

MARCH 1990

PREPARED BY THE CECIL COUNTY
OFFICE OF PLANNING AND ZONING

ZONING
THE DEPARTMENT OF PLANNING AND
AND
COMMISSION
THE CECIL COUNTY PLANNING

1989 ANNUAL REPORT



OFFICE OF
PLANNING &
ZONING



March 27, 1990

CECIL
COUNTY,
MARYLAND

Cecil County Commissioners
Room 300, County Office Building
Elkton, MD 21921

RE: Annual report of Planning & Zoning Activities for 1989

Gentlemen:

The Cecil County Planning Commission is forwarding for your review, a summary of our activities for 1989. The report consolidates data about the various issues reviewed by the Planning Commission.

I hope all of you find this information to be a useful tool and would welcome questions, suggestions, or comments.

Yours truly,

Gary A. Griffith
Chairman
Cecil County Planning Commission

GAG/djs

Enclosure

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Contact the Department of Planning and Zoning (398-0200) to confirm meeting dates and agenda information.

The Planning Commission has regularly scheduled public meetings on the third Tuesday of each month. Subdivision proposals are heard at 2:00 p.m. in the Planning Office Conference Room (3rd floor of the Courthouse). Rezoning and other cases are heard at 7:00 p.m. in Court Room 1 (2nd floor of the Courthouse).

The Cecil County Planning Commission is appointed by the County Commissioners in accordance with State Law. The Commission serves as a citizen review board on County planning decisions. As set forth in Article 66B of the Annotated Code of Maryland, the Planning Commission is both an advisory decision-making board. The Commission, in its advisory capacity, is required to make recommendations regarding rezoning cases, special exceptions, amendments or changes to County ordinances, and other planning decisions. In its decision-making capacity, the Commission approves all major subdivisions of land.

Mr. Keith Baynes, Attorney.

Commissioner Merritt Dean, Ex-Officio Member.

Mr. William McMillan - North East - Term expires August 3, 1993.

Mr. Jack Krummel, Alternate - North East - Term expires August 3, 1994.

Mr. Clinton Jaquette - Rising Sun - Term expires August 3, 1994.

Mrs. Sally Cairns - Elkton - Term expires August 3, 1993.

Mr. John Bruce - Conowingo - Term expires August 3, 1992.

Mr. Samuel DuPont, Vice-Chairman - Cecilton - Term expires August 3, 1992.

Mr. Gary Griffith, Chairman - Elkton - Term expires August 3, 1994.

1989 Membership:

I. PLANNING COMMISSION

II. THE DEPARTMENT OF PLANNING AND ZONING

The Department of Planning & Zoning provides staff support for the County Commissioners, the Planning Commission, and other boards and commissions, as well as coordinating all planning activities for the County. Members of the staff participate in various committees and represent the County on numerous State and Regional governmental organizations.

1989 Staff Members:

Janet Gleisner, Director

Patrick T. Conway, Zoning Administrator

Donald Halligan, Principal Planner

Kenneth Naumann, Capital Facilities Planner

Christopher Rogers, Principal Plans Reviewer

Daniel Rooney, Planner I

Louis Brammer, Zoning Inspector

Paul Fish, Zoning Inspector

Joseph Johnson, Resource Inspector

Debbie Sample, Administrative Aide

Rose Simpson, Administrative Aide

Staff Support:

In 1989, the Planning and Zoning Department provided staff support for the following boards and commissions:

Board of County Commissioners

Planning Commission

Board of Appeals

Technical Advisory Committee

Stormwater Management Committee

Comprehensive Plan Committee

Baltimore Regional Council of Governments

Maryland Citizens Planners Association

Coastal Resources Advisory Committee

Municipalities through out the County

WILMAPCO

Maryland Association of Counties

Port of Baltimore Citizen Advisory Committee

Agricultural Land Preservation Advisory Board

III. OTHER BOARDS INVOLVED IN THE PLANNING PROCESS

A. Board of Appeals

The Board of Zoning Appeals holds a public hearing on the fourth Tuesday of each month at 7:00 p.m. in Court Room 1 (2nd floor of the County Courthouse).

1989 Members of the Board of Appeals

Mr. John B. Upp, Chairman - Cecliton - Term expires August 15, 1991.

Ms. Leslie Fossett - Colora - Term expires August 15, 1991.

Mr. Hugh Reilly - Elkton - Term expires August 15, 1991.

Mr. Hanford Owens - Perryville - Term expires August 15, 1991.

Mr. Samuel L. Orr - Rising Sun - Term expires August 15, 1991.

Mr. Fred Gordon, Alternate - North East - Term expires August 15, 1991.

Mr. O. Robert Lidums, Attorney.

In 1989 the Board of Appeals reviewed 90 cases: 55 special exceptions, 28 of which were requests for mobile home placement, 24 variance requests, 9 appeals of subdivision/planning Commission decisions, and 2 administrative/enforcement actions. Of these cases seven (7) special exception cases were disapproved. All of these disapprovals were for mobile home placements. Only one (1) variance request was denied in 1989.

B. Comprehensive Plan Committee

This 30 member committee was appointed by the Commissioners in 1988. Since their formation, the Committee has met on a regular basis to review and update the County's existing Comprehensive Plan. During 1989 the Committee devoted a large portion of its time to establishing and reviewing policies for the revised plan. A recommendation on the new plan is expected from the Committee early in 1990.

Members of the Comprehensive Plan Committee

- Paul Raech
- Robert Foard
- Charles Scott
- First Election District
- Second Election District
- Third Election District

James Butkewicz
Ingo Zeise
Daniel Hall

-Fourth Election District
-Fifth Election District
-Sixth Election District
-Seventh Election District
-Eighth Election District
-Ninth Election District

-First Commissioner District
-Second Commissioner District
-Third Commissioner District

-Agricultural Extension Agent
-Cecil Co. Soil Conservation Dist.
-Cecil Co. Farm Bureau
-Cecil Co. Home Builders Assoc.
-Cecil Co. Board of Realtors
-Cecil Co. Chamber of Commerce
-League of Women Voters
-Historical Society of Cecil Co.
-Cecil Co. Watermen's Assoc.
-Upper Bay Marine Trades Assoc.
-Cecil Co. Economic Dev. Com.
-Cecil Co. Planning Commission
-Cecil Co. Board of Appeals
-Cecil Co. Board of Education
-Financial Institutions
-Maryland Aggregates Assoc.
-Upper Chesapeake Watershed Assoc.
-Municipal Representative

Ted Haas
Floyd Allred
William Haines
Harlan C. Williams
Clint Rosenberger
James Sherrard
Jeri Ayers
Kennard Merrey
Frank Pratt
Marilyn Descheemaeker
Peter Wood
Sally Cairns
Sam L. Orr
S. Frank Slaughter
Bruce Fink
Henry F. Coudon
Rosalie H. Haines
Alfred C. Wehn
Clair E. Carrick, Sr.

-Ex-Officio
-Chairman

Daniel Hall

C. Agricultural Land Preservation Advisory Board

Originally created to review applications for the Maryland Agricultural Land Preservation Program, this board also reviews applications to insure that applicants meet the requirements of the State Laws and County Agricultural Preservation Ordinance. The Board is composed of farmers and other people that are concerned with the continued success of agriculture in Cecil County.

1989 Board Members

Mr. Ted Haas

Mr. Robert Knutson

Mr. Jack McKeown

Mr. Daniel Derr

Mr. Olysess McCoy

APPLICATIONS PROCESSED IN 1989

1. Major Subdivisions - During 1989 the Planning Commission reviewed 195 applications for major subdivisions and mobile home parks. Projects were reviewed at the conceptual, preliminary and final plat stages. Of these applications, 68 were granted final approval resulting in the formation of 500 new lots. Thirty (30) of the applications were concept plans approved by the Planning Commission. These concept plans involve the potential creation of 1137 lots, and this number includes one (1) mobile home park with approximately 320 sites.

2. Minor Subdivisions - The Department of Planning and Zoning approved 127 applications in 1989. Of these 90 were applications for minor subdivision approval. The remainder were for add-on purposes or for agricultural transfer. These submittals resulted in the formation of 158 new lots for development purposes.

3. Site Plans - A total of eight (8) site plans were approved by the Department of Planning and Zoning in 1989. Zoning forwarded recommendations to the County Commissioners on 22 road code waivers in 1989. This process resulted in the granting of 10 road code waivers. Nine (9) requests were denied and no action was taken on three (3) of the requests.

5. Rezoning - The Planning Commission made recommendations to the County Commissioners on 24 rezoning applications during 1989. Thirteen (13) of these applications were approved by the County Commissioners. Seven (7) applications were disapproved, and four (4) were withdrawn.

6. Special Exceptions - The Planning Commission and the Board of Appeals heard 55 requests for special exceptions in 1989.

7. Variances and Appeals - The Board of Appeals heard 24 variance requests in 1989 and 11 appeals of Planning Commission decisions and administrative or enforcement actions.

In addition to the above items, the Planning Commission also heard three (3) Agricultural Preservation District applications, four (4) Program Open Space Amendments and three (3) special subjects which included the County's Recreational and Open Space Plan, and amendments to the Cecil County Critical Areas Program and Subdivision Regulations.

Summary

In 1989 the workload of the Planning Commission and the Department of Planning and Zoning continued to follow the trend established in 1988. Major subdivision applications processed in 1989 totaled 195. Ultimately, 500 new lots were approved by the Planning Commission. These lots involved the development of 2006.7 acres.

Many of these plans, however, required multiple review by the Planning Commission. In order to improve the review process and to decrease the number of conditions associated with final plat approval, the Planning Commission adopted several new policies during 1989.

Policy changes adopted this year included: (1) a requirement for the field delineation of non-tidal wetlands, (2) a strict interpretation of the existing Comprehensive Plan in determining density for proposed major subdivisions in the Rural North and Rural South Planning Districts, (3) increasing cul de sac widths to 75 feet for all cul de sac streets over 800 feet in length, (4) that Habitat Protection Areas located in the Cecil County Critical Area be indicated prior to Concept Plan submittal, (5) proof that the Water Resources Administration has reviewed the entire concept plan for a proposed subdivision prior to the issuance of any groundwater Appropriation Permits for lots in that subdivision, and (6) that the applicant be prepared to address the School Board's representative at TAC regarding size and cost of the units and the phasing of the project. Also adopted in 1989 were guidelines for requiring Traffic Impact Studies.

