

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 script that reads "Gale L. Dempsey".

Gale L. Dempsey  
Administrative Assistant  
Office of Planning and Zoning

Enclosure

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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:** Cellco 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  
ACCEPTED BY: J. Dempsey  
FILE NO: 2013-02  
CK # 1502 7:2 p.

RECEIVED  
APR 15 2013  
PLANNING & ZONING

Mail  
TO →

## APPLICANT INFORMATION

APR 15 2013

OWNER \_\_\_\_\_ REPRESENTATIVE ☒ X

Ronnie B. Carpenter, PE for Carpenter Engineering, LLC

APPLICANT NAME - please print clearly (Additional names can be listed on page 2)

PHONE NUMBER

50 Red Fox Drive

Elkton

MD

21921

ADDRESS

CITY

STATE

ZIP CODE

## PROPERTY INFORMATION

CRITICAL AREA? ☒ X YES ☐ NO

995 Turkey Point Road North East, MD 21901

21.5 Acres

SUBJECT PROPERTY ADDRESS

SIZE OF PROPERTY

Fifth

033551 & 065712

31

15  
BLOCK

274 & 1074

n/a

ELEC. DISTRICT

ACCOUNT#

TAX MAP#

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 ☒ X 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? ☒ X 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 ☒ X NO

IF YES, PLEASE EXPLAIN: \_\_\_\_\_

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

IF YES, PLEASE EXPLAIN: \_\_\_\_\_

ADDITIONAL COMMENTS (attached sheet if necessary): see attached

EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS

LIST THE NAME AND ADDRESSES OF ADDITIONAL APPLICANTS

APPLICANT NAME (please print clearly) ADDRESS

APPLICANT NAME ADDRESS

APPLICANT NAME ADDRESS

LIST THE NAME AND ADDRESSES OF ALL PROPERTY OWNERS

*Mail* → Eustace W. Mita 2501 Seaport Drive Ste. SH400 Chester, PA 19013-2249

OWNER NAME (please print clearly) ADDRESS

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):

Ronnie B. Carpenter, PE  
PRINT NAME

*[Signature]*  
SIGNATURE

*4/15/2013*  
DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

OWNER(S):

