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 Cecil County
 Division of Planning

REZONING APPLICATION

DATE FILED: 12/13/19 PC MTG: 1/22/20
 AMT PD: \$250.00 COM MTG: _____
 ACCEPTED BY: JB FILE NO: 2019-05

APPLICANT INFORMATION

OWNER REPRESENTATIVE _____

APPLICANT NAME - please print clearly (additional names can be listed on page 2) 109-111 Providence Road LLC PHONE NUMBER _____

ADDRESS 500 E. Pratt Street, 8th Floor, Baltimore, MD 21202 CITY STATE ZIP CODE

PROPERTY INFORMATION

CRITICAL AREA? YES NO _____

SUBJECT PROPERTY ADDRESS 109-111 Providence Road, Elton, MD SIZE OF PROPERTY 7.29

ELEC DISTRICT 04 ACCOUNT# 006410 TAX MAP# 0013 BLOCK 0010 PARCEL 0349 LOT# 0000

PRESENT ZONING: RR REQUESTED ZONING: NAR

PRESENT LAND USE DESIGNATION _____ REQUESTED LAND USE DESIGNATION _____

PRESENT USE OF PROPERTY _____ PROPOSED USE OF PROPERTY Environmental Remediation / Solar Power Generation

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

TIME SCHEDULE FOR PROPOSED DEVELOPMENT 6 months

REASON FOR REZONING REQUEST

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

IF YES, PLEASE EXPLAIN Historic use was manufacturing and hazardous waste recycling facility. Residential use not permitted due to covenants (institutional covenants) with EPA and MDE under remediation order

continued

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

IF YES, PLEASE EXPLAIN Nearby properties of similar size and character are zoned NAR. Current RR designations prohibits any beneficial re-use of property.

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

Dave Ferrinore - Representative of Owner 904 Springdale Dr. Exton, PA 19341
APPLICANT NAME (please print clearly) ADDRESS

610
524-9466

Tom Prevas, Saul Ewing Arnstein Lehr, SO Lawyer to owner
APPLICANT NAME ADDRESS

APPLICANT NAME ADDRESS 500 E. Pratt St. 8th floor
Baltimore, MD 21202

LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS

109-111 Providence Rd. LLC, 500 E. Pratt St., 8th Floor, Baltimore MD
OWNER NAME (please print clearly) ADDRESS 21202

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):

W. David Ferrinore
PRINT NAME

W. David Ferrinore
SIGNATURE

12-13-19
DATE

Tom Prevas
PRINT NAME

[Signature]
SIGNATURE

12-13-19
DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

OWNER(S):

109-111 Providence Rd. LLC
PRINT NAME

W. David Ferrinore
SIGNATURE, authorized representative

12-13-19
DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

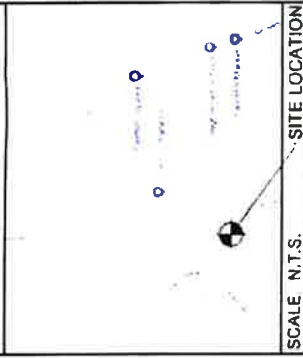
SIGNATURE

DATE

08/20/2015

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LOCATION MAP



LEGEND

- PROPERTY BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED PV PANELS
- PROPOSED PV RACKS
- PROPOSED PV INVERTERS
- PROPOSED PV TRANSFORMERS
- PROPOSED PV MOUNTING SYSTEMS
- PROPOSED PV WIRING
- PROPOSED PV MONITORING SYSTEMS
- PROPOSED PV MAINTENANCE ROAD
- PROPOSED PV STORAGE
- PROPOSED PV OFFICE
- PROPOSED PV WAREHOUSE
- PROPOSED PV GARDEN
- PROPOSED PV FENCE
- PROPOSED PV LIGHTING
- PROPOSED PV SECURITY SYSTEMS
- PROPOSED PV FIRE PROTECTION
- PROPOSED PV EROSION CONTROL
- PROPOSED PV RESTORATION
- PROPOSED PV REVEGETATION
- PROPOSED PV SOIL STABILIZATION
- PROPOSED PV WATER MANAGEMENT
- PROPOSED PV AIR QUALITY
- PROPOSED PV NOISE ABATEMENT
- PROPOSED PV VIBRATION CONTROL
- PROPOSED PV SEISMIC RETROFITTING
- PROPOSED PV HISTORIC PRESERVATION
- PROPOSED PV CULTURAL RESOURCE PROTECTION
- PROPOSED PV ARCHAEOPALAEONTOLOGICAL INVESTIGATION
- PROPOSED PV PALEONTOLOGICAL INVESTIGATION
- PROPOSED PV HISTORIC ARCHITECTURE
- PROPOSED PV HISTORIC LANDSCAPE
- PROPOSED PV HISTORIC STRUCTURES
- PROPOSED PV HISTORIC DISTRICTS
- PROPOSED PV HISTORIC MONUMENTS
- PROPOSED PV HISTORIC SITES
- PROPOSED PV HISTORIC LANDMARKS
- PROPOSED PV HISTORIC MONUMENTS
- PROPOSED PV HISTORIC SITES
- PROPOSED PV HISTORIC LANDMARKS