The Department of Public Works and the Department of Environmental Health also amended their policy for final plat approval in 1989. Effective July, 1989 all departmental requirements must be met prior to final plat approval by the Planning Commission.

While major subdivision development was scattered throughout the County, the largest number of lots were approved in Election Districts 5 and 1. In Election District 5 a total of 170 lots were approved involving 486.9 acres. In Election District 1, 88 lots were approved, and this involved the development of 947.7 acres. Election District 2 had the least number of new lots approved in 1989. Eight (8) lots were approved on 17 acres.

Development in the Critical Area was limited to the fifth and first Election Districts also. All development in the Critical Area was consistent with the approved land use designation so no Growth Allocation acreage was utilized in 1989. A total of 36 lots were approved in the RCA and LDA areas. These lots involved the development of 492.4 acres.

Minor subdivision activity was more evenly distributed throughout the County. The largest number of lots (31), were approved in Election District 5. Election Districts 2 and 8 had the least number of minor subdivision lots approved. Five (5) lots were approved in District 2, while 9 lots were approved in District 8.

No rezonings were approved in Election Districts 2, 4, 7, or 8. The 13 rezonings approved in 1989 were fairly evenly distributed in the remaining Districts. Four (4) rezonings were approved in District 9 while three (3) rezonings were approved in both District 3 and 5. Two (2) rezonings were granted in District 1. The most interesting trend in these rezonings is that of the 13 applications approved, nine (9) of the rezonings resulted in the formation of new commercially zoned properties.

Enforcement of Zoning violations continued to increase during 1989. Mobile home violations, junk cars, and salvage yards constituted the majority of violations pursued this year. Many of the mobile home violations result from the granting of Special Exceptions for construction purposes.

Although 1989 was a busy year for the Planning Commission and the Department of Planning and Zoning, the major project for the year was the revision of the Comprehensive Plan. Adopted in 1974, the current plan was amended in 1977. Revision of the plan began in April of 1988 with the appointment of a thirty (30) member committee by the County Commissioners.

During 1989, this Committee, the Planning Office staff, and the Consultants have been meeting on a regular basis to produce a new plan for the County. The new plan will emphasize the County's commitment to quality development, the protection of natural resources, and the preservation of agriculture. It is anticipated that the new plan will be ready for public hearing by mid 1990.

Zoning Violation Statistics
Years 1988 - 1989

Type of Violation(s)	Year 1988	Year 1989
Mobile Homes without permits	11	14
Mobile Homes with permits	22	20
Junk, Salvage Yard	45	62
Landfills (not permitted)	6	3
Outside storage	4	6
Illegal business	6	8
RV/travel trailers	3	5
(Variance) set-backs	4	3
Animal husbandry	2	1
Accessory structures	4	6
without permits	4	2
Dwelling conversions illegal	2	2
Swimming pool (without fences)	4	2
TOTAL:	113	132
Violation complaints inspected not cited for alleged violation or verbal agreement for correction	16	22
TOTALS:	96	120
Number of appeals related to zoning violation	2	2
Number of court cases related to zoning violations	3	7

(APPENDIX)

1999 MAJOR SUBDIVISION ACTIVITY
 COUNTY-WIDE

ED	SUBDIVISION	MI	ZONE	TOTAL ACRES	SEC. ACRES	TOTAL LOTS	SEC. LOTS	STAGE	DEC. DATE
1	Strawberry Hill II	53	AR	0.0	25.4	0	11	Prel	02/21/99
1	R&G Estates, Resub.	60	R1	0.0	13.2	0	4	Prel-Fin	03/21/99
1	Budds Landing, Sec.2	53	AR	0.0	111.6	0	14	Prel	03/21/99
1	Strawberry Hill, Sec2	53	AR	0.0	31.5	0	10	Final	03/21/99
1	Two K Farms, Inc.	51	AS	0.0	73.9	0	2	Prel-Fin	03/21/99
1	Two K Farms, Inc.	51	AR	0.0	73.8	0	2	Prel-Fin	04/18/99
1	Gilead Farmettes	56	AR	0.0	218.0	0	6	Prel	04/18/99
1	Strawberry Hill, Sec2	58	AR	0.0	31.4	0	16	Final	04/18/89
1	Strawberry Hill, Sec3	58	AR	0.0	65.0	0	19	Prel	04/18/89
1	Strawberry Hill, Sec4	58	AR	0.0	170.1	0	5	Prel	04/18/89
1	Budds Landing, Sec.2	53	AR	0.0	111.9	0	14	Final	04/19/99
1	Scotchman's Glen 1	52	AR	0.0	15.5	0	12	Prel	04/18/99
1	Howard Burrows	52	AR	0.0	1.4	0	1	Prel-Fin	04/18/89
1	Gilead Farmettes	56	AR	0.0	218.0	0	6	Final	05/16/89
1	Stephen Purner	52	AR	0.0	12.1	0	2	Prel	05/16/89
1	Sunset Pointe, Sec.2	55	AR	0.0	162.6	0	6	Prel	05/16/89
1	Strawberry Hill, Sec3	58	AR	0.0	33.1	0	19	Final	05/20/89
1	Strawberry Hill, Sec4	58	AR	0.0	170.1	0	5	Final	06/20/99
1	Stephen Purner	52	AR	0.0	12.1	0	1	Prel-Fin	06/20/89
1	Robert C. Hunt	56	AR	0.0	70.0	0	1	Prel-Fin	06/20/89
1	Scotchman's Glen	52	AR	0.0	15.6	0	12	Final	05/20/89
1	Strawberry Hill, Sec4	58	AR	0.0	170.1	0	5	Final	07/18/99
1	Sunset Pointe, Sec.2	55	AR	0.0	162.6	0	6	Final	08/15/89
1	Mark L. Coffman	52	AR	48.4	0.0	3	0	Concept	05/19/89
1	Mark L. Coffman	52	AR	0.0	2.0	0	1	Prel-Fin	09/19/89
1	Pearce Creek, Sec.2	56	AR	93.1	0.0	24	0	Concept	11/21/89
2	Canal View Estates	43	AR	217.5	0.0	31	0	Concept	02/21/89
2	Sunnybrook Estates	38	AR	299.7	0.0	65	0	Concept	03/21/89
2	Bethel of Elk Forest	42	R1	0.0	14.2	0	5	Prel	03/21/89
2	Sunnybrook Estates	38	AR	0.0	14.2	0	5	Final	04/18/89
2	Canal View Estates	38	AR	0.0	24.7	0	29	Prel	07/18/89
2	Canal View Estates	43	AR	0.0	15.5	0	11	Prel	08/15/89
2	Canal View Estates	43	AR	0.0	14.1	0	9	Prel	09/19/89

1989 MAJOR SUBDIVISION REVIEW
COUNTY-WIDE

ED	SUBDIVISION	MI	ZONE	TOTAL ACRES	SEC. ACRES	TOTAL LOTS	SEC. LOTS	STAGE	DEC. DATE
1	Canal View Estates	42	AR	0.0	5.3	0	3	Prel	AC 10/17/89
2	Sunnybrook Estates	38	AR	0.0	21.4	0	29	Final	WD 10/17/89
2	Sunnybrook Est. Sect 1	38	AR	0.0	21.4	0	29	Final	WD 11/21/89
2	Deerhaven, Sec. 3	43	R1	0.0	2.3	0	3	Final	A 11/21/89
2	Sunnybrook Est.	39	AR	0.0	31.5	0	29	Final	WD 12/19/89
3	Chippendale, Sec. III	20	AR	0.0	25.2	0	15	Final	AC 02/21/89
3	Everbreze, Sec. 2, Res.	20	R1	6.7	0.0	0	0	Concept	A 02/21/89
3	G.H.B. Asso.	26	C2	0.0	4.8	0	2	Prel-Fin	AC 03/21/89
3	Manchester Park, Secs	21	R2	0.0	16.9	0	28	Prel	AC 03/21/89
3	Everbreze, Resub.	20	R1	0.0	6.7	0	1	Prel-Fin	AC 03/21/89
3	Huntington Hill	20	R2	37.6	0.0	60	0	Concept	A 06/20/89
3	Fletcherwood Rd. Prop.	21	RM	1.1	0.0	10	0	Concept	D 07/18/89
3	Huntington Hill, Sec 4	20	R2	0.0	37.6	0	60	Prel	F 07/19/89
3	Fletcherwood Rd. Prop.	21	RM	1.1	0.0	9	0	Concept	A 08/15/89
3	Everbreze, Sec. 2	20	R1	0.0	5.4	0	1	Prel-Fin	WD 08/15/89
3	Huntington Hill	20	R2	0.0	37.6	0	60	Prel	WD 09/19/89
3	Everbreze, Sec. 2	20	R1	0.0	5.4	0	2	Prel-Fin	AC 09/19/89
3	Huntington Hill	20	R2	0.0	37.6	0	60	Prel	AC 10/17/89
3	Chippendale, Sec. 4	20	AR	0.0	20.2	0	14	Final	WD 10/17/89
3	Tranquillity	26	AR	100.8	0.0	13	0	Concept	A 10/17/89
3	Chippendale, Sec. 4	20	AR	0.0	20.2	0	14	Final	AC 11/21/89
3	Forest Green Ct. Sec 2	26	MH	0.0	15.7	0	45	Final	D 12/19/89
4	Foxcatcher, Sec. 4	6	AR	0.0	29.7	0	9	Prel	A 01/17/89
4	Pond's Edge	12	AR	0.0	13.0	0	3	Prel	AC 04/18/89
4	Wyn Lea at Fairhill	13	AR	0.0	0.0	0	4	Exten	A 04/18/89
4	Hunters Crossing	5	AR	192.0	0.0	64	0	Concept	A 06/20/89
4	W.E.G.J.M. Gravellee	7	R1	24.6	0.0	21	0	Concept	A 08/15/89
4	Pond's Edge	12	AR	0.0	13.0	0	3	Final	AC 09/19/89
4	Hunters Crossing	5	AR	0.0	42.1	0	15	Prel	F 09/19/89
4	Warburton Estates	14	R1	0.0	5.0	0	3	Prel-Fin	AC 10/17/89
4	Spring Hill	21	R1	109.4	0.0	99	0	Concept	A 10/17/89
4	Foxcatcher	6	AR	0.0	29.7	0	9	Final	WD 10/17/89
4	Hunters Crossing	5	AR	0.0	4.9	0	1	Prel-Fin	AC 10/17/89

