

Technical Advisory Committee of Cecil County

March 4, 2026

SUBDIVISIONS

Raven's Glen, Lots 1-4, Preliminary Plat, Old Elk Neck Road, Carpenter Engineering, LLC, Fifth Election District.

Ronnie Carpenter, Carpenter Engineering, Inc. and Elmer Justice, III, appeared and presented an overview of the project. Mr. Carpenter explained that this project has been revised to only include 4 lots from the previous versions that included additional lots.

Mr. Worden read the comments from Water & Sewer Planning:

1. Missing Water and Sewer Planning signature block.
2. No driveway going through sewage reserve areas.
3. Lot 3 proposed sewage reserve area with percolation hole 161 is in steep slope. A 25' setback is required.
4. Lot 3 proposed sewage reserve area with percolation hole 161 is in Forest Conservation. Sewage reserve areas cannot be in easements.
5. Lot 2 sewage reserve areas are located in steep slopes of 15% to 25%. Identify 25% slopes and show a 25' setback.

Ms. Blomquist read the comments from DPR:

1. Driveways must be designed in accordance with the Road Code Section 3.08 Residential Access.
 1. It appears that the proposed driveway to Lots 1 & 2 will not meet the sight distance requirements.

Stormwater Management

2. A concept stormwater management plan must be submitted to the Division for review for the revised subdivision.

Ms. McNinch read the comments from CCSCD:

A preliminary environmental site design plan for this project was received for review by Cecil Soil Conservation District on May 4, 2020, and a review letter was emailed to the engineer on May 27, 2020. Since the layout of the site has changed since that review, a concept environmental site design plan should be resubmitted for additional review. All issues regarding erosion and sediment control will be addressed through the environmental site design plan review.

Mr. Goldman read the comments from CCPS:

1. Bus service will be provided from the County maintained road, Old Elk Neck Road.
2. Schools in this attendance area are Elk Neck Elementary, North East Middle, and North East High School. Please refer to the Capacity Sheet for enrollment at these schools.

No public comments were received by staff.

Mr. Goldman read the comments from MDOT / SHA:

Based on the information provided, SHA does not have any objection to County approval.

Mr. Goldman, LUDS /P&Z read the comments of the division:

This proposal is in compliance with §3.8 of the Subdivision Regulations regarding public notification.

Zoning: Low Density Residential (LDR)

Land Use: This project location is situated within the 2010 Comprehensive Plan's Low Density Growth Area (LDGA) land use district.

Tier Map: As established by the County's adoption of the Sustainable Growth and Agricultural Preservation Act's tier map, this site is located within a Tier III [\(1\)](#) area.

Water & Sewer: This site is not located within the 2019 Master Water & Sewer Plan.

Priority Funding Area: The site is not located in a PFA

Priority Preservation Area: The site is not located in a PPA.

Critical Area: the site is not located within a Critical Area overlay district.

Floodplain: The property is not located in a Floodplain overlay zone.

Fire Response: The site is located within the Singerly Fire Company (004) service area. As of September 13, 2019, the Division of Planning & Zoning is requesting this information be placed on all subdivisions and site plans for the benefit of the State Department of Assessments and Taxation. The fire company name is noted on the plat.

Preliminary Plat review standards

§4.1.8 of the Subdivision Regulations requires that the TAC and subsequently the Planning Commission, will, in general, be reviewing the Preliminary Plat with regard to the following:

1. Conformance to the provisions of the Cecil County Comprehensive Plan and the Cecil County

Zoning Ordinance.

2. Conformance to the approved density and layout and any conditions of Concept Plat approval, including, but not limited to, completion of the boundary line survey, completion and review of any Traffic Impact Study by appropriate State and County departments, approval of the Preliminary Stormwater Management Plan, approval of the Preliminary Forest Conservation Plan and/or Preliminary Environmental Assessment.
3. Conformance to the applicable provisions of the Cecil County Zoning Ordinance and these regulations.
4. Protection of wetlands, streams, area of steep slope and shorelines, including, but not limited to, the Cecil County Critical Area Program and corresponding sections of the Cecil County Zoning Ordinance.
5. Protection of forested, reforested, or afforested areas as required by the Cecil County Forest Conservation Regulations.
6. Conformance to all requirements of the Cecil County Department of Public Works, including, but not limited to, stormwater management requirements.
7. Conformance to all requirements of the Cecil County Department of Environmental Health.
8. Conformance to the requirements of other State and County departments, as may be applicable.

