

Office of the County Executive

Tari Moore
County Executive

Alfred C. Wein, Jr.
Director of Administration

Office: 410.996.5202
Fax: 410.996.1014



Eric Sennstrom, AICP, Director
410.996.5220
410.996.5225

County Information
410.996.5200
410.658.4041

CECIL COUNTY GOVERNMENT

Department of Planning and Zoning

200 Chesapeake Boulevard, Suite 2300, Elkton, MD 21921

April 29, 2013

Dear Adjoining Property Owner:

You are being notified as an adjoining property owner that an application for a Rezoning has been filed with this office. For your information a copy of the application and Planning Commission agenda are enclosed.

The Planning Commission will review this application at a public hearing on Monday, May 20, 2013, with alternate date if quorum is not obtained, Wednesday, May 22, 2013, at 7:00 p.m. at the County Administration Building, The Elk Room, 200 Chesapeake Blvd., Elkton, MD.

The Cecil County Council will hold a public hearing on Tuesday, June 4, 2013, at 7:00 p.m. at the County Administration Building, The Elk Room, 200 Chesapeake Blvd., Elkton, MD. The County Commissioners will make a decision on this application on or after this date.

If you have any questions, please call this office at 410-996-5225. Individuals requiring auxiliary aids for effective communications during the public hearing should contact this office by May 8, 2013, VOICE 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

Sincerely,

A handwritten signature in cursive ink that reads "Gale L. Dempsey".

Gale L. Dempsey
Administrative Assistant
Office of Planning and Zoning

Enclosure

Reply to:

Office of Planning and Zoning
200 Chesapeake Blvd., Suite 2300
Elkton, Maryland 21921

410-996-5220 - Planning
410-996-5225 - Zoning
410-996-5305 - Fax Number

AGENDA
PLANNING COMMISSION
→MONDAY, MAY 20, 2013 ←
ALTERNATE DATE: WEDNESDAY, MAY 22, 2013
County Administration Building
The Elk Room
200 Chesapeake Blvd., Elkton, MD 21921
7:00 p.m.

TEXT AMENDMENT: ZONING ORDINANCE:

Amendment to the Zoning Ordinance, [Article III, Part VIII, Section 42.2.e – Brownfield Redevelopment District (BR)], [Article XI, Part VI, Section 247, Article II, Part I, Section 12- Definitions; Brownfield Redevelopment District (BR)].

REZONINGS:

FILE:2013-01-APPLICANT: Capital Development Partners, LLC., c/o Frank Lason.

PROPERTY LOCATION: 2758 Augustine Herman Highway, Chesapeake City, MD 21915.

ELECTION DISTRICT: 2, TAX MAP: 43, PARCEL: 390.

PRESENTLY ZONED: Southern Agricultural Residential, (SAR).

REQUEST: Request to rezone .6479 Acres from Southern Agricultural Residential, (SAR) to Business General, (BG).

PROPERTY OWNER: John W. & Helen A. Myers, Sr.

FILE:2013-02-APPLICANT: Carpenter Engineering, LLC, Ronnie B. Carpenter, PE.

PROPERTY LOCATION: 995 Turkey Point Road, North East, MD 21901.

ELECTION DISTRICT: 5, TAX MAP: 31, PARCELS: 274 & 1074.

PRESENTLY ZONED: Low Density Residential, (LDR).

REQUEST: Request to rezone 21.5 Acres from Low Density Residential, (LDR) to High Density Residential, (RM).

PROPERTY OWNER: Eustace W. Mita.

SPECIAL EXCEPTIONS:

FILE: 3635 - APPLICANT: Jacob Van Wingerden.

FOR: Renewal of a Special Exception to retain a singlewide manufactured home for agricultural purposes.

PROPERTY LOCATION: 55 Knight Island Road, Earleville, MD 21919, Election District: 1, Tax Map: 62, Parcel: 122.

PROPERTY OWNER: Jacob and Wendy Van Wingerden.

PRESENTLY ZONED: Southern Agricultural Residential, (SAR).