1989 HAZARDOUS SUBDIVISION ACTIVITY
COUNTY-WIDE

SD	SUBDIVISION	TR	ZONE	TOTAL ACRES	SEC. ACRES	TOTAL LOTS	SEC. LOTS	STAGE	DEC. DATE
4	Hunters Crossing	5	AR	0.0	43.2	0	16	Prel	AC 10/17/89
4	Jack Barrett	13	AR	0.0	3.1	0	3	Prel	AC 10/17/89
4	Wyn Lea	12	AR	0.0	15.6	0	4	Final	AC 11/21/89
4	Foxcatcher, Sec.4	6	AR	0.0	29.7	0	9	Final	AC 11/21/89
4	Highlands, Sec.2	14	R1	0.0	0.0	0	0	NA	A 12/19/89
4	Foxcatcher, Sec.2B	6	AR	0.0	4.7	0	6	Prel	AC 12/19/89
4	Foxcatcher, Sec.2B	6	AR	0.0	4.7	0	6	Final	AC 12/19/89
5	Proctor's Seat	17	AR	0.0	69.6	0	23	Prel	A 01/17/89
5	Pine Hills Resub.	37	AR	0.0	4.6	0	1	Prel-Fin	A 01/17/89
5	Coleridge, Sec.1	42	AR	0.0	35.4	0	22	Prel	A 01/17/89
5	Windmill Acres	37	AR	29.0	0.0	6	0	Concept	A 01/17/89
5	Bembrey, Sec.2, Resub.	37	AR	26.6	0.0	6	0	Concept	A 02/21/89
5	Proctor's Seat	23	AR	0.0	69.7	0	23	Final	AC 02/21/89
5	Irishtown News	36	AR	25.7	0.0	8	0	Concept	A 02/21/89
5	Pine Bluffs, Resub.	32	R1	0.0	11.3	0	2	Prel-Fin	AC 02/21/89
5	James & Linda Setton	18	AR	0.0	6.5	0	1	Final	AC 02/21/89
5	Maresfield	37	AR	0.0	29.6	0	6	Prel	AC 02/21/89
5	Pembrey, Resub. Lot20	37	AR	0.0	21.1	0	6	Prel	AC 03/21/89
5	Coleridge, Sec.1	42	AR	0.0	35.3	0	24	Prel	AC 03/21/89
5	Windmill Acres	37	AR	0.0	29.0	0	6	Prel	AC 03/21/89
5	Sweet Grass Meadows	18	AR	0.0	25.9	0	8	Prel	WD 03/21/89
5	Mariner's Cove, Sec.2	37	AR	0.0	17.8	0	12	Final	AC 03/21/89
5	Sweet Grass Meadows	18	AR	0.0	25.9	0	8	Prel	AC 04/18/89
5	Pembrey, Res. Lot20	37	AR	0.0	21.1	0	6	Final	AC 04/18/89
5	Coleridge, Sec.1	42	AR	0.0	35.4	0	22	Final	T 04/18/89
5	Coleridge, Sec.2	42	AR	0.0	38.8	0	1	Prel	AC 04/18/89
5	Maresfield	37	AR	0.0	29.6	0	6	Final	AC 04/18/89
5	Mariner's Cove	37	AR	0.0	16.2	0	1	Prel	AC 04/18/89
5	Carroll McQuitty	18	AR	36.1	0.0	12	0	Concept	A 04/18/89
5	Greenbank Farms, Sec2	35	R1	0.0	19.9	0	11	Final	AC 04/18/89
5	St. John's Vista	42	AR	75.0	0.0	25	0	Concept	A 04/18/89
5	Arundel, Sec.C, Bl. F	37	AR	0.0	7.0	0	9	Final	AC 04/18/89
5	Benezer, Plat 2	18	AR	0.0	10.0	0	1	Prel-Fin	A 05/18/89

1989 NAHCOA SUBDIVISION ACTIVITY
COUNTY-WIDE

ED	SUBDIVISION	TM	ZONE	TOTAL ACRES	SEC. ACRES	TOTAL LOTS	SEC. LOTS	STAGE	DEC. DATE
5	Northwoods, Sec.1	31	RM	0.0	6.7	0	10	Final	5/15/89
5	Coleridge, Sec.1	42	AR	0.0	35.4	0	22	Final	5/16/89
5	Coleridge, Sec.2	42	AR	0.0	38.3	0	1	Final	5/16/89
5	Fairfields, Sec.2	12	AR	0.0	47.7	0	21	Final	5/16/89
5	Mariner's Cove, Sec.5	37	AR	0.0	20.6	0	5	Prel	5/16/89
5	Pembrey, Sec.3, Resub.	37	AR	0.0	26.6	0	6	Prel	5/16/89
5	Ridgely Forst, Inc.	31	R1	0.0	11.0	0	1	Prel-Fin	5/16/89
5	Ferry Landing Est.	42	AR	27.1	0.0	1	0	Concept	6/20/89
5	St. John's Vista	42	AR	0.0	43.0	0	15	Prel	6/20/89
5	William Booth	18	AR	20.1	0.0	6	0	Concept	6/20/89
5	William Booth	13	AR	0.0	1.0	0	1	Prel-Fin	6/20/89
5	Arundel, Sec.C, Bl.E	37	AR	0.0	2.9	0	4	Prel	6/20/89
5	Arundel, Sec.C, Bl.G	37	AR	0.0	16.1	0	19	Prel	6/20/89
5	Bayview Plaza	25	RM	0.0	19.3	0	300	Prel	6/20/89
5	Mariner's Cove, Sec.5	37	AR	0.0	16.6	0	4	Prel	6/20/89
5	St. John's Vista	42	AR	0.0	11.3	0	7	Prel	6/20/89
5	Arundel, Sec.C, Bl.B	37	AR	0.0	1.8	0	3	Prel	6/20/89
5	Pembrey, Sec.3	37	AR	0.0	26.6	0	8	Final	7/18/89
5	Pembrey, Sec.3	37	AR	0.0	26.6	0	8	Final	7/18/89
5	St. John's Vista	42	AR	0.0	4.0	0	22	Final	8/15/89
5	Windmill Acres	37	AR	0.0	13.8	0	6	Final	9/19/89
5	Carroll G. McQuitty	18	AR	0.0	4.5	0	3	Prel	9/19/89
5	Arundel, Sec.C, Bl.B	37	AR	0.0	1.8	0	3	Final	9/19/89
5	Carroll G. McQuitty	18	AR	0.0	4.5	0	3	Final	9/19/89
5	St. John's Vista	42	AR	0.0	66.0	0	22	Final	10/17/89
5	Sweet Grass Meadows	18	AR	25.9	25.9	7	7	Final	10/17/89
5	College Green	25	RM	0.0	2.5	0	40	Prel	10/17/89
5	Pembrey, Lot 45	37	AR	0.0	6.3	0	1	Prel	10/17/89
5	Arundel, Sec.C, Bl.E	37	AR	0.0	2.9	0	4	Final	11/21/89
5	Sweet Grass Meadows	18	AR	0.0	25.9	0	7	Final	11/21/89
5	Northwoods, Sec.1	31	AR	0.0	6.7	0	10	Final	11/21/89
5	Mariner's Cove, Sec.4	37	AR	0.0	29.5	0	1	Final	12/19/89
5	Mariner's Cove, Sec.3	37	AR	0.0	10.9	0	5	Final	12/19/89

1989 MASTER SUBDIVISION AGREEMENT
 COUNTY-WIDE

ED	SUBDIVISION	PT	ZONE	TOTAL ACRES	SEC. ACRES	TOTAL LOTS	SEC. LOTS	STAGE	DEC. DATE
6	Principio Heights II	17	AR	0.0	24.6	0	24	Prel	02/21/89
6	Colony Acres, Sec. 3	17	AR	0.0	24.3	0	13	Prel	02/21/89
6	Principio Heights II	17	AR	0.0	24.0	0	23	Prel	03/21/89
6	West Nottingham Acad	17	AR	0.0	40.3	0	1	Prel-Fin	04/18/89
6	Nichols Shmel	9	AR	0.0	9.9	0	3	Prel-Fin	04/18/89
6	Donald B. Ayers	17	AR	0.0	73.6	0	2	Prel-Fin	05/16/89
6	Chelsea-Nottingham	17	AR	0.0	5.6	0	1	Prel	05/16/89
6	Hillview Farms	23	AR	61.9	0.0	20	0	Concept	06/20/89
6	Chelsea-Nottingham	17	AR	0.0	5.6	0	1	Prel-Fin	06/20/89
6	Hillview Farms	23	AR	0.0	61.9	0	20	Prel	07/18/89
6	Hillview Farms, Sec 2	23	AR	0.0	61.9	0	20	Prel	09/19/89
6	Hillview Farms, Sec 3	23	AR	0.0	0.0	0	0	Final	09/19/89
6	Nottingham Fields	3	AR	260.0	0.0	88	0	Concept	09/19/89
6	Nottingham Fields	3	AR	0.0	40.4	0	15	Prel	09/19/89
6	Donald Gifford	19	AR	8.3	0.0	2	0	Concept	09/19/89
6	Donald Gifford	18	AR	0.0	2.2	0	1	Prel-Fin	09/19/89
6	Hillview Farms	23	AR	0.0	61.9	0	20	Prel	10/17/89
6	Hillview Farms	23	AR	0.0	21.8	0	12	Final	10/17/89
6	Hillview Farms, Sec. 3	23	AR	0.0	30.1	0	8	Final	10/17/89
6	Principio Heights II	17	AR	0.0	34.2	0	23	Final	11/21/89
6	Colony Acres, Sec. 3	17	AR	0.0	24.1	0	13	Final	11/21/89
7	Running Brook Mob.Pk	23	MH	0.0	12.1	0	32	Final	01/17/89
7	Holland Acres, Sec. 6	22	R1	0.0	43.8	0	28	Final	02/21/89
7	Holland Acres, Sec. 6	22	R1	0.0	43.8	0	28	Final	03/21/89
7	Running Brook Mob.Pk	23	MH	0.0	12.8	0	32	Final	03/21/89
7	Bentley	22	AR	0.0	35.1	0	15	Prel	04/18/89
7	Belvidere Heights	23	AR	0.0	9.7	0	1	Prel-Fin	04/18/89
7	The Bluffs, Sec. 2	16	AR	0.0	21.0	0	5	Final	06/20/89
7	Morrison Subdivision	22	AR	133.3	0.0	61	0	Concept	09/19/89
7	Bentley, Sec. 1	22	AR	0.0	42.8	0	10	Final	10/17/89
7	Bentley, Sec. 1	22	AR	0.0	42.8	0	10	Final	11/21/89
7	Hull Farms	23	AR	64.6	0.0	21	0	Concept	12/19/89
7	Bentley, Sec. 1	22	AR	0.0	59.1	0	15	Final	12/19/89

