



Planning Commission of Cecil County

200 Chesapeake Blvd., Elkton, MD

Monday, December 15, 2025

Alternate Date: Wednesday, December 17, 2025

Elk Room

6:00 PM

Written public comment can be emailed to DLUDS@cecilcountymd.gov, or mailed to the address listed above

Live Stream

<https://zoom.us/j/98390638814?pwd=pAYniBgslugjwj5gHIS5RNY8kTb1kP.1>

Meeting ID: 983 9063 8814 / Passcode: 573002

1. Subdivision

A.

1. **Bailiff Woods, Lots 1-7, Preliminary Plat, Bailiff Road, McCrone, Inc., Fifth Election District.**

2. Rezoning

- A. **FILE: 2025-05** APPLICANT: EcoWood Resources Group, LLC, c/o Henry Ray.
REQUEST: Request to rezone .12 acres from Low Density Residential, (LDR) to Employment Mixed Use, (EMU).
PROPERTY LOCATION: 0 W. Old Philadelphia Road, North East, MD 21901, Election District: 5, Tax Map: 31D, Parcel: 485.
PROPERTY OWNER: EcoWood Resources Group, LLC, c/o Henry Ray.
PRESENTLY ZONED: Low Density Residential, (LDR).
- B. **FILE: 2025-06** APPLICANT: EcoWood Resources Group, LLC, c/o Henry Ray.
REQUEST: Request to rezone 19.745 acres from Low Density Residential, (LDR) to Employment Mixed Use, (EMU).
PROPERTY LOCATION: 760 W. Old Philadelphia Road, North East, MD 21901, Election District: 5, Tax Map: 31D, Parcel: 170.
PROPERTY OWNER: EcoWood Resources Group, LLC, c/o Henry Ray.
PRESENTLY ZONED: Low Density Residential, (LDR).

3. Special Exception

- A. **FILE: 4377** - APPLICANT: Sylvestries, LLC c/o Charles Racine.
FOR: A special exception to operate a saw mill.
PROPERTY LOCATION: 1650 Irishtown Road, North East, MD 21901, Election District: 5; Tax Map: 37, Parcel: 152.
PROPERTY OWNER: Sylvestris, LLC, c/o Charles Racine.
PRESENTLY ZONED: Northern Agricultural Residential, (NAR).
- B. **FILE: 4378** - APPLICANT: Bryan Shrewsbury.

FOR: A special exception to operate a home occupation.

PROPERTY LOCATION: 17 Oldfield Acres Drive, Elkton, MD 21921, Election District: 5;

Tax Map: 37, Parcel: 497, Lot 15.

PROPERTY OWNER: Bryan & Angela Shrewsbury.

PRESENTLY ZONED: Low Density Residential, (LDR).

C. **FILE: 4380** - APPLICANT: Aaron Moon. - **POSTPONED, until the January 2026 meeting.**

FOR: A special exception to operate a home occupation.

PROPERTY LOCATION: 148 Country Side Loop, Elkton, MD 21921, Election District: 3;

Tax Map: 20, Parcel: 872, Lot 44.

PROPERTY OWNER: Aaron & Courtney Moon.

PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

D. **FILE: 4381** - APPLICANT: James Scott, II.

FOR: A special exception to operate a home occupation.

PROPERTY LOCATION: 60 Mendenhall Road, Elkton, MD 21921, Election District: 4;

Tax Map: 12, Parcel: 330, Lot 40.

PROPERTY OWNER: James, II & Laurel Scott.

PRESENTLY ZONED: Rural Residential, (RR).

4. General Discussion