FILE: 3637 - APPLICANT: Celco Partnership d/b/a Verizon Wireless c/o John Tracey, Esquire.

FOR: Special Exception to construct a 150' tall cellular communications monopole.

PROPERTY LOCATION: 35 Rolling Hills Ranch Lane, Port Deposit, MD 21904, Election District: 7, Tax Map: 22, Parcel: 226.

PROPERTY OWNER: Robin Marie Sherrard & Harry Magraw Jackson.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

REZONING APPLICATION

DATE FILED: 4/15/13 PC MTG: May 2013
AMT. PD: \$250.00 REC'D. June 4, 2013
ACCEPTED BY: Planning FILE NO: 2013-02

RECEIVED

CK # 1502

1:00
J

APPLICANT INFORMATION

APR 15 2013

OWNER _____

REPRESENTATIVE

Ronnie B. Carpenter, PE for Carpenter Engineering, LLC

APPLICANT NAME - please print clearly (additional names can be listed on page 2)
CITY OF ELKTON, MD, PLANNING & ZONING

ADDRESS	Elkton	MD	21921
	CITY	STATE	ZIP CODE

PROPERTY INFORMATION

CRITICAL AREA? YES NO

995 Turkey Point Road	North East, MD 21901	21.5 Acres
SUBJECT PROPERTY ADDRESS		SIZE OF PROPERTY
Fifth	033551 & 065712	31
ELEC. DISTRICT	ACCOUNT#	TAX MAP#
		15
		DE
		274 & 1074
		n/a
		BLOCK
		PARCEL
		LOT#

PRESENT ZONING: LDR REQUESTED ZONING: RM

PRESENT LAND USE DESIGNATION: Residential REQUESTED LAND USE DESIGNATION: Residential

PRESENT USE OF PROPERTY: Residential PROPOSED USE OF PROPERTY: Residential

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

TIME SCHEDULE FOR PROPOSED DEVELOPMENT: _____ The client would like to start construction of Phase 1 by
Spring 2014.

REASON FOR REZONING REQUEST

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

IF YES, PLEASE EXPLAIN: _____ The Comprehensive Rezoning of May 1, 2011 did not correctly zone this property to the RM district, which would provide sufficient flexibility of land development in a growth area. The Critical Area goals, as stated in Article XI Part I Section 191 Division 3a of the Cecil County..... (see attached)