1989 MAJOR SUBDIVISION ACTIVITY
COUNTY-WIDE

ED	SUBDIVISION	TM	ZONE	TOTAL ACRES	SEC. ACRES	TOTAL LOTS	SEC. LOTS	STAGE	DEC.	DATE
8	Mt. Zoar Mob.Home Pk	8	MH	77.1	0.0	241	0	Concept	A	01/17/89
8	Topoka East,Sec.2D	9	AR	61.9	0.0	5	0	Concept	A	01/17/89
8	Mt. Zoar Mobile Home	3	MH	0.0	79.9	0	324	Prel	D	03/21/89
8	Red Hill Estates	1	AR	27.8	0.0	9	0	Concept	A	04/18/89
8	Mt.Zoar Mobile Home	8	MH	0.0	79.9	0	324	Prel	AC	05/16/89
8	Red Hill Estates	1	AR	0.0	27.9	0	9	Prel	AC	06/20/89
8	Conowingo Mobile Ct.	8	MH	0.0	5.3	0	22	Prel	AC	08/15/89
8	Red Hill Estates	1	AR	0.0	27.0	0	9	Final	A	09/19/89
8	Conowingo Manor	16	AR	0.0	6.5	0	1	Prel-Fin	AC	09/19/89
8	Conowingo Manor,Sec2	16	AR	0.0	16.0	0	10	Prel	AC	10/17/89
8	Topoka Lot 15,Resub.	9	AR	15.1	0.0	3	0	Concept	A	10/17/89
8	Topoka, Lot 24	9	AR	4.9	0.0	2	0	Concept	A	11/21/89
8	Ragan, Frank D.	9	AR	0.0	6.5	0	1	Prel-Fin	WD	12/19/89
8	Mt. Zoar Mob. Pk.	8	MH	0.0	79.6	0	324	Final	WD	12/19/89
8	Connolly Farms	9	AR	92.8	0.0	42	0	Concept	A	12/19/89
8	Topoka East,Sec.2D	9	AR	0.0	61.8	0	5	Prel	AC	12/19/89
8	Shah Valley,Sec.2	12	AR	0.0	13.4	0	10	Final	A	01/17/89
8	Calvert Acres, Sec.4	12	AR	0.0	34.5	0	13	Prel	AC	02/21/89
9	Fairfields,Sec.2	12	AR	0.0	47.7	0	21	Prel	AC	03/21/89
9	Tailwinds Estates	12	AR	86.9	0.0	28	0	Concept	A	03/21/89
9	Fairfields,Sec.2	12	AR	0.0	47.7	0	21	Final	T	04/18/89
9	Calvert Acres,Sec.4	12	AR	0.0	20.6	0	13	Final	WD	05/16/89
9	Calvert Acres,Sec.4	12	AR	0.0	0.0	0	0	Final	WD	05/16/89
9	Calvert Acres,Sec.4	12	AR	0.0	20.6	0	13	Final	AC	06/20/89
9	Calvert Acres,Sec.4	12	AR	0.0	0.0	0	0	Final	AC	06/20/89
9	Tailwinds Estates	12	AR	0.0	17.6	0	11	Prel	AC	07/18/89
9	Conowingo Manor, Sect	16	AR	0.0	12.2	0	11	Final	AC	08/15/89
9	West Branch	12	AR	135.5	0.0	43	0	Concept	A	10/17/89
9	Chantilly Manor,Sec2	18	AR	0.0	10.4	0	6	Prel.	AC	12/19/89

APPENDIX B

CECIL COUNTY
1989 MAJOR SUBDIVISION ACTIVITY
CONCEPT PLAT APPROVALS

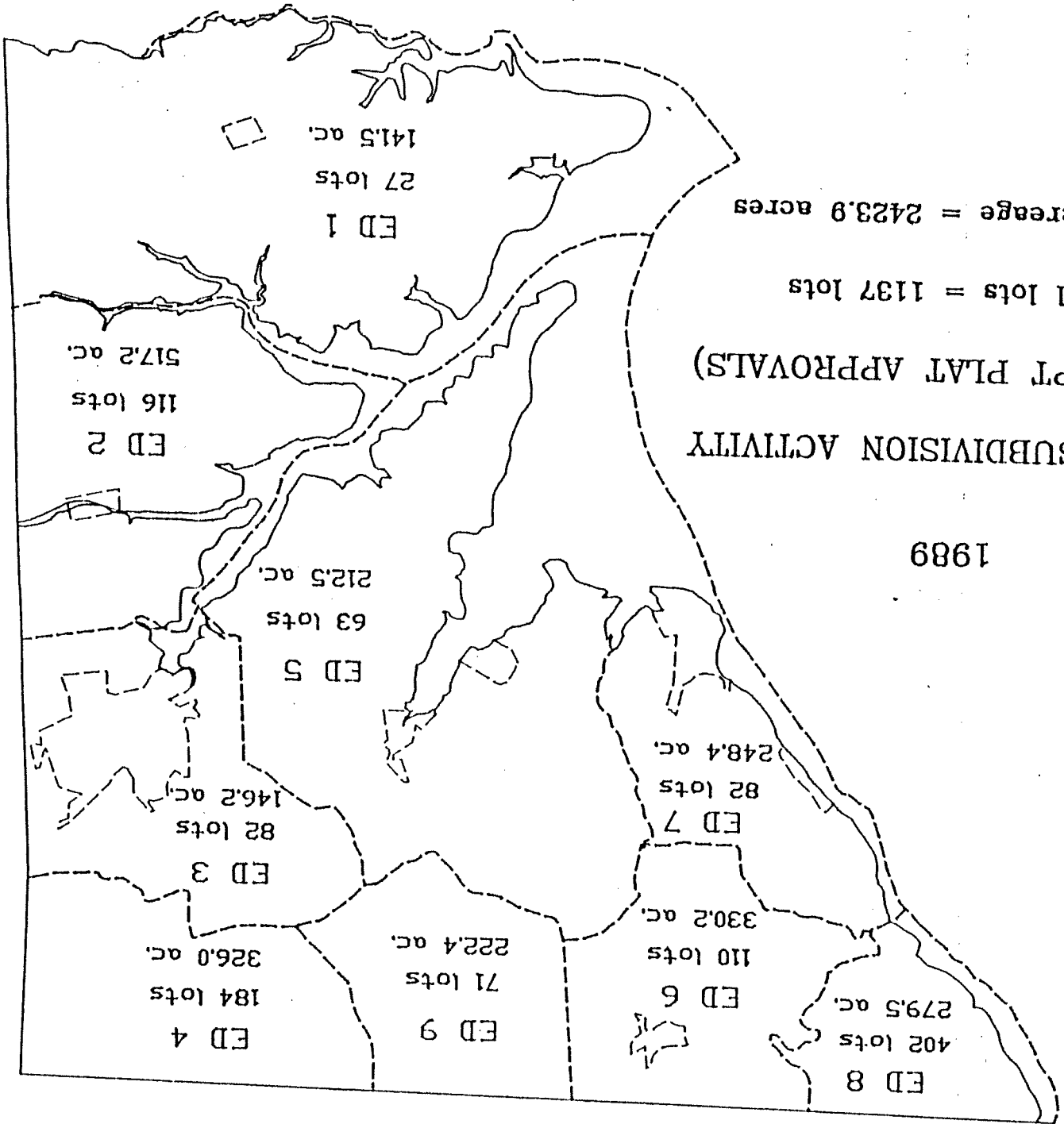
SUBDIVISION	DATE	ED	TM	ZONE	ACRES	LOTS
Mt. Zoar Mob.Home Pk	01/17/89	8	8	MH	77.1	341
Topoka East,Sec.2D	01/17/89	8	8	AR	61.8	5
Windmill Acres	01/17/89	5	5	AR	29.0	6
Pembrey,Sec.3,Resub.	02/21/89	5	5	AR	26.6	6
Everbreze,Sec.2,Res.	02/21/89	3	3	RI	6.7	0
Irishtown Mews	02/21/89	5	5	AR	25.7	8
Canal View Estates	02/21/89	2	2	AR	217.5	31
Sunnybrook Estates	03/21/89	2	2	AR	299.7	85
Talwinds Estates	03/21/89	9	9	AR	86.9	28
Red Hill Estates	04/18/89	8	8	AR	27.8	9
Carroll McQuitty	04/18/89	5	5	AR	36.1	12
St. John's Vista	04/18/89	5	5	AR	75.0	25
Huntington Hill	06/20/89	3	3	R2	37.6	60
Hillview Farms	06/20/89	6	6	AR	61.9	20
William Booth	06/20/89	5	5	AR	20.1	6
Hunters Crossing	06/20/89	4	4	AR	192.0	64
Fletcherwood Rd.Prop.	08/15/89	3	3	RM	1.1	9
W.E.&J.M.Gravlee	08/15/89	4	4	RI	24.6	21
Morrison Subdivision	09/19/89	7	7	AR	183.8	61
Nottingham Fields	09/19/89	6	6	AR	260.0	88
Mark L. Coffman	09/19/89	1	1	AR	48.4	3
Donald Gifford	09/19/89	6	6	AR	8.3	2
Spring Hill	10/17/89	4	4	RI	109.4	99
West Branch	10/17/89	9	9	AR	135.5	43
Tranquillity	10/17/89	3	3	AR	100.8	13
Topoka Lot 15,Resub.	10/17/89	8	8	AR	15.1	3
Topoka, Lot 24	11/21/89	8	8	AR	4.9	2
Pearce Creek,Sec.2	11/21/89	1	1	AR	93.1	24
Hull Farms	12/19/89	7	7	AR	64.6	21
Connelly Farms	12/19/89	8	8	AR	92.8	42
*** Total ***						
2424 1137						