*Mail To* → Eustace W. Mita  
PRINT NAME

*[Signature]*  
SIGNATURE

*4/15/13*  
DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE



RIVER

File # 2013-02

Reopening

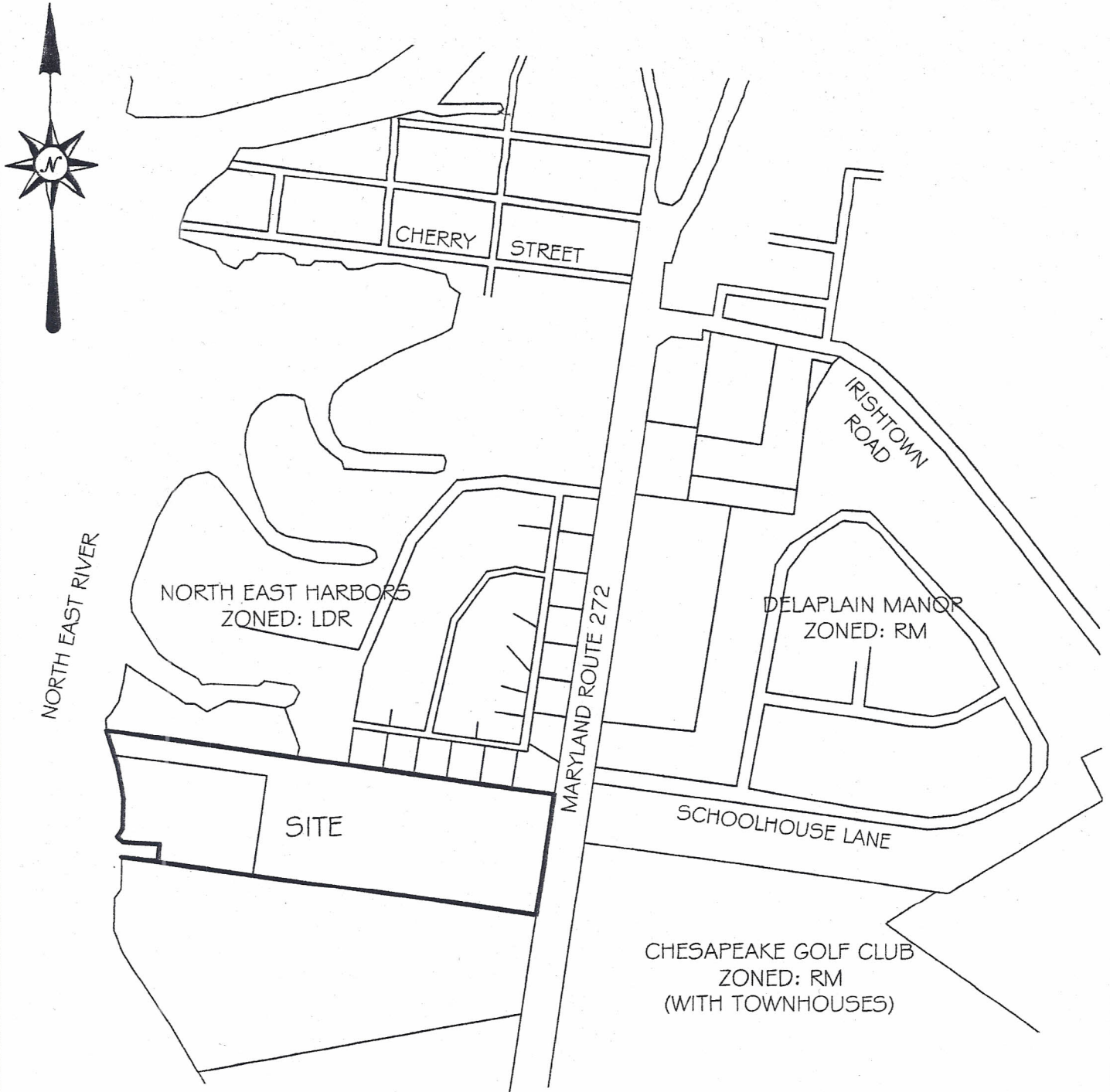
Eustace Co. Mita

Map 31 / parcels 274 + 1074

subject  
property

subject  
property





LOCATION MAP  
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" = 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