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): see attached

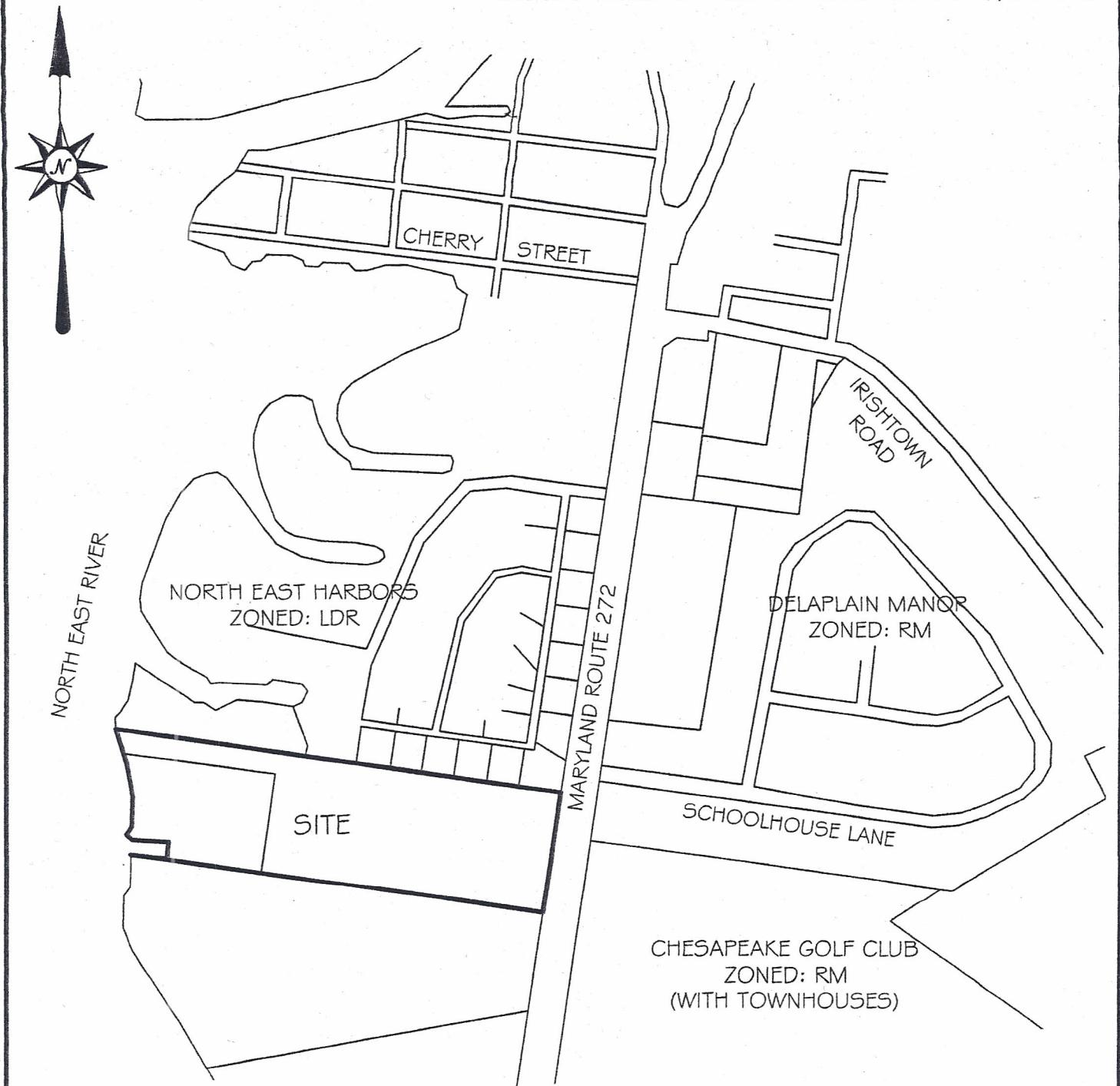
EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS

RIVER
 File # 2013-02
 Zoning
 Estate lots
 Map 31 / Parcels 274 + 1074

Subject
 Property



THIS SITE CAN BE FURTHER LOCATED BY ADC MAP 11, GRID E12



LOCATION MAP
OF
TURKEY POINT PROPERTIES
PREPARED FOR
EUSTACE W. MITA

NORTH EAST, CECIL COUNTY, MARYLAND



**CARPENTER
ENGINEERING, LLC**
Professional Civil Engineering Services

DATE 03-15-2013 SCALE 1" = 600'
DRAWN BY R. CARPENTER DRAWING NO. 1444-SP1
CHECKED BY R. CARPENTER SHEET NO. SP1 OF SP2



ORTHOMETRIC PHOTO
OF
TURKEY POINT PROPERTIES
PREPARED FOR
EUSTACE W. MITA
NORTH EAST, CECIL COUNTY, MARYLAND

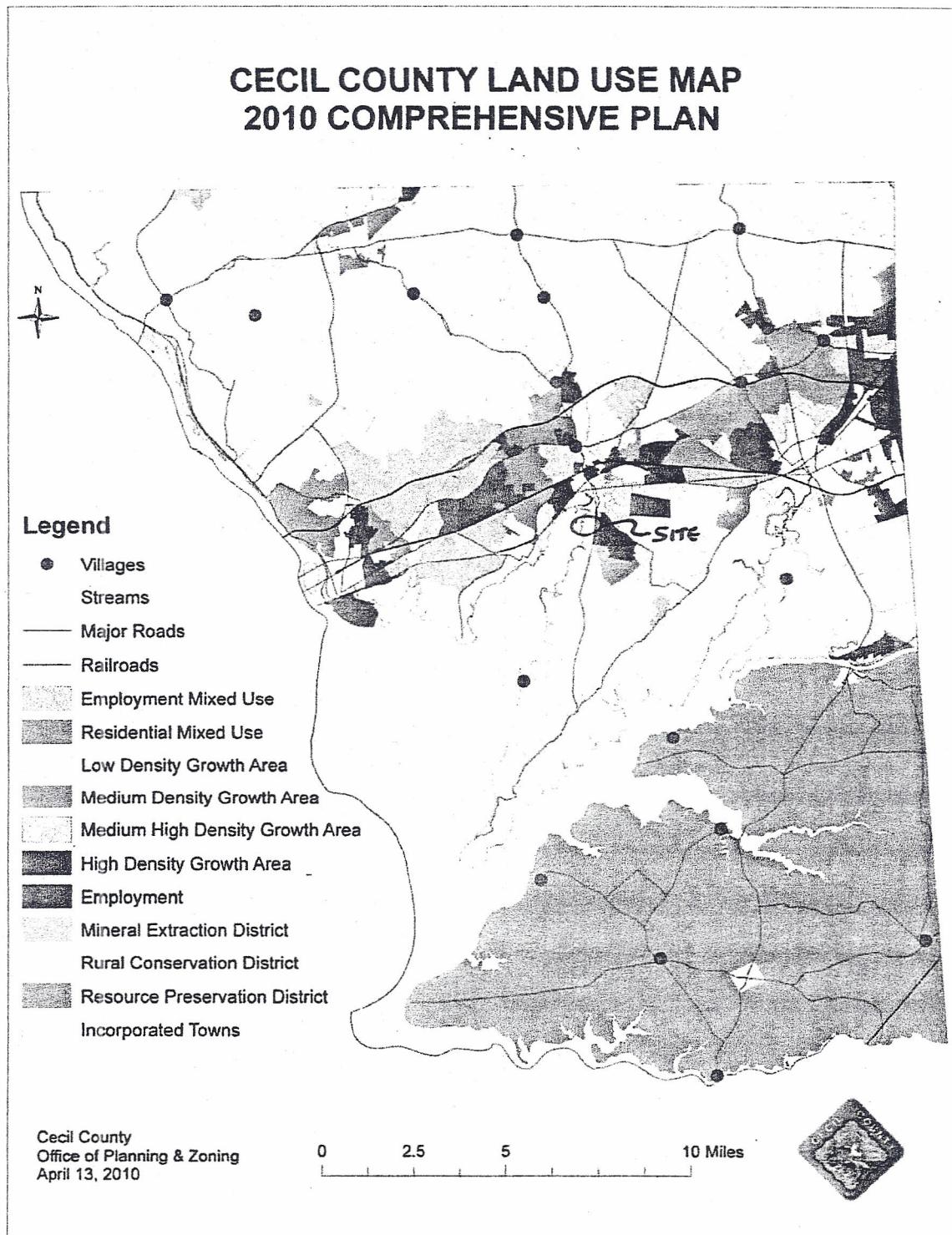


CARPENTER
ENGINEERING, LLC
Professional Civil Engineering Services

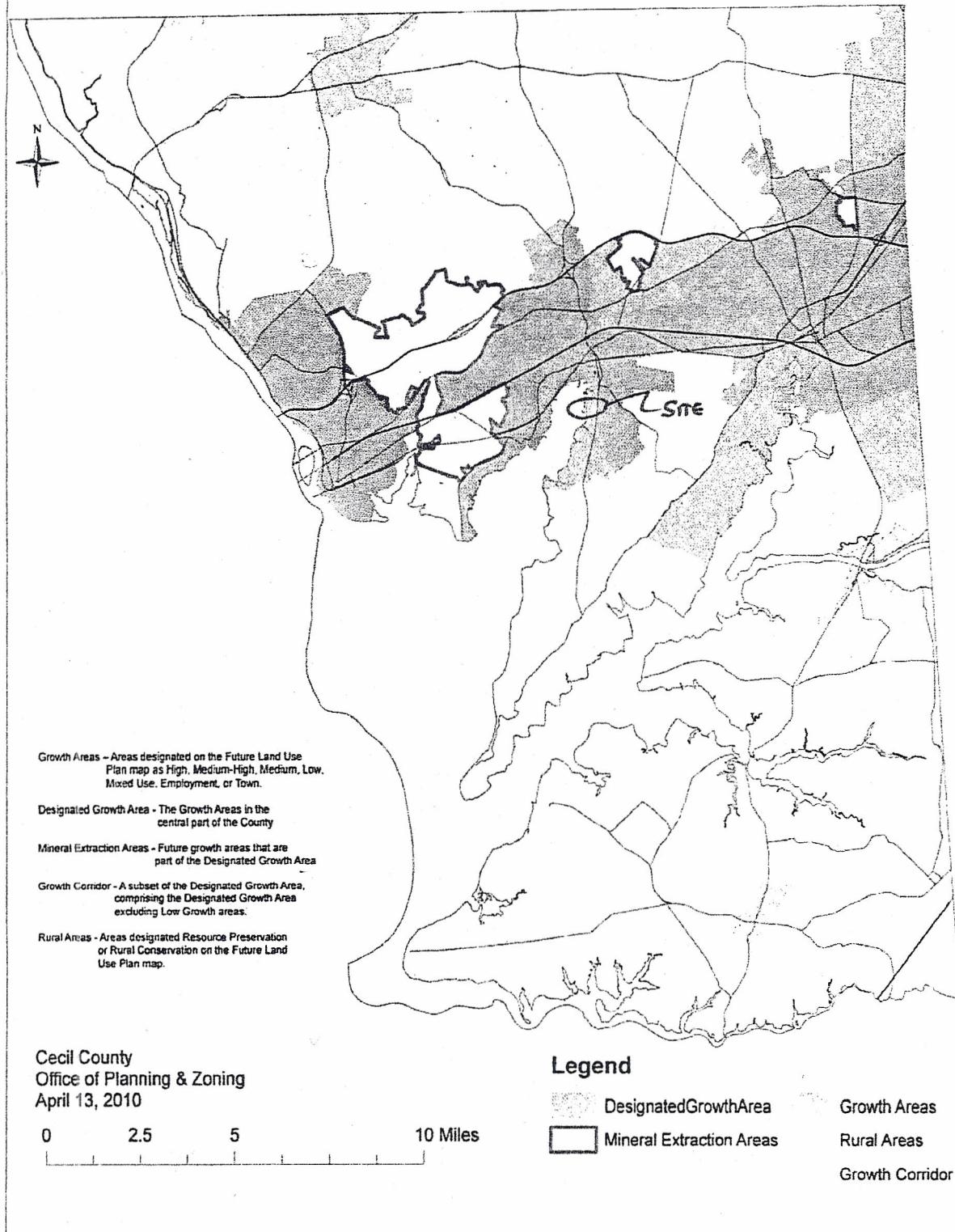
50 Red Fox Drive
Elkton, Maryland 21921
Tel: (302) 438-6745 Fax: (888) 372-2844
Ronnie@CarpenterEngineeringLLC.com