SYSTEM SUMMARY

DESCRIPTION	UNIT	QUANTITY
NUMBER OF PV PANELS	WATT	100,000
NUMBER OF PV RACKS	UNIT	10,000
NUMBER OF PV INVERTERS	UNIT	1,000
NUMBER OF PV TRANSFORMERS	UNIT	100
NUMBER OF PV MOUNTING SYSTEMS	UNIT	10,000
NUMBER OF PV WIRING	UNIT	10,000
NUMBER OF PV MONITORING SYSTEMS	UNIT	100
NUMBER OF PV MAINTENANCE ROAD	UNIT	10,000
NUMBER OF PV STORAGE	UNIT	10,000
NUMBER OF PV OFFICE	UNIT	100
NUMBER OF PV WAREHOUSE	UNIT	100
NUMBER OF PV GARDEN	UNIT	10,000
NUMBER OF PV FENCE	UNIT	10,000
NUMBER OF PV LIGHTING	UNIT	10,000
NUMBER OF PV SECURITY SYSTEMS	UNIT	100
NUMBER OF PV FIRE PROTECTION	UNIT	100
NUMBER OF PV EROSION CONTROL	UNIT	10,000
NUMBER OF PV RESTORATION	UNIT	10,000
NUMBER OF PV REVEGETATION	UNIT	10,000
NUMBER OF PV SOIL STABILIZATION	UNIT	10,000
NUMBER OF PV WATER MANAGEMENT	UNIT	10,000
NUMBER OF PV AIR QUALITY	UNIT	10,000
NUMBER OF PV NOISE ABATEMENT	UNIT	10,000
NUMBER OF PV VIBRATION CONTROL	UNIT	10,000
NUMBER OF PV SEISMIC RETROFITTING	UNIT	10,000
NUMBER OF PV HISTORIC PRESERVATION	UNIT	10,000
NUMBER OF PV CULTURAL RESOURCE PROTECTION	UNIT	10,000
NUMBER OF PV ARCHAEOPALAEONTOLOGICAL INVESTIGATION	UNIT	10,000
NUMBER OF PV PALEONTOLOGICAL INVESTIGATION	UNIT	10,000
NUMBER OF PV HISTORIC ARCHITECTURE	UNIT	10,000
NUMBER OF PV HISTORIC LANDSCAPE	UNIT	10,000
NUMBER OF PV HISTORIC STRUCTURES	UNIT	10,000
NUMBER OF PV HISTORIC DISTRICTS	UNIT	10,000
NUMBER OF PV HISTORIC MONUMENTS	UNIT	10,000
NUMBER OF PV HISTORIC SITES	UNIT	10,000
NUMBER OF PV HISTORIC LANDMARKS	UNIT	10,000