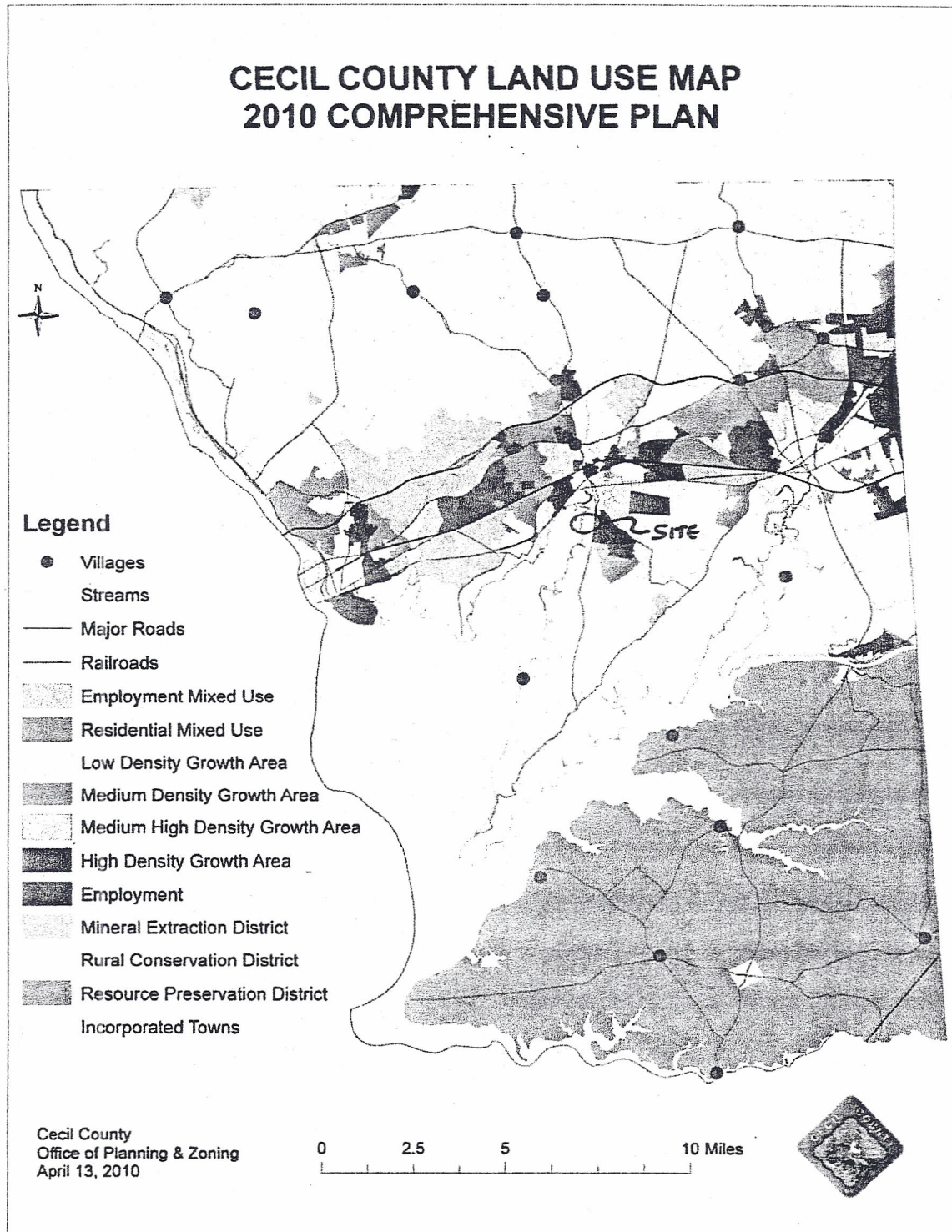
**CARPENTER  
ENGINEERING, LLC**  
*Professional Civil Engineering Services*