Site History

The Concept Plat, which proposed 29 lots (including the lands of Oldfield at Ravens Glen Phase 1, Lots 9-19), was approved March 19, 2001, with four conditions, which will be included in the minutes but not read, as will all following conditions:

1. The acreage percentages for wetlands, streams, and stream buffers in common open space being verified prior to Technical Advisory Committee review of the Preliminary Plat;
2. Fee simple access to common open space between lots being marked with concrete monuments, and that fee simple access be provided from both cul-de-sacs;
3. The current Oldfield Acres lot owners not being included in this subdivision's Homeowners' Association; and
4. The developer considering the three to one ratio of lot lines when the subdivision is redesigned.

A Preliminary Plat, proposing 24 lots, was approved on July 16, 2001, with twelve conditions:

1. Health Department requirements being met;
2. Department of Public Works requirements being met;
3. The verified acreage percentages for wetlands, streams, and stream buffers being included on the Final Plat;
4. Fee simple access to common open space between lots being marked with concrete monuments, and that fee simple access be provided from both cul-de-sacs;

5. The FCP and Landscape Plan being approved prior to Final Plat review by the Planning Commission;
6. A Homeowners. Association for maintenance of common open space being established with \$50 per recorded lot placed in escrow for improvements prior to recordation;
7. The current Oldfield Acres lot owners not being included in this subdivision's Homeowners Association;
8. The graphic used for septic areas matching that in the notes on the Final Plat;
9. The graphic used for wetlands being included in the notes on the Final Plat;
10. All lot dimensions being included on the Final Plat;
11. Documentation of the Jurisdictional Determination being received by the Office of Planning & Zoning prior to submission of the Final Plat for Planning Commission review; and
12. A revised Preliminary Plat correcting deficiencies being submitted to the Office of Planning & Zoning prior to submission of the Final Plat for Planning Commission review;

A revised Preliminary Plat, proposing only 19 lots, was approved on June 17, 2002, with six conditions:

1. Health Department requirements being met;
2. Department of Public Works requirements being met;
3. Fee simple access to common open space between lots being marked with concrete monuments, and that fee simple access be provided from both cul-de-sacs;
4. The FCP and Landscape Plan being approved prior to Final Plat review by the Planning Commission and the details of the Final Plat and the FFCP matching;
5. A Homeowners. Association for maintenance of common open space being established with \$50 per recorded lot placed in escrow for improvements prior to recordation; and
6. The current Oldfield Acres lot owners not being included in this subdivision's Homeowners Association.

The revised Preliminary Plat supersedes the plat approved on July 16, 2001. Therefore, the approved Preliminary Plat reflects a density of 1 du / 3.11 acres rather than 1 du / 2.46 acres because the number of proposed lots had again been reduced from 24 to 19.

A Final Plat for at Ravens Glen, Phase 1, Lots 9-19, was approved on September 16, 2002, with 14 conditions:

1. Health Department requirements being met,
2. Department of Public Works requirements being met
3. Fee simple access to common open space between lots being marked with concrete monuments, and fee simple access being provided from both cul-de-sacs,
4. A Homeowners' Association for maintenance of common open space being established (in

coordination with Phase 2) with \$50 per recorded lot placed in escrow for improvements prior to recordation,

5. The current Oldfield Acres lot owners not being included in this subdivision's Homeowners' Association,
6. deed restrictions for long-term protection of the forest retention areas being recorded prior to recordation of the plat and the metes and bounds description of the forest retention areas being shown on the record plat,
7. the standard street tree/planted buffer non-disturbance note appearing on the Record Plat,
8. the Density Table being revised to replace the word "subdivision" with "phase" and the correct approved density being included, and
9. any Phase 2 common open space and sensitive area calculations that may have been erroneously placed on the Phase 1 Final Plat being corrected prior to recordation.

A Final Plat for at Ravens Glen, Phase 2, Lots 1-8, was also approved on September 16, 2002, with 14 conditions:

1. Health Department requirements being met,
2. Department of Public Works requirements being met,
3. Fee simple access to common open space between lots being marked with concrete monuments, and that fee simple access being provided from both cul-de-sacs,
4. a Homeowners' Association for maintenance of common open space being established (in coordination with Phase 1) with \$50 per recorded lot placed in escrow for improvements prior to recordation,
5. the current Oldfield Acres lot owners not being included in this subdivision's Homeowners' Association
6. Deed restrictions for long-term protection of the forest retention areas being recorded prior to recordation of the plat and the metes and bounds description of the FRA being shown on the record plat
7. The forest retention areas on the Forest Conservation Plan and the Record Plat matching up,
8. The standard street tree/planted buffer non-disturbance note appearing on the Record Plat
9. The Density Table being revised to replace the word "subdivision" with "phase" and the correct approved density being included prior to recordation
10. The Bufferyard standard C being shown along the Old Elk Neck Road road frontages prior to recordation,
11. Consistent with the approved Forest Stand Delineation, the intermittent stream and appropriate buffers being shown on proposed Lot 4 prior to recordation,
12. All common open space being labeled as such prior to recordation,
13. All common open space acreage being accounted for in the Area Table prior to recordation, and
14. Any Phase 2 common open space and sensitive area calculations that may have been erroneously placed on the Phase 1 Final Plat being corrected prior to recordation.