DATE 03-15-2013 SCALE 1" = 300'
DRAWN BY R. CARPENTER DRAWING NO. 1444-SP2
CHECKED BY R. CARPENTER SHEET NO. SP2 OF SP2

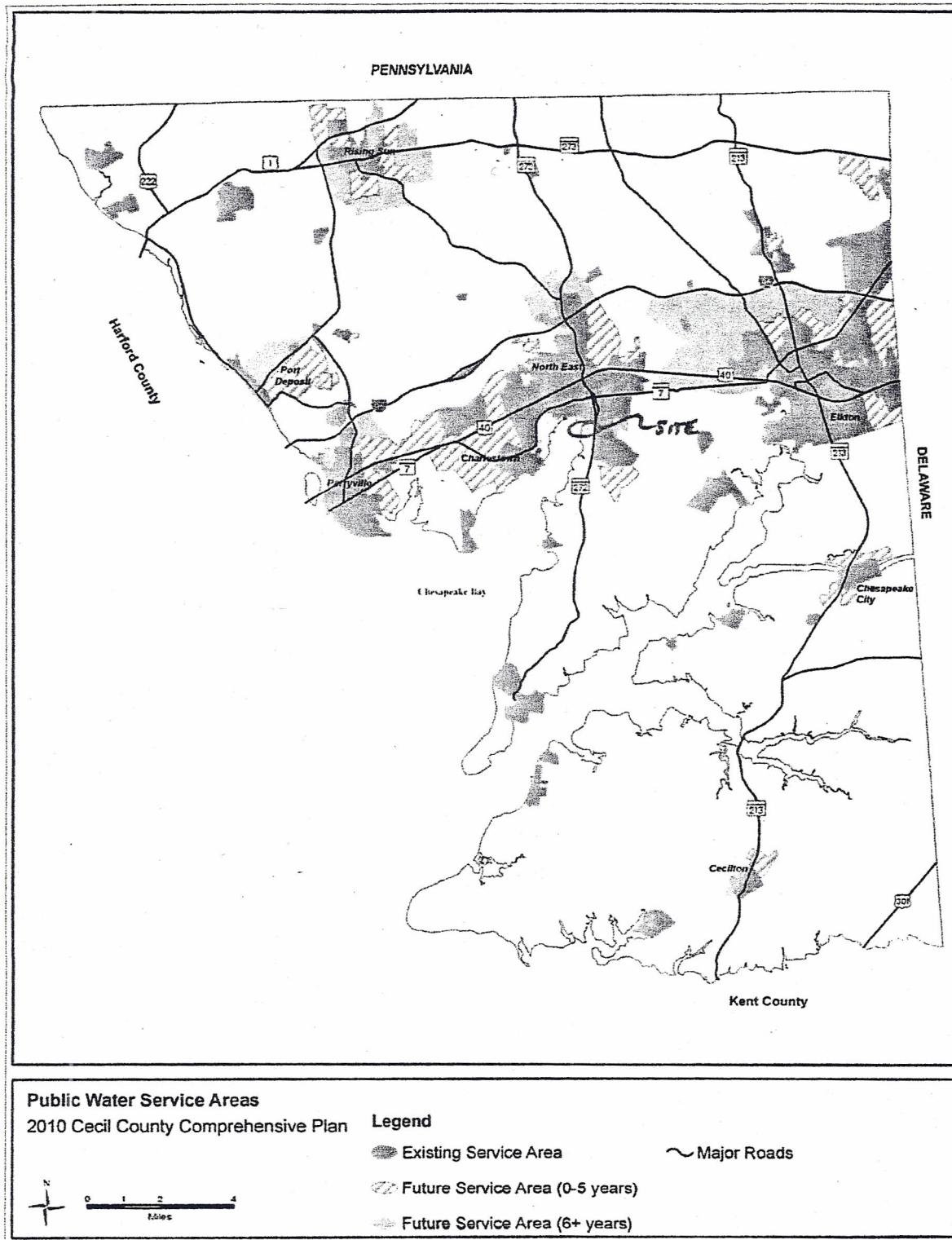
Map 3.3: Future Land Use