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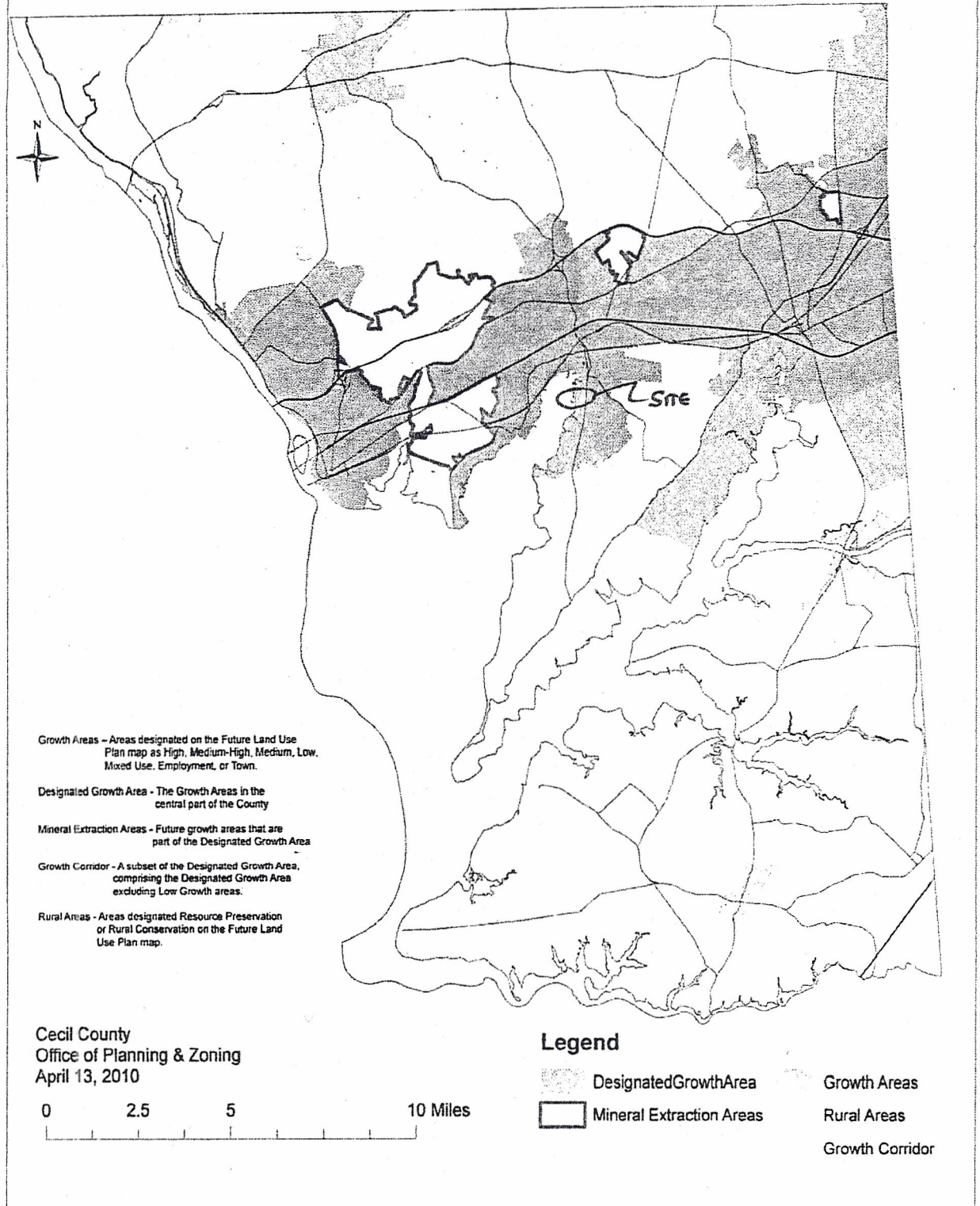
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|------------|--------------|-------------|------------|
| DATE       | 03-15-2013   | SCALE       | 1" = 300'  |
| DRAWN BY   | R. CARPENTER | DRAWING NO. | 1444-SP2   |
| CHECKED BY | R. CARPENTER | SHEET NO.   | SP2 OF SP2 |