1989 APPROVED MAJOR SUBDIVISIONS - CONCEPTS
 BY ELECTION DISTRICT

ELECTION DISTRICT	NUMBER OF LOTS	ACREAGE
1	27	141.5
2	116	517.2
3	82	146.2
4	184	326.0
5	63	212.5
6	110	330.2
7	82	248.4
8	402	279.5
9	71	222.4
TOTALS	1137	2423.9

MAJOR SUBDIVISION ACTIVITY
 (CONCEPT PLAT APPROVALS)
 Total lots = 1137 lots
 Total acreage = 2423.9 acres

1989



1989 MAJOR SUBDIVISION ACTIVITY
FINAL PLAT APPROVALS

ELECTION DISTRICT ONE

SUBDIVISION DATE ED TM ZONE ACRES LOTS

Strawberry Hill, Sec2	04/18/89	1	58	AR	31.4	16
Budds Landing, Sec.2	04/18/89	1	63	AR	111.8	14
Gilead Farmettes	05/16/89	1	56	AR	218.0	6
Strawberry Hill, Sec3	06/20/89	1	58	AR	65.1	19
Scotchman's Glen	06/20/89	1	52	AR	15.6	12
Strawberry Hill, Sec4	07/18/89	1	58	AR	170.1	5
Sunset Pointe, Sec.2	08/15/89	1	55	AR	162.6	6
*** Total ***					774.6	78

ELECTION DISTRICT TWO

SUBDIVISION DATE ED TM ZONE ACRES LOTS

Bethel of Elk Forest	04/18/89	2	42	R1	14.2	5
Deerhaven, Sec.3	11/21/89	2	43	R1	2.8	3
*** Total ***					17.0	8

ELECTION DISTRICT THREE

SUBDIVISION DATE ED TM ZONE ACRES LOTS

Chippendale, Sec.III	02/21/89	3	20	AR	25.8	15
Chippendale, Sec.4	11/21/89	3	20	AR	20.2	14
*** Total ***					46.0	29

ELECTION DISTRICT FOUR

SUBDIVISION DATE ED TM ZONE ACRES LOTS

Pond's Edge	09/19/89	4	12	AR	13.0	3
Wyn Lea	11/21/89	4	12	AR	15.6	4
Foxcatcher, Sec.4	11/21/89	4	6	AR	29.7	9
Foxcatcher, Sec.2B	12/19/89	4	6	AR	4.7	6
*** Total ***					63.0	22

1989 MAJOR SUBDIVISION ACTIVITY
FINAL PLAT APPROVALS

ELECTION DISTRICT FIVE

SUBDIVISION DATE ED TM ZONE ACRES LOTS

Proctor's Seat	02/21/89	5	23	AR	69.7	23
James & Linda Setton	02/21/89	5	18	AR	6.5	1
Martiner's Cove, Sec. 2	03/21/89	5	37	AR	17.8	12
Pembrey, Res. Lot 20	04/18/89	5	37	AR	21.1	6
Maresfield	04/18/89	5	37	AR	29.6	6
Greenbank Farms, Sec 2	04/18/89	5	35	R1	19.9	11
Arundel, Sec. C, Bl. F	04/18/89	5	37	AR	7.0	9
Coleridge, Sec. 1	05/16/89	5	42	AR	35.4	22
Coleridge, Sec. 2	05/16/89	5	42	AR	38.3	1
Fairfields, Sec. 2	05/16/89	5	12	AR	47.7	21
Pembrey, Sec. 3	08/15/89	5	37	AR	26.6	8
Windmill Acres	09/19/89	5	37	AR	13.8	6
Arundel, Sec. C, Bl. B	09/19/89	5	37	AR	1.8	3
Carroll G. McQuitty	10/17/89	5	18	AR	4.5	3
St. John's Vista	10/17/89	5	42	AR	66.0	22
Arundel, Sec. C, Bl. E	10/17/89	5	37	AR	2.9	4
Martiner's Cove, Sec. 4	12/19/89	5	37	AR	29.5	1
Martiner's Cove, Sec. 3	12/19/89	5	37	AR	10.9	5
*** Total ***						

ELECTION DISTRICT SIX

SUBDIVISION DATE ED TM ZONE ACRES LOTS

Hillview Farms	10/17/89	6	23	AR	31.8	12
Hillview Farms, Sec. 3	10/17/89	6	23	AR	30.1	8
Principio Heights II	11/21/89	6	17	AR	34.2	23
Colony Acres, Sec. 3	11/21/89	6	17	AR	24.1	13
*** Total ***						

ELECTION DISTRICT SEVEN

SUBDIVISION DATE ED TM ZONE ACRES LOTS

Holland Acres, Sec. 6	03/21/89	7	22	R1	43.8	28
Running Brook Mob. Pk	03/21/89	7	23	MH	12.8	32
The Bluffs, Sec. 2	06/20/89	7	16	AR	21.0	5
*** Total ***						