The Ravens Glen, Phase 1, Lots 9-19, was recorded on October 10, 2003.

The Preliminary Plat for Ravens Glen, Lots 1-8 was granted an extension on February 20, 2026, and is valid until February 29, 2028.

Density

The LDR zone permits a maximum base density of 1 dwelling unit (du)/ 1 acre (ac) for subdivisions without Community Facilities.

The submitted Preliminary Plat for Ravens Glen supersedes the approved Final Plat for Ravens Glen, Phase 2, Lots 1-8. This Preliminary Plat proposes 4 new lots on 21.3080 acres, for a density calculation is 0.188 du/ac (or 1 du / 5.327 acres). The proposed density should be noted on the plat. Schedule of Zoning Regulations

Article VI – Schedule of Zone Regulations – LDR zone

	Lot size (sq. ft.)	Lot width (ft)	Front Setback	Rear Setback	Side Setback	Max Height	Road Frontage ^[2]
Detached, Single Family	20,000	80	30	40	10	35	100/25

The minimum lot size is 3.00 acres.

Per Zoning Ordinance Article VI, Note #1, an expanded setback is required for new principal structures on lots adjoining a right-of-way for collector or arterial roads on the Official Cecil County Roadway Classification Map. Old Elk Neck Road is a collector road; therefore, the expanded setback is 50 feet for the LDR zone. Note #9, and the Building Restriction Line on Lots #1 & #4, reflect the expanded setback from Old Elk Neck Road.

Water & Sewer

The plat shows that water service will be provided by on-site wells.

The plat shows that sewer service will be provided by an on-site sewerage disposal system.

The Final Plat shall contain a statement signed by the Division of Water & Sewer Planning approving authority, to the effect that use of the water supply and sewerage system is in conformance with the Master Water and Sewer Plan.

Per Maryland Department of the Environment 2025 OSSD Guidance Document #7, the Final Plat shall contain a statement signed by the Division of Water & Sewer Planning approving authority, to

the effect that use of the on-site water supply and sewerage disposal system is in conformance with the Master Water and Sewer Plan. This note is included on the plat.

Transportation

Street system and car parking as required in §7.2 of the Subdivision Regulations requires that surfaced roadways shall be of an adequate width to accommodate anticipated traffic. If this proposal is approved, there would be four sites using two driveways for the subdivision. The applicant is advised that the minimum requirements are noted in this section, further discussion with the Division of Development Plans Review may be required.

Grades of streets shall adhere to the design standards in the Cecil County Road Code and shall not, in general, exceed those standards.

Zoning Ordinance Section 277 provides the required off-street parking ratios for a Single-Family Dwelling; a minimum of 2.0 off-street parking spaces are required per dwelling unit.

7.2.12B.6 requires that all street names shall be approved by the Department of Emergency Services and the Department of Land Use and Development Services (LUDS). Road names shall not be duplicated or analogous to those used elsewhere in the County. Further, all proposed suffixes and prefixes shall not deviate from the standards adopted by the United States Postal Service. No new streets are proposed

The Planning Commission adopted a Traffic Impact Study (TIS) policy on November 21, 2022, that a Site, Local, or Regional TIS shall be required in certain circumstances. Staff does not recommend a TIS.

Environmental

A 110' perennial stream buffer is required for all perennial streams present. This buffer shall be expanded to include contiguous areas of hydric soils, highly erodible soils, and soils on slopes greater than 15% to a maximum distance of 160'. No perennial streams are noted on-site.

A 25' buffer is required around all intermittent streams present. The applicant is advised that this requirement may expand to a higher standard due to Forest Conservation and/or Floodplain standards. No intermittent streams are noted on site.

Flood Protection Setbacks, as defined by Zoning Ordinance Section 288, are present for all watercourses. There are no watercourses on site, and therefore no Flood Protection Setbacks.

A 25' buffer is required around all non-tidal wetlands present. No wetlands are suggested to exist on site.

Permits are required from the (US Army) Corps of Engineers and MDE for all non-tidal wetland and

stream impacts prior to recordation. Jurisdictional Determinations (JD) are required in conjunction with permitting. A JD is recommended to be done prior to Final Plat review by the Department of Land Use and Development Services but required to be completed prior to recordation.^[3]

Dwellings or impervious surfaces shall not occur on slopes with a grade of 25% or more covering a contiguous area of 10,000 ft² or more. On slopes between 15 and 25%, good engineering practices shall be used to ensure sediment and erosion control and slope stabilization before, during and after disturbance activities. ^[4] Steep Slopes are shown on the Preliminary Plat.