Map 3.3: Future Land Use

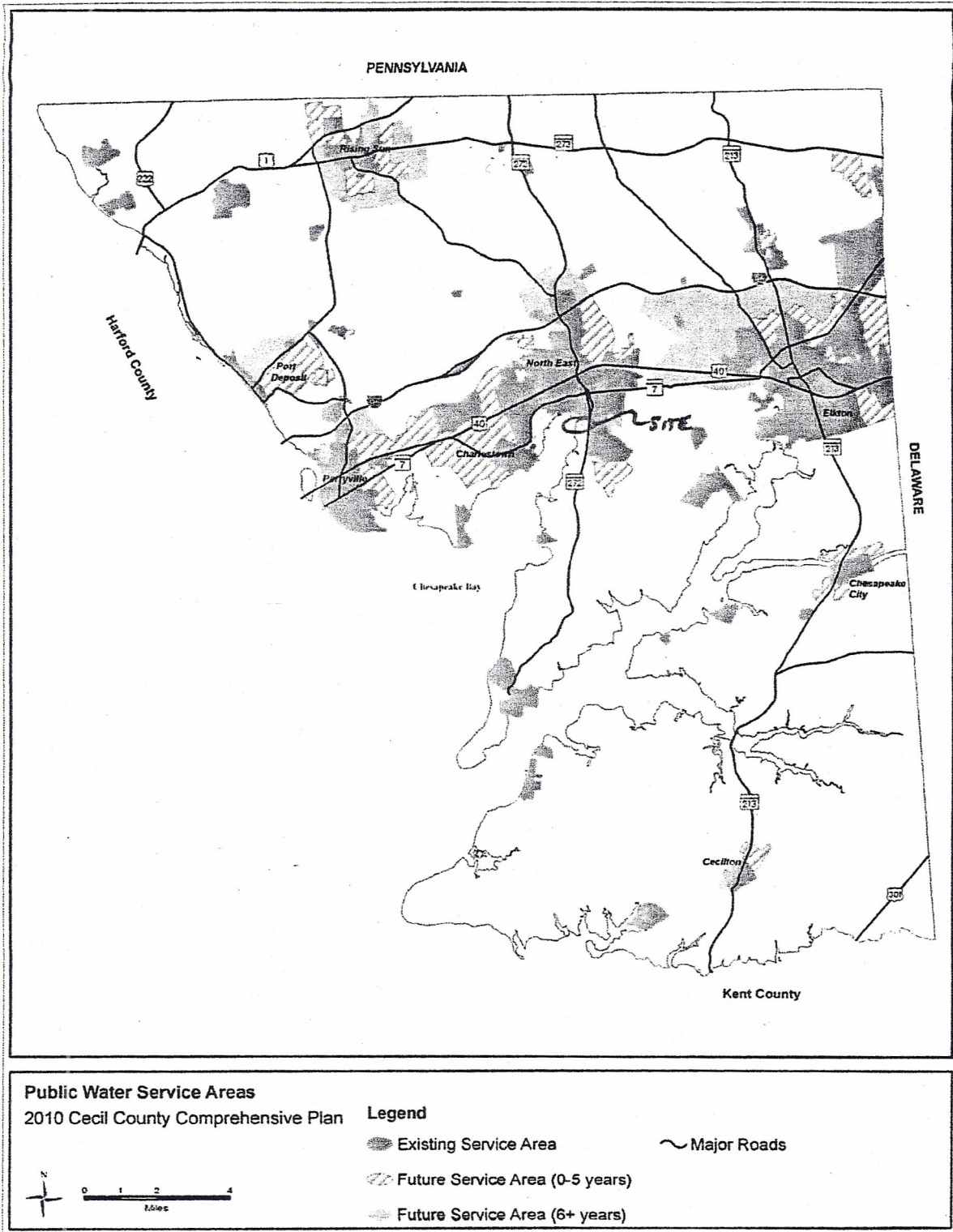


Map 3.4: Growth and Rural Areas