1989 MAJOR SUBDIVISION ACTIVITY
FINAL PLAT APPROVALS

ELECTION DISTRICT EIGHT

SUBDIVISION DATE ED TM ZONE ACRES LOTS

Red Hill Estates 09/19/89 8 1 AR 27.0 9 *** Total ***

27.0 9

ELECTION DISTRICT NINE

SUBDIVISION DATE ED TM ZONE ACRES LOTS

Shah Valley, Sec. 2 01/17/89 9 12 AR 13.4 10

Calvert Acres, Sec. 4 06/20/89 9 12 AR 20.6 13

Calvert Acres, Sec. 4 06/20/89 9 12 AR 0.0 0

Conowingo Manor, Sec. 1 08/15/89 9 16 AR 12.2 11 *** Total ***

46.2 34

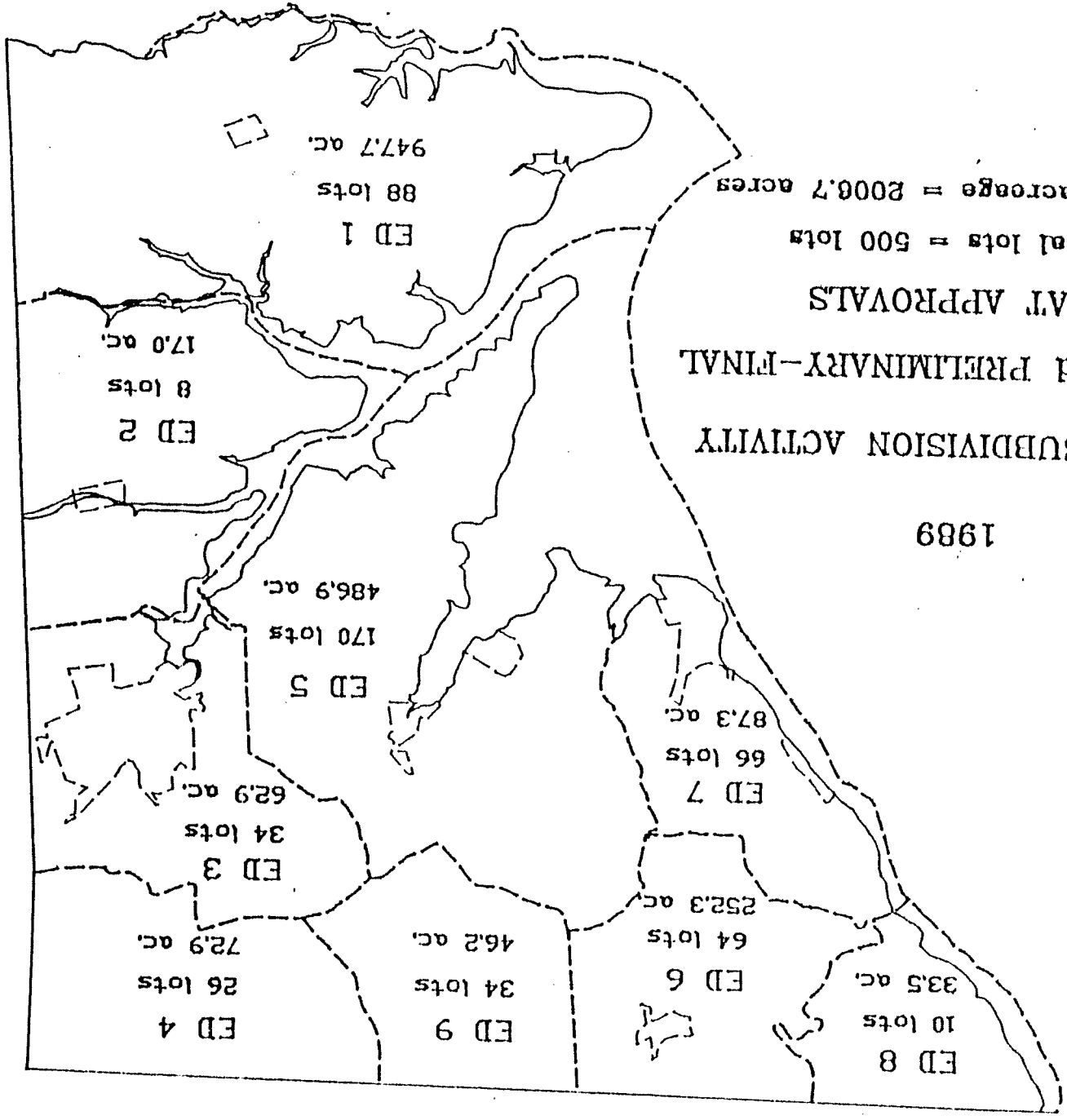
APPENDIX F

CECIL COUNTY
1989 MAJOR SUBDIVISION ACTIVITY
PRELIMINARY-FINAL PLAT APPROVALS

SUBDIVISION	DATE	ED	TM	ZONE	ACRES	LOTS
Pine Hills Resub.	01/17/89	5	37	AR	4.6	1
Pine Bluffs, Resub.	02/21/89	5	32	RI	11.3	2
R&G Estates, Resub.	03/21/89	1	60	RI	13.8	4
G.H.B. Asso.	03/21/89	3	26	C2	4.8	2
Everbreeze, Resub.	03/21/89	3	20	RI	6.7	1
Two K Farms, Inc.	04/18/89	1	51	AR	73.8	2
West Nottingham Acad	04/18/89	6	17	AR	40.8	1
Belvidere Heights	04/18/89	7	23	AR	9.7	1
Howard Burrows	04/18/89	1	62	AR	1.4	1
Nichols Shmel	04/18/89	6	9	AR	9.9	3
Ebenezer, Plat 2	05/16/89	5	18	AR	10.0	1
Donald B. Ayers	05/16/89	6	17	AR	73.6	2
Ridgely Forst, Inc.	05/16/89	5	31	RI	11.0	1
Stephen Furner	06/20/89	1	52	AR	12.1	1
William Booth	06/20/89	5	18	AR	1.0	1
Chelsea-Nottingham	06/20/89	6	17	AR	5.6	1
Robert C. Hunt	06/20/89	1	56	AR	70.0	1
Mark L. Coffman	09/19/89	1	52	AR	2.0	1
Donald Gifford	09/19/89	6	18	AR	2.2	1
Conwingo Manor	09/19/89	8	16	AR	6.5	1
Everbreeze, Sec. 2	09/19/89	3	20	RI	5.4	2
Warburton Estates	10/17/89	4	14	RI	5.0	3
Hunters Crossing	10/17/89	4	5	AR	4.9	1
*** Total ***					386.1	35

1989 APPROVED MAJOR SUBDIVISIONS - FINAL AND PRELIMINARY -
 FINAL PLATS BY ELECTION DISTRICT
 ELECTION DISTRICT NUMBER OF LOTS ACREAGE

ELECTION DISTRICT	NUMBER OF LOTS	ACREAGE
1	88	947.7
2	8	17.0
3	34	62.9
4	26	72.9
5	170	486.9
6	64	252.3
7	66	87.3
8	10	33.5
9	34	46.2
TOTALS	500	2006.7



MAJOR SUBDIVISION ACTIVITY
 FINAL and PRELIMINARY-FINAL
 PLAT APPROVALS
 Total lots = 500 lots
 Total acreage = 2006.7 acres

1989

APPENDIX I

1989 MINOR SUBDIVISION ACTIVITY
APPROVED LOTS

NAME	DATE	ED	TM	ZONE	ACRES	LOTS
TRUSLOW	10/17/89	6	16	AR	1.00	1.000
LETT	11/30/89	5	25	RM	1.38	2.000
SCOTT	01/04/89	3	26	AR	2.70	1.000
THARP	06/23/89	6	10	RI	2.28	2.000
WILLIAMS	05/12/89	4	14	RI	5.28	3.000
HORNBERGER	01/10/89	2	49	AR	8.00	1.000
CROTHERS	01/10/89	8	19	AR	3.43	1.000
BLOMQUIST	02/09/89	5	35	RI	2.82	1.000
MONUMENT FORD	02/09/89	5	24	RI	9.43	3.000
CARPENTER	02/10/89	2	53	AR	7.60	1.000
MONTGOMERY BROS	02/13/89	7	16	AR	6.00	2.000
ALGARD	03/06/89	7	35	RI	2.50	1.000
SMITH	03/06/89	5	41	AR	20.29	5.000
CAMPBELL	03/06/89	8	9	AR	4.82	1.000
NEWSOME	03/08/89	8	8	AR	17.00	1.000
REMLE	03/15/89	4	14	RI	4.26	3.000
NONN	03/29/89	4	21	RI	3.24	3.000
CISSEL	03/30/89	9	11	AR	20.00	4.000
BAXTER	04/05/89	3	20	AR	1.77	1.000
TOSH	04/11/89	6	10	AR	1.00	1.000
JEANES	04/11/89	1	51	AR	5.45	1.000
MONTGOMERY BROS	04/17/89	7	16	AR	17.62	1.000
MESSINA	04/17/89	4	14	AR	1.42	1.000
MCMULLEN	04/17/89	7	23	AR	25.00	1.000
TRUITT	04/21/89	4	12	AR	10.79	1.000
WATERS	04/21/89	6	3	AR	3.00	1.000
FELTY	05/03/89	9	11	RI	3.16	2.000
ERNEST	05/03/89	1	62	AR	2.00	2.000
KRAMER	05/03/89	5	35	AR	1.00	1.000
SPROUT	05/03/89	4	12	AR	8.01	4.000
ERNEST	05/03/89	1	57	AR	2.00	2.000
TRUITT	05/05/89	4	12	AR	2.00	1.000
ARCHES	05/05/89	9	18	AR	2.69	1.000
CROUSE	05/10/89	4	13	R2	0.75	1.000
TRUITT	05/10/89	4	12	AR	8.35	1.000
LINTON	05/30/89	7	22	AR	17.00	3.000
PIERCE	05/30/89	6	10	AR	1.67	1.000
DAY	06/02/89	3	26	AR	5.00	1.000
DAVIS	06/05/89	8	9	AR	1.00	1.000
YAUCHUZEK	06/05/89	3	32	RI	5.25	4.000
RALEIGH	06/05/89	4	14	RI	2.24	1.000
BOULDEN	06/14/89	3	26	C2	5.02	1.000
PRICE	06/14/89	2	53	AR	5.14	1.000
RAGAN	06/14/89	8	9	RI	7.44	3.000
PREISCH	06/20/89	5	36	AR	133.06	1.000
WORTHINGTON	06/20/89	5	26	RI	5.74	1.000
CROTHERS	06/23/89	7	16	AR	1.72	1.000
PERKINS	06/23/89	3	26	R2	6.43	3.000
LAYMEN	06/23/89	9	12	AR	16.99	5.000
GILL	06/23/89	4	21	R2	1.49	1.000

1989 MINOR SUBDIVISION ACTIVITY
APPROVED LOTS

NAME	DATE	ED	TM	ZONE	ACRES	LOTS
FDI	06/28/89	3	26	AR	9.51	3,000
PEOPLES	06/28/89	9	4	AR	7.84	3,000
BISHEL	06/30/89	1	57	AR	2.00	2,000
PEOPLES	06/30/89	9	4	AR	3.50	2,000
LITZENBERG	07/12/89	3	33	AR	49.38	4,000
MILLER	07/21/89	6	11	AR	10.00	1,000
DIEBOLD	07/21/89	5	25	AR	1.00	1,000
ZIEGENHORN	07/21/89	5	37	RI	2.00	2,000
RUTTLEDGE	07/25/89	5	24	AR	71.83	1,000
GAMBLE	07/25/89	9	19	RI	0.76	1,000
RATLEDGE	08/01/89	7	16	OS	3.75	2,000
PANCIROLI	08/03/89	2	54	AR	2.00	1,000
DAVIS	08/08/89	1	57	AR	1.72	2,000
BROWN	08/11/89	3	19	RI	1.45	1,000
WESTMORELAND	08/16/89	5	41	AR	4.53	5,000
REMLE	08/11/89	3	21	R2	3.83	1,000
DICKENS	08/31/89	5	18	AR	9.25	2,000
JANNEY	08/31/89	6	10	AR	0.91	1,000
MUSICK	09/13/89	7	30	RI	0.75	1,000
GRAVATT	09/14/89	6	17	AR	12.20	5,000
FEDORKOWICZ	09/14/89	1	59	AR	4.10	1,000
JONES	09/14/89	1	52	AR	4.37	4,000
HENNEMAN	09/15/89	9	11	RI	15.80	3,000
MONTGOMERY	09/15/89	9	11	AR	1.19	1,000
CANNESTRO	10/20/89	3	26	AR	2.24	1,000
CLUTTER	10/24/89	6	9	AR	8.00	1,000
SCHIEFFY	10/31/89	7	29	RI	2.28	1,000
GAMBILL	10/31/89	5	19	RI	0.85	1,000
BRESLIN	11/03/89	5	24	AR	7.47	1,000
PAUL	11/08/89	5	37	AR	1.09	1,000
GRANVILLE	11/13/89	5	19	RI	1.24	1,000
FELTER	12/21/89	4	13	AR	2.33	2,000
MARANATHA	12/01/89	3	32	R2	0.75	1,000
DORSMAN	12/01/89	4	21	R2	1.76	2,000
CENTURY CONST.	12/01/89	5	31	RM	3.59	1,000
REYNOLDS	12/01/89	5	25	R2	0.82	1,000
RASNAKE	12/08/89	9	11	AR	20.50	1,000
WEINER	12/18/89	7	23	AR	1.50	1,000
STETSON	12/27/89	4	13	R2	3.36	1,000
PEOPLES	12/27/89	9	4	AR	1.00	1,000
GRAYBEAL	12/27/89	8	1	AR	4.67	2,000
CUSHING	12/27/89	2	54	AR	10.14	1,000