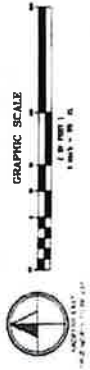
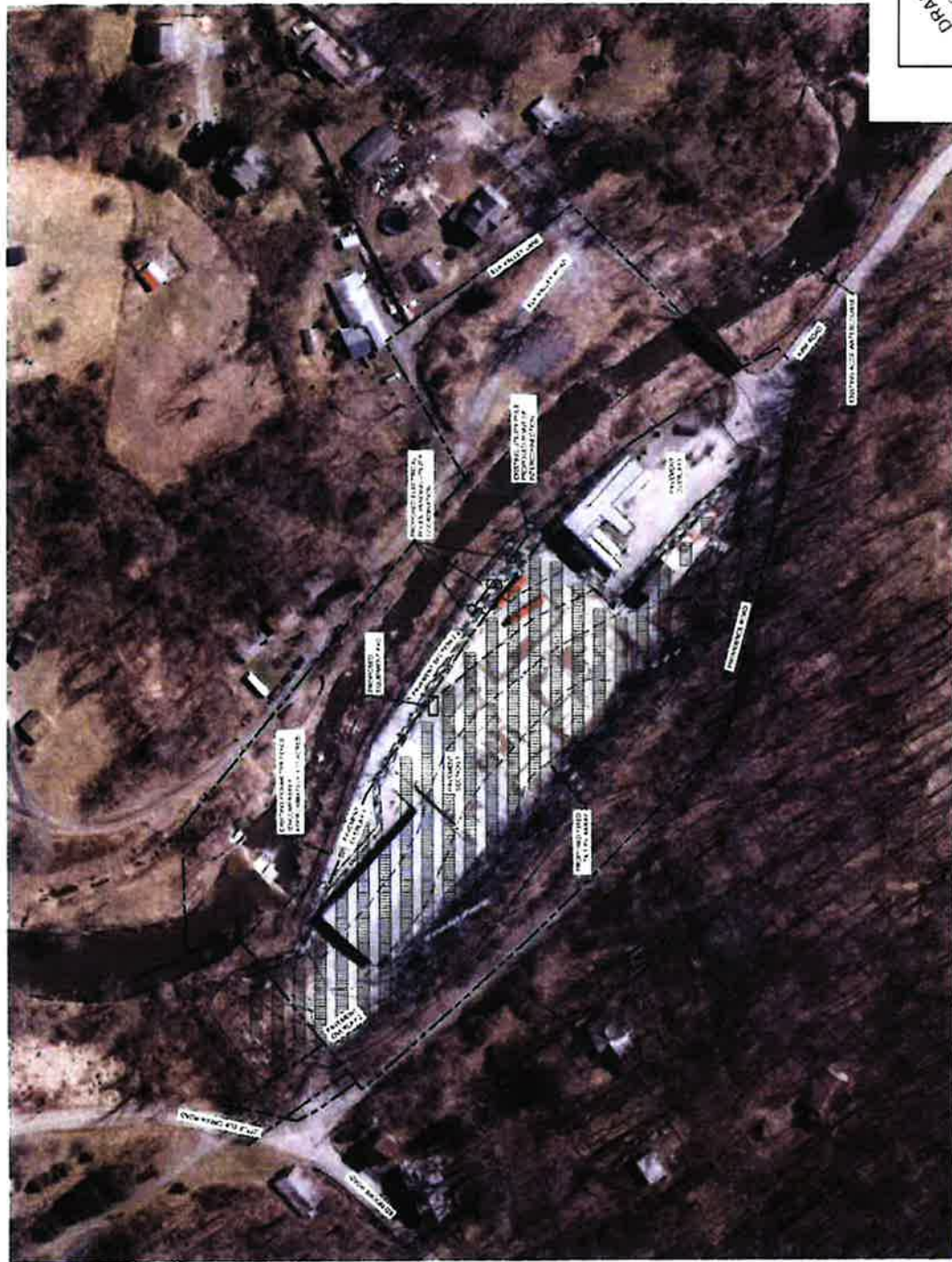
SPECTRON PV SOLAR PROJECT
SITE PLAN
PROPOSED LAYOUT