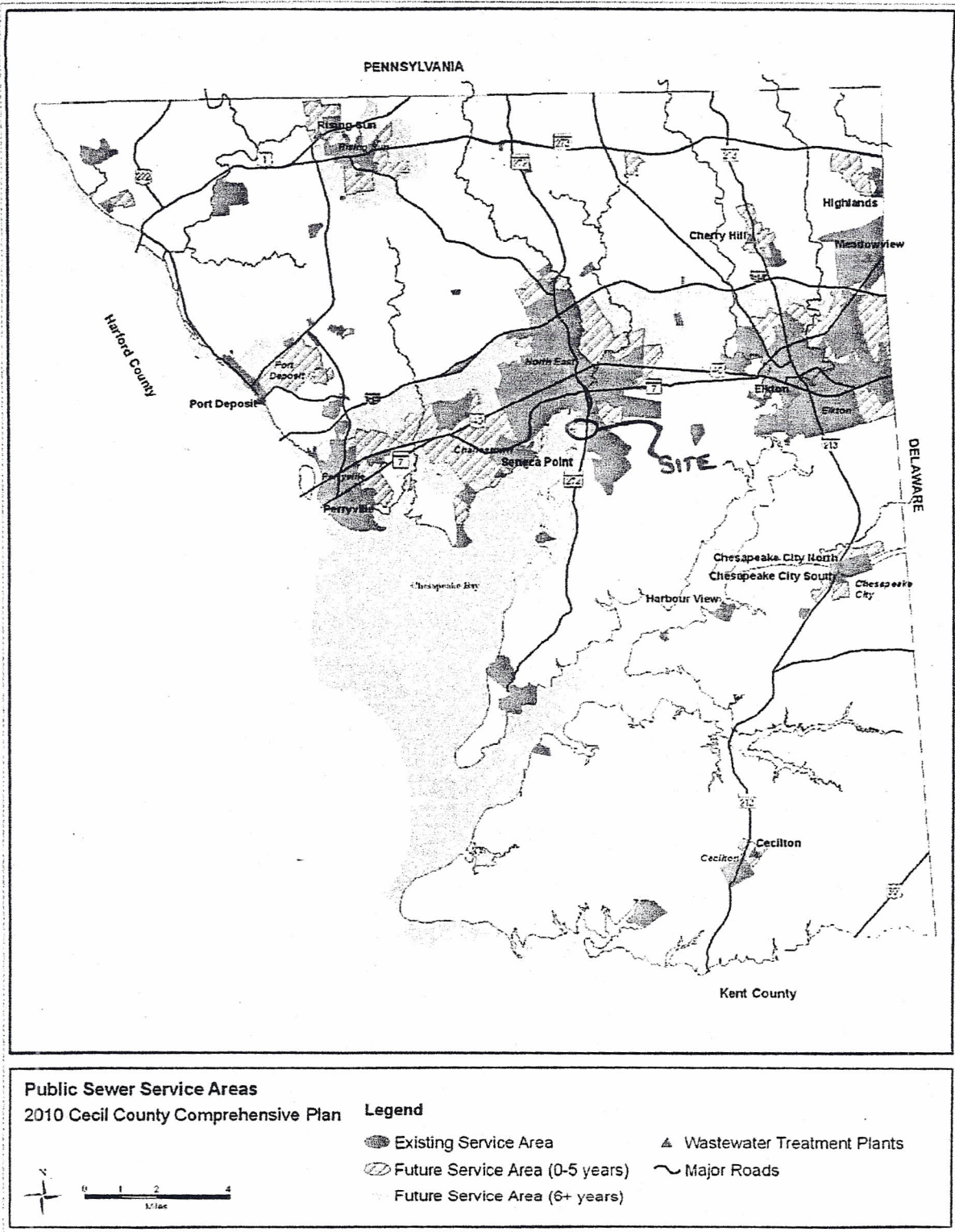
Map 6.2 Water Service Areas in Cecil County