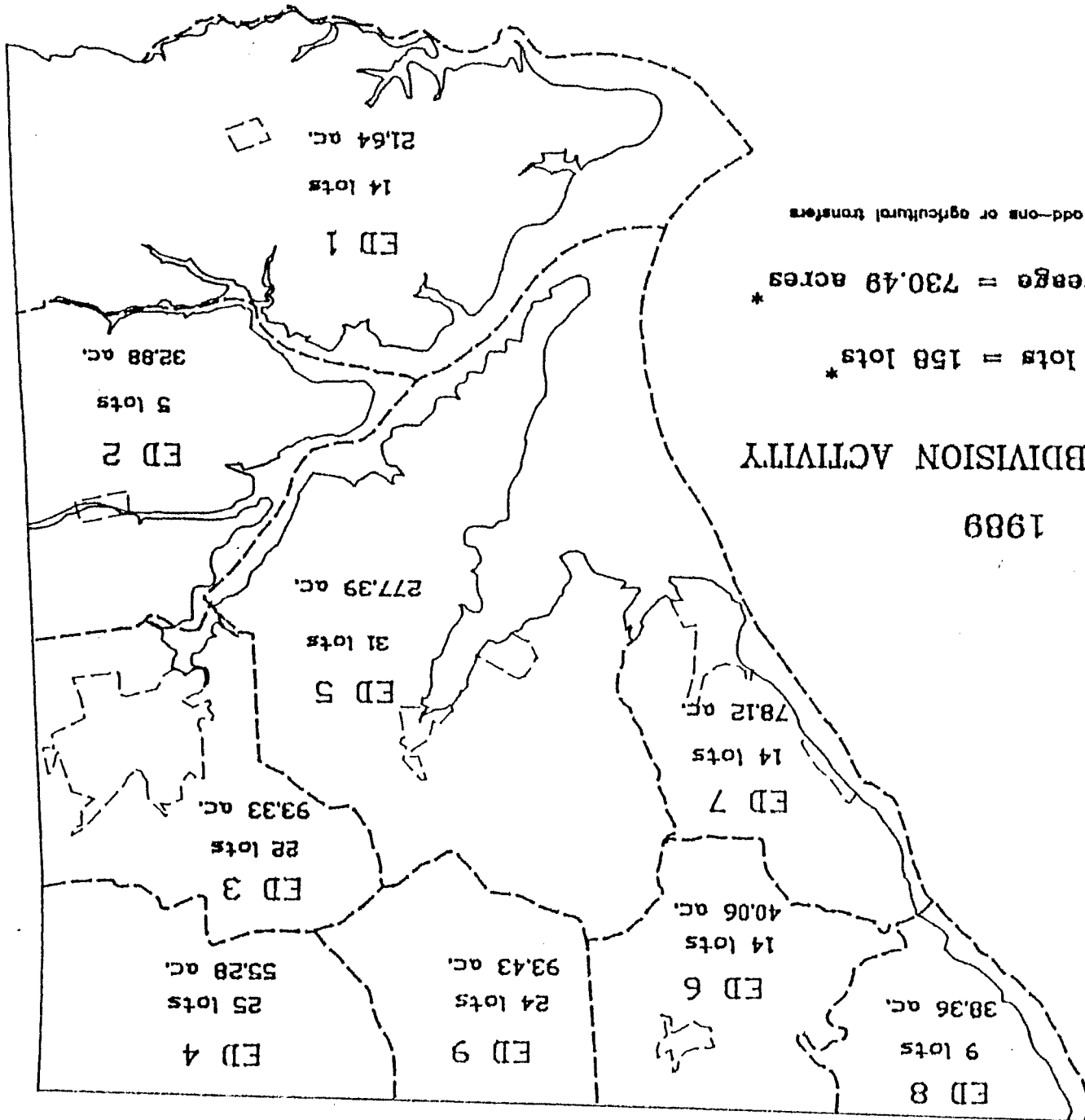
*** Total ***

730.49 158.00

1989 APPROVED MINOR SUBDIVISIONS BY ELECTION DISTRICT

ELECTION DISTRICT NUMBER OF LOTS AVERAGE

ELECTION DISTRICT	NUMBER OF LOTS	AVERAGE
1	14	21.64
2	5	32.88
3	22	93.33
4	25	55.28
5	31	277.39
6	14	40.06
7	14	78.12
8	9	38.36
9	24	93.43
TOTALS	158	730.49



MINOR SUBDIVISION ACTIVITY

1989

Total lots = 158 lots *

Total acreage = 730.48 acres *

*does not include add-ons or agricultural transfers

APPENDIX L

1989 MAJOR SUBDIVISION ACTIVITY
 APPROVED FINAL PLATS IN THE
 CRITICAL AREA

SUBDIVISION	DATE	ED	TM	CA	ACRES	LOTS
Pembrey, Resub. Lot 20	04/18/89	5	37	LDA	21.1	7
Gilead Farmettes	05/16/89	1	56	RCA	8.6	1
Coleridge, Sec. 2	05/16/89	5	42	LDA	36.2	1
Strawberry Hill	07/18/89	1	58	RCA	161.8	5
Pembrey, Sec. 3	08/15/89	5	37	LDA	26.6	8
Sunset Pointe	08/15/89	1	55	RCA	162.6	6
Mark Coffman	09/19/89	1	52	RCA	52.0	1
St. John's Vista	10/17/89	5	42	LDA	23.5	7
TOTAL					492.4	36

APPENDIX M

1989 APPROVED REZONINGS

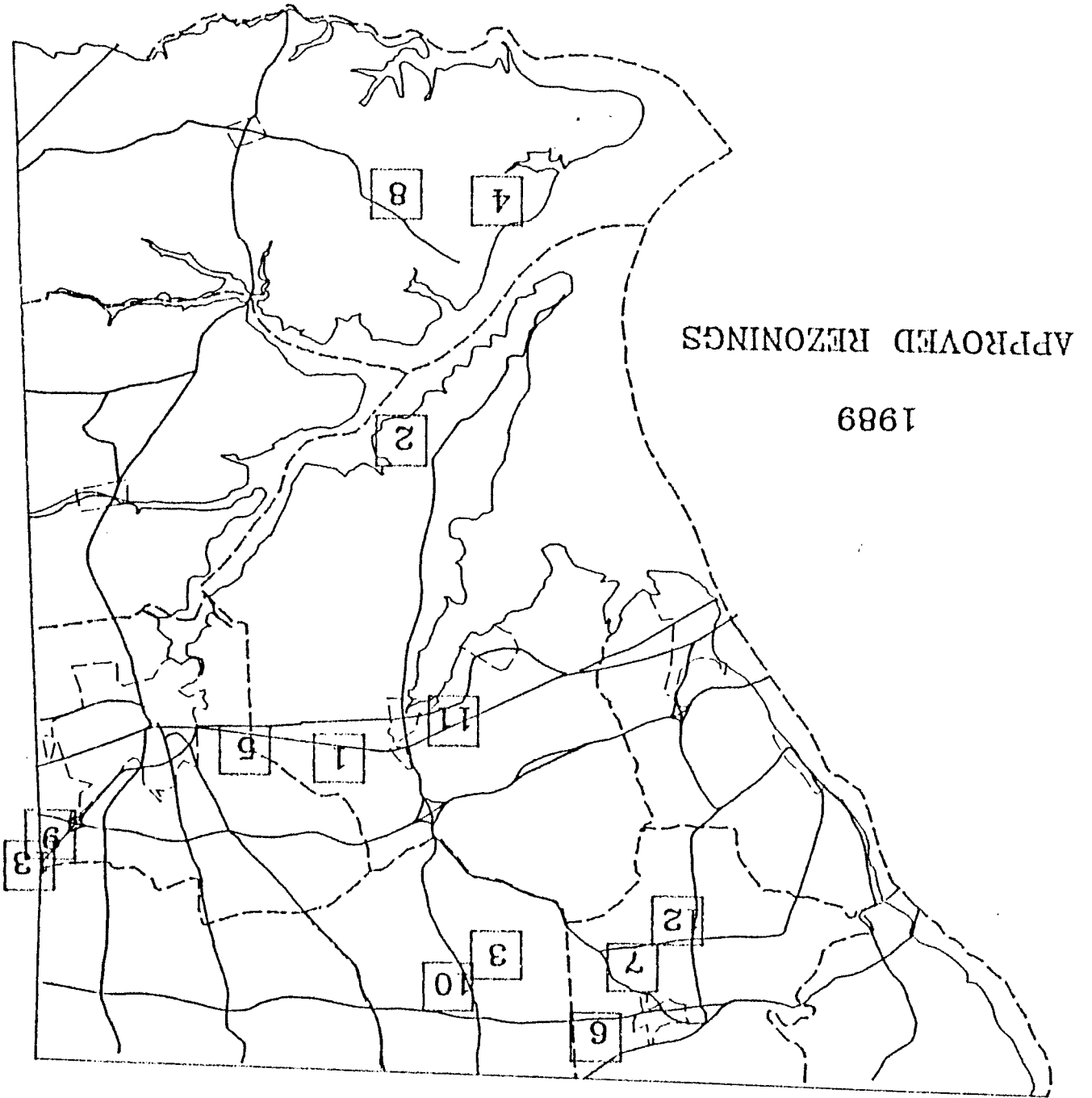
APPLICANT	TM	ELECTION DISTRICT	FROM-TO
1. G. E. Hamm	25	R2-MH	5
2. Corridor Land Services	46	RCA-LDA	5
3. Farmers & Mech Mutual Ins.	12	R1-C1	9
4. H&S Invest.	55	Expand RCA	1
5. EKC Corp.	26	R2-C2(21Ac.)	3
6. A. Mahoney	11	AR-C2	9
7. A. & R. Rinaldi	11	R2-C1	9
8. S. Keen	56	AR-C1	1
9. Elkton PG Lmt.	21	M1-C2	3
10. W. & M. McMillan	11	R1-C2	9
11. M. Howery	31	R2-C2	5
12. E. & M. Rakes	17	C1-C2	6
13. Newark Developers	21	R2-RM	3

CECIL COUNTY COMMISSIONERS
REZONING REQUEST ACTIVITY
1989

As of the end of the month of December 1989, the following rezonings have been approved by the Board of Cecil County Commissioners:

