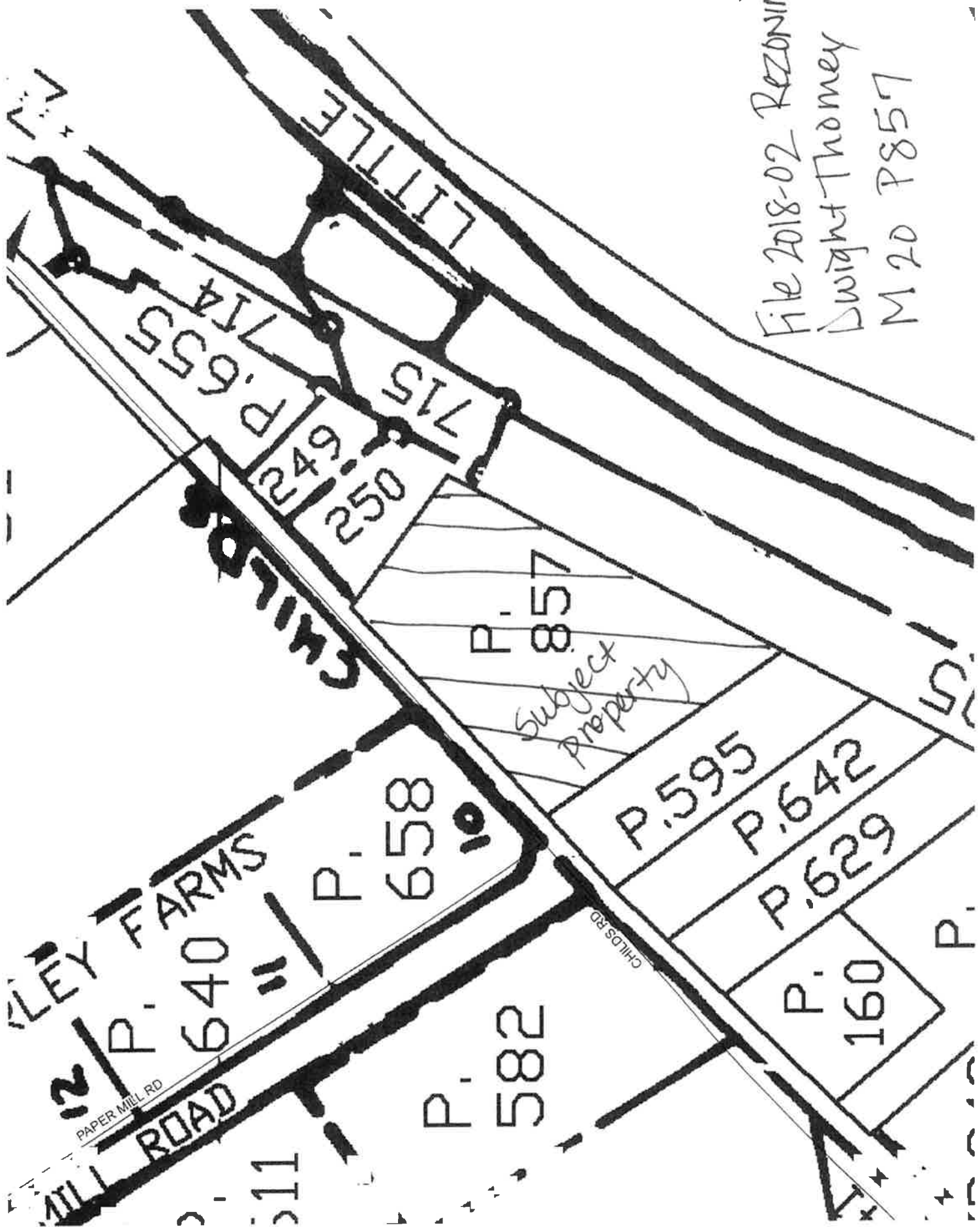
APPLICANT(S)

Dwight E. Thomey  **3/13/18**
PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE

PRINT NAME SIGNATURE DATE



File 2018-02 Rezoning
Dwight Thomey
M 20 P 857

Subject Property

PAPER MILL RD
WILEY FARMS
P. 640
P. 658
P. 582

P. 658
10

P. 857

P. 595

P. 642

P. 629

P. 160

P. 655

P. 249

P. 250

P. 715

LITTLE

CHILDERS RD

REZONINGS

FILE NO: 2018-02

APPLICANT: Dwight E. Thomey attorney for Kevin & Laurel Jones

LOCATION: 94 Childs Road (Tax Map 20, Parcel 857)

REQUEST: Rezone 1.9554 acres from Rural Residential (RR) to Business General (BG).

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

PLANNING COMMISSION RECOMMENDATION: Approval based upon a demonstrated mistake in the 2011 Comprehensive Rezoning.

FINDINGS OF FACTS

NEIGHBORHOOD: The neighborhood is an area within 1/2 mile radius of the subject property. The property is within one of the County's Priority Funding Areas. A majority of neighborhood is within the Rural Residential (RR) zoning district. There are areas of the Heavy Industrial (M2) zoning district to the North East periphery of the site, and Northern Agricultural Residential (NAR) on the southwest periphery of the neighborhood. There is one Business Local (BL) zoned property located within the neighborhood.

CHANGES IN AREA: There have not been any rezonings in the neighborhood since the 2011 Comprehensive Rezoning.

POPULATION CHANGES:	<u>2000</u>	<u>2010</u>	<u>% of Change</u>
Cecil County	85,951	101,108	17.7%
Census Tract: 305.01	4,045	4,209	4.05%

AVAILABILITY OF PUBLIC FACILITIES: The property is not located within any future water and sewer service areas as per the adopted Master Water & Sewer Plan. On site water service and sewage disposal would be required. The applicant should contact the Cecil County Environmental Health Department to ascertain details.

PRESENT AND FUTURE TRANSPORTATION AND TRAFFIC PATTERNS, CHARACTER, AND VOLUME: Access to the property is from Childs Road which is a County owned collector road. The proposed rezoning is not expected to change present and future traffic patterns, character and volume.

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

COMPATIBILITY WITH THE INTENT OF THE COMPREHENSIVE PLAN: The property is located within Village District as identified in the 2011 Comprehensive Plan, and specifically identified as the Crossroad Village of Childs. The purpose of the Village District is to protect the character of the County's historic villages by separating them from surrounding rural or developed areas. Crossroad villages are located at intersections of existing or historic roads. Villages are, technically, are growth areas. Low intensity commercial uses would be allowed in appropriate locations in rural areas to serve rural communities. Villages are especially appropriate for commercial uses given their function as historic rural centers, when consistent with the intent of the village district.

COMPATIBILITY WITH THE PURPOSES OF ANY SPECIAL DISTRICT IN WHICH THE AREA

REQUESTED TO BE REZONED IS LOCATED: The subject parcel is not located within any special district.