Map 3.4: Growth and Rural Areas

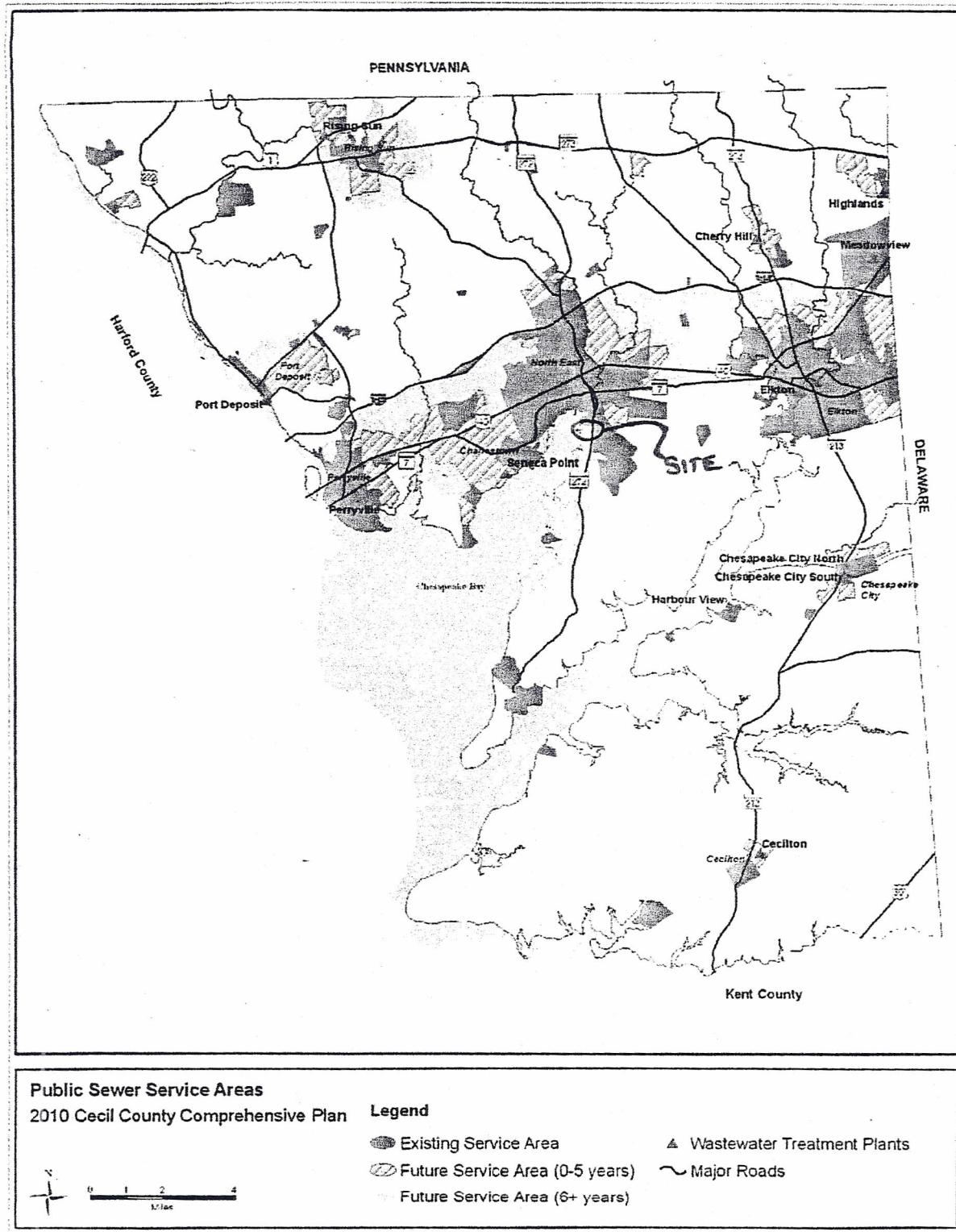


Map 6.2 Water Service Areas in Cecil County



Source: Cecil County Water and Sewer Master Plan, Municipal WREs and MGEs.

