REZONING APPLICATION

APPLICANT INFORMATION

Dwight E. Thomey

APPLICANT NAME – please print clearly (additional names can be listed on page 2)

OWNER REPRESENTATIVE [X]

PHONE NUMBER

410-398-3536

ADDRESS

153 East Main Street

CITY

Elkton

STATE

MD

ZIP CODE

21921

PROPERTY INFORMATION

CRITICAL AREA? [YES NO]

94 Childs Road

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 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? [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, and 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

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
PRINT NAME Signature 3/13/18

Laurel P. Jones
PRINT NAME Signature 3/13/18

APPLICANT(s)

Dwight E. Thomey
PRINT NAME Signature 3/13/18

PRINT NAME Signature

PRINT NAME Signature

PRINT NAME Signature

PRINT NAME Signature

Revised 05/2011-GD
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:

<table>
<thead>
<tr>
<th>Population Changes</th>
<th>2000</th>
<th>2010</th>
<th>% of Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cecil County</td>
<td>85,951</td>
<td>101,108</td>
<td>17.7%</td>
</tr>
<tr>
<td>Census Tract: 305.01</td>
<td>4,045</td>
<td>4,209</td>
<td>4.05%</td>
</tr>
</tbody>
</table>

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.