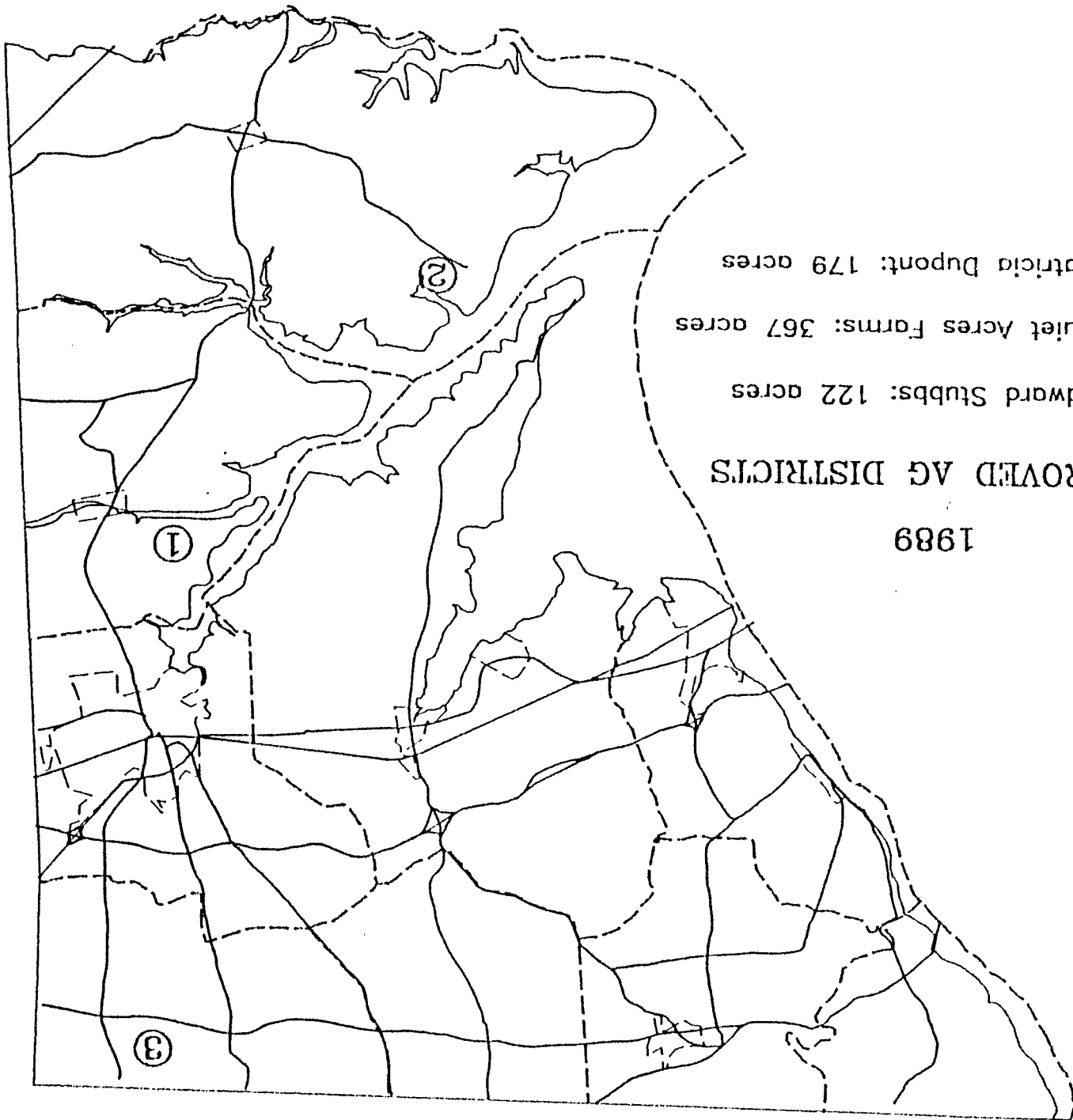
REZONING ACTIVITY

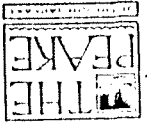
ACRES			
1.148			PRE
43.330			R-2
.220			RCA
119.700			R-1
21.000			RCA
47.000			R-2
1.500			R-2
.750			A-R
1.060			R-2
15.000			A-R
5.000			M-1
7.300			R-1
8.035			R-2
32.000			C-1
32.000			R-2
1.148			R-2
43.330			M-H
.220			POST
119.700			
21.000			
47.000			
1.500			
.750			
1.060			
15.000			
5.000			
7.300			
8.035			
32.000			
32.000			
TOTAL:			
303.043			



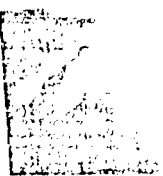
Approved	5/16/89 Edward Stubbs
Approved	5/16/89 Quiet Acres Farm
Approved	8/15/89 Patricia Dupont

AGRICULTURAL LAND PRESERVATION DISTRICTS
 REVIEWED BY THE CECIL COUNTY PLANNING COMMISSION
 1989





OFFICE OF
PLANNING &
ZONING



ELKTON, MARYLAND

ROOM 300,
COUNTY

3011 398-0200,
EXT. 144
-AX: 3011 392-9226

March 14, 1989

Memorandum

To: Surveyors/Engineers
From: Chris Rogers
Plans Reviewer

The purpose of this memorandum is to confirm recent policy changes of the Planning Commission and the Office of Planning & Zoning concerning proposed residential development.

Non-Tidal Wetlands

If non-tidal wetlands are located on the parcel to be subdivided/developed, the non-tidal wetlands must be field delineated by the applicant and the delineation inspected by the Department of Public Works and/or Office of Planning & Zoning prior to preliminary plat approval. Non-tidal wetlands must also be identified on minor subdivisions. If non-tidal wetlands are located within the disturbed area, a Joint Army Corps of Engineers and WRA Water Quality Permit is needed prior to plat recordation.

Density

The Planning Commission will be taking a strict interpretation of the existing Comprehensive Plan in determining density for a proposed major subdivision. All properties zoned A-R and not located in a Growth Area will be assigned the following densities: North of I-95 - 1 dwelling unit per 3 acres; North of Chesapeake City to Route 40 - 1 dwelling unit per 3 acres; South of Chesapeake City - 1 dwelling unit per 5 acres; Elk Neck - 1 dwelling unit per 3 acres.

Cul de sacs

Proposed cul de sac streets over 800 feet in length will have to be justified under Section 7.2.12-B9 of the Subdivision Regulations. The Planning Commission may require that cul de sac streets over 800 feet in length have a 75' radius.

Proposed Development in the Critical Area

In order to facilitate review of proposed development in the Critical Area, the Maryland Forest, Park, & Wildlife Service has requested that when a project is proposed in the Critical Area, that they be contacted by the applicant to determine if certain Habitat Protection Areas exist on or adjacent to the site to be developed. The applicant must contact MFPWS in writing for this review. Specific information that must accompany this request is available at the Office of Planning & Zoning. The MFPWS will respond to the request within 20 working days of receipt of request.

If the MFWS finds that certain Habitat Protection Areas are located on the site to be developed, an offer of technical assistance will be made and MFWS contact names and phone numbers provided.

The Cecil County Office of Planning & Zoning will require that this determination be made prior to Concept Plat submittal to TAC. Habitat Protection Area forms from the Concept Plat checklist must still be submitted and must be in concurrence with MFWS findings. Also, if certain Habitat Protection Areas are located on the site, specific comments pertaining to the Preliminary Plat and the environmental assessment must be obtained from the appropriate MFWS personnel prior to preliminary plat approval. Hopefully this process will clarify the interactions between the consultants, County, and State.

Groundwater Appropriation Permits

The Planning Commission will require proof that the Water Resources Administration has reviewed the entire Concept Plan for a proposed subdivision when issuing any Groundwater Appropriation Permits for lots in that subdivision.

Impact on Schools

Be prepared to present the following information concerning a proposed development to the School Board's representative at TAC: (1) number of bedrooms in the units (2) approximate price range of the units (3) phasing of the project

If you should have any questions, please do not hesitate to call me at 398-0200 ext. 144.



- A. Location Map
- B. Site Map, at a scale of 1:24,000 maximum showing property boundaries, Critical Area boundary, minimum 100 foot Buffer, streams, existing roads, and proposed limits of disturbance.
- C. County or local jurisdiction in which the project is proposed.
- D. Project name.
- E. Statement that the proposed project or any portion of the project is in the Critical Area.
- F. Description of the proposed development/subdivision.

The developer, consultant, engineer or individual must submit, with his/her written request, three sets of the following information:

Donald E. MacLachlan
 Assistant Secretary
 Maryland Forest, Park & Wildlife Service
 580 Taylor Avenue
 Annapolis, Maryland 21401

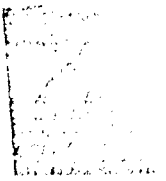
are located on or adjacent to a parcel of land in the Critical Area, write to:

THREATENED & ENDANGERED SPECIES
 COLONIAL WATERBIRD NESTING SITES
 HISTORIC WATERFOWL STAGING AREAS
 EXISTING RIPARIAN FORESTS
 FOREST INTERIOR DWELLING BIRDS
 and/or
 NATURAL HERITAGE AREAS

To determine if:

Room 300,
 County
 Office
 Building
 Ikton,
 Maryland
 21921
 (301) 398-0200,
 Ext. 144
 FAX:
 (301) 392-9226

ECIL
 COUNTY,
 MARYLAND



OFFICE OF
 PLANNING &
 ZONING

December 20, 1989

Memorandum

To: Engineers/Surveyors

From: Chris Rogers

Principal Plans Reviewer

On November 21, 1989, the Cecil County Planning Commission unanimously voted to approve the following, effective immediately:

1. A Traffic Impact Study (TIS) will be required when:

a) 100 or more dwelling units are proposed, or

b) when the Planning Commission feels that special circumstances warrant a TIS.

2. The determination on whether or not to require a TIS shall be done when the concept plat is reviewed by the Planning Commission.

3. When a TIS is required, it shall be submitted with the preliminary plat to the Technical Advisory Committee.

4. The "study area" of the TIS shall be determined by the Department of Public Works.

5. A TIS shall include:

a) Critical Lane Analyses of intersections in the study area per the Highway Capacity Manual.

b) Roadway segment analysis of the study area per the Two-Lane Highway methodology in the Highway Capacity Manual.

6. All intersections and roadway segments in the study area, under future conditions with the proposed development, shall be at a Level of Service (LOS) C or better. If LOS C or better is not maintained, the Planning Commission, upon recommendation from the Department of Public Works, shall determine the extent of necessary improvements.

7. All proposed intersections, including driveways, shall meet AASHTO standards for stopping sight distance.

If you should have any questions or comments please do not hesitate to call.