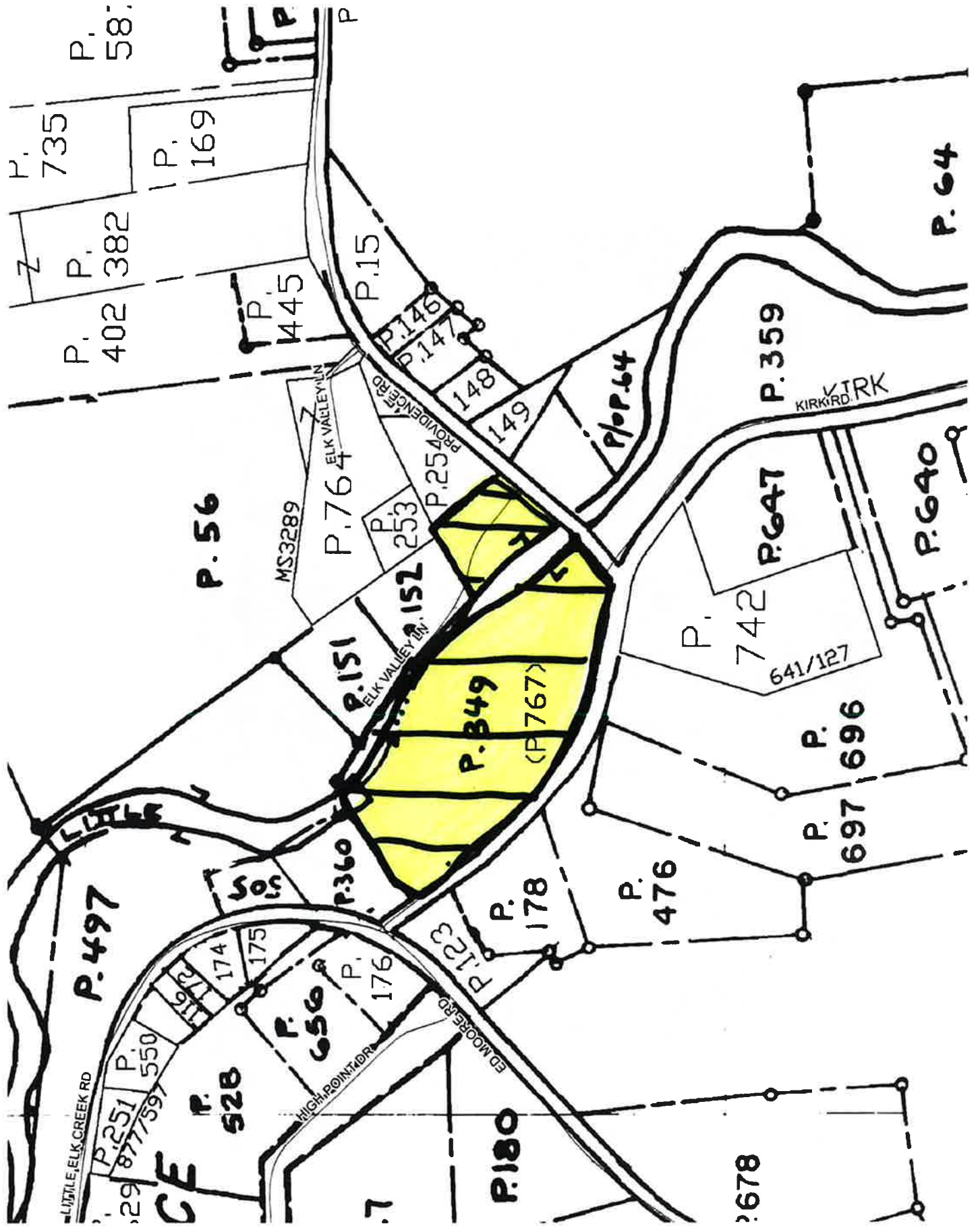
BO ENERGY LLC

CRAWFORD & ASSOCIATES

DATE	NOV 10 2015
SCALE	N.T.S.
PROJECT	SPECTRON PV SOLAR PROJECT
SHEET	1 OF 1

DRAFT
NOT FOR CONSTRUCTION





P. 58

P. 735

P. 402
P. 382

P. 169

P. 445

P. 15

P. 146
P. 147

148
149

P. 10 P. 64

P. 359

KIRK RD

P. 64

P. 56

MS3289

P. 764

P. 253

P. 151

P. 152

P. 349
(P. 767)

P. 647

P. 742

641/127

P. 640

P. 696

P. 697

P. 497

LITTLE ELK CREEK RD

P. 251
P. 550
P. 877/597

P. 528

P. 560

P. 176

P. 123

P. 178

P. 476

P. 180

P. 678

HIGH POINT DR

EDMOOR RD

REZONINGS

FILE NO: 2019-05

APPLICANT: 109-111 Providence Road, LLC

LOCATION: 109-111 Providence Road, Elkton, MD 21921 (Tax Map 13, Parcel 349)

REQUEST: Rezone 7.29 acres from Rural Residential (RR) to Northern Agricultural Residential (NAR).

STAFF RECOMMENDATION:

PLANNING COMMISSION RECOMMENDATION:

FINDINGS OF FACTS

NEIGHBORHOOD: The neighborhood is an area within 1/2 mile radius of the subject property. The subject property and all of the immediately adjoining properties are zoned Rural Residential (RR) or Northern Agricultural Residential (NAR). The properties within the neighborhood are zoned Rural Residential (RR) or Northern Agricultural Residential (NAR). The periphery of the neighborhood is zoned Rural Residential (RR), Northern Agricultural Residential (NAR), and Business Local (BL).

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: 306.01	3,748	3,818	1.87%

AVAILABILITY OF PUBLIC FACILITIES: The property is not located within any future water or sewer service areas per the adopted Master Water & Sewer Plan.

PRESENT AND FUTURE TRANSPORTATION AND TRAFFIC PATTERNS, CHARACTER, AND VOLUME: Access to the property is from Providence and Little Elk Creek roads. The proposed rezoning should not have an effect on future transportation and traffic patterns, character, and volume.

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

COMPATIBILITY WITH THE INTENT OF THE COMPREHENSIVE PLAN: The property is located within the Rural Conservation District of the Comprehensive Plan. The Rural Conservation District includes sparsely developed areas between towns and rural villages. The Rural Conservation District is intended to encourage the retention of agricultural and forestry uses to support the County's agricultural industry and to maintain rural character.

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.