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



Map 6.4 Sewer Service Areas in Cecil County

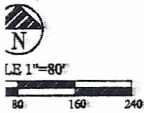
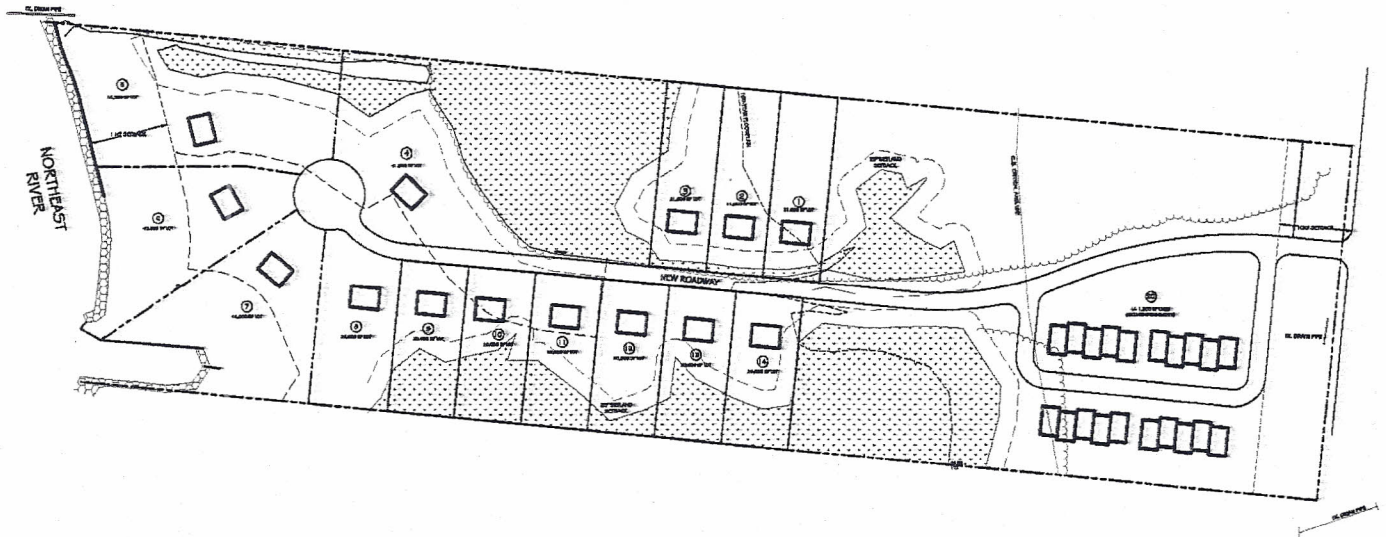


Source: Cecil County Water and Sewer Master Plan, Municipal WREs and MGEs.

# PLAN OPTION I

Cluster

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



## KEY POINT

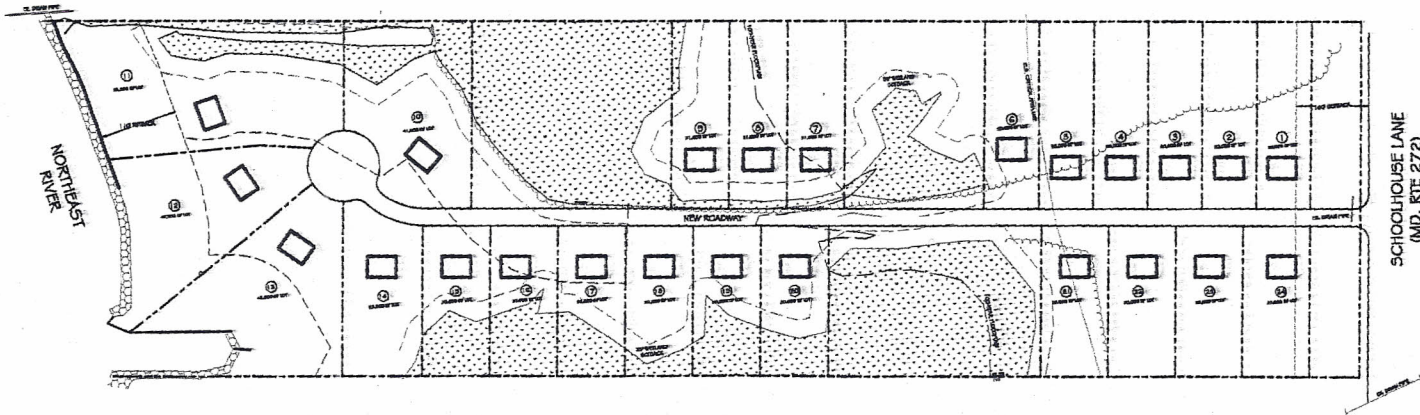
WEST

DEPALLO DESIGN &  
LAND PLANNING & LANDSCAPE

# PLAN OPTION II

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

By Right P



80°  
160 240

EY POINT  
ST

DEPALLO DESIGN & PLA  
LAND PLANNING & LANDSCAPE