Map 6.4 Sewer Service Areas in Cecil County

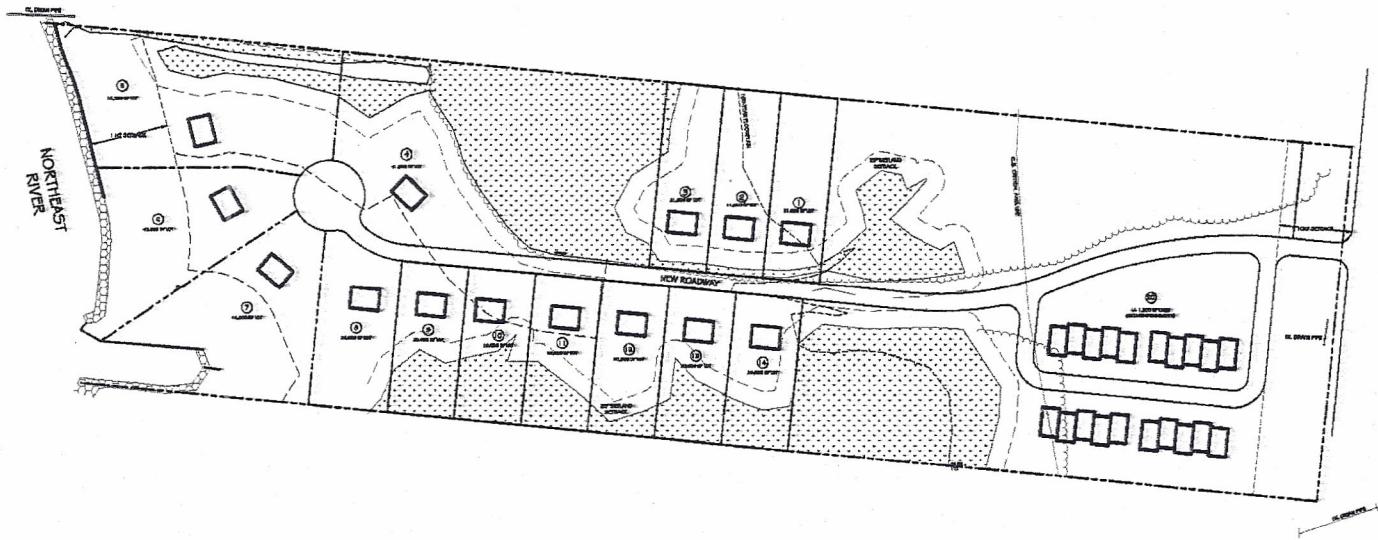


Source: Cecil County Water and Sewer Master Plan, Municipal WREs and MGEs.

PLAN OPTION I

Cluster

(14 SINGLE FAMILY RESIDENCES - +/- 3,500 SF EACH & 20 TOWNHOMES +/- 1,900 SF EACH)



KEY POINT

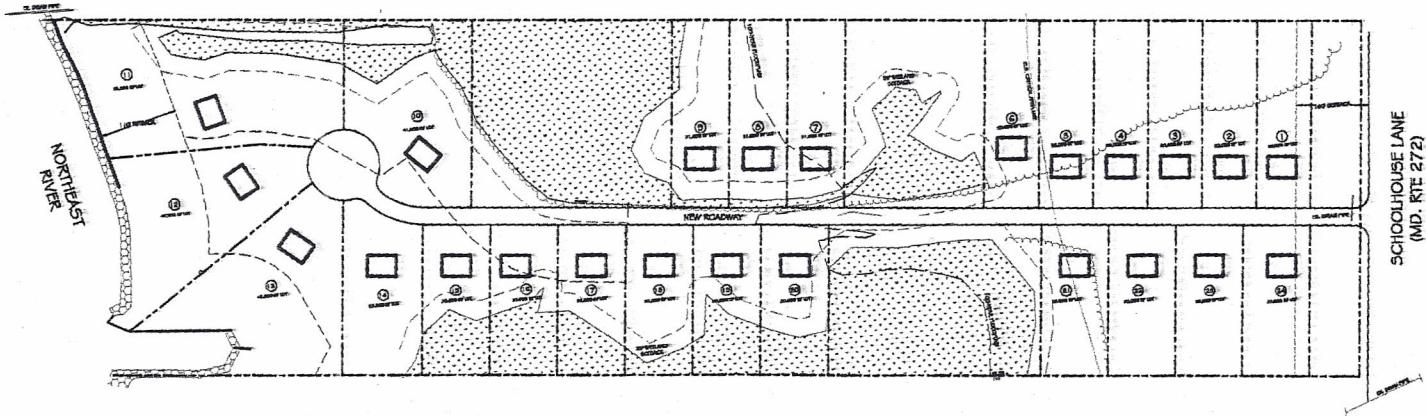
WEST

DEPALLO DESIGN &
LAND PLANNING & LANDS

PLAN OPTION II

(24 SINGLE FAMILY RESIDENCES - +/- 3,500 SF EACH)

By Right P



KEY POINT

ST

DEPALLO DESIGN & PLA
LAND PLANNING & LANDSCAPE