The habitats of rare, threatened, and endangered species, as described by the Maryland DNR Natural Heritage Program, must be avoided.

A bufferyard meeting the Bufferyard C Standard per Appendix B of the Zoning Ordinance is required along collector and arterial roads. This plat proposes the use of existing vegetation for the required Bufferyard C. A Bufferyard meeting the Bufferyard A standard shall be placed along contiguous agricultural uses. This bufferyard may be waived by the Planning Commission when the principal structures are setback 300 feet from the boundary line. Street trees are required along internal streets. ^[5]

For subdivisions proposed on property contiguous to operating farms, notice shall be provided on the plat that an agricultural operation is being conducted on a contiguous property and said agricultural operation is protected from nuisance claims provided the conditions of Article I, § 4 are being complied with.

Per §187.2, the Planning Commission may require bufferyards to separate different zoning districts from one another. All adjoining properties are in the RR zoning district.

Bufferyard shall be unoccupied except for utility facilities, identification signs, or exits and entrances.

The requirements of the Forest Conservation Regulations shall be met, including the approval of the Preliminary Forest Conservation Plan (PFCP) prior to submitting the Preliminary Plat to the Planning Commission.^[6] A Final Forest Conservation Plan^[7] was approved on August 16, 2002.

Open Space

No less than fifteen percent (15%) of the gross area of the subdivision shall be devoted to open space and recreation areas in a subdivision greater than 10 lots.^[8] Required open space shall not include roadways and bufferyard.

Zoning Ordinance Section 176.2 requires that no more than 40% of Common Open Space shall consist of wetlands. Section 176.2 also requires a minimum of 15 % of the Common Open Space

shall not consist of stream buffers, wetlands or wetland buffers, steep slopes, or habitats of rare, threatened, and endangered species.

A Subdivision Agreement and financial surety will be required for any physical improvements in the open space prior to recordation.

As the proposed subdivision is less than 10 lots, no Common Open Space is required.

Soil, Ground Cover, and Site Drainage

The Division of Development Plans Review reports that the Preliminary Stormwater Management Plan (PSWM) has not been submitted. A Preliminary Stormwater Management Plan must be approved prior to Preliminary Plat submittal to the Planning Commission.

School Capacity Data

School information:		Elementary	Middle	High School
FY 2025 EFMP	Elk Neck ES		North East MS	North East HS
FTE	469		758	1008
Capacity	501		712	1009
% Utilization	94%		106%	100%

Preliminary Plat Required Information^[1]

Per §4.1.20 notable corrections are:

1. A vicinity map must be included on the plat.^[9]
2. The name, liber and folio must be included for all adjoining properties, including the properties across Old Elk Neck Road.
3. The recordation references for any subdivision plats on adjoining properties must be included in their labels.
4. The owner of Parcel #520 should be updated.
5. The north arrow should have a note indicating if it is true north, or a different method was used.
6. The zoning district classification must be included for all adjoining properties, including the properties across Old Elk Neck Road.
7. The total number of lots, area of lots, the density, the total area of any open space, the total area of any common open space, any add-ons, total area and types of right-of-way dedicated, and total area of subdivision shall be indicated in table form. All acreage shall be accounted for, per the boundary line survey.

The following must be completed prior to Preliminary/Final Plat submittal to the Planning Commission:

1. Drafting corrections, per the Division of Water and Sewer Planning and the Division of Development Plans Review, being met.
2. Corrections should be made to bring the Preliminary plat into compliance with §4.1.20 prior to submission to the Planning Commission.
3. A Preliminary Stormwater Management Plan must be approved.
4. The approval blocks for the Director of the Department of Land Use and Development Services, Chief of the Division of Development Plans Review, and the Approving Authority of the Division of Water & Sewer Planning must be on the lower left-hand corner of both sheets. Without the signature block for the Approving Authority of the Division of Water & Sewer Planning, this plat could not be signed by the Director of the Department of Land Use and Development Services. Without the signature blocks being in the proper location, the plat will not be accepted by Land Records for Recordation.

Planning & Zoning reminds the applicant that the deadline for the Planning Commission is the third Thursday of the month, for following month's meeting.

[1] Areas that are not planned for sewerage service and not dominated by agricultural or forest land and are not planned or zoned for land, agricultural, or resource protection, preservation or conservation. Tier III also include rural villages, locally designated growth areas, and areas planned for large lot development.

[2] Road frontage requirements may be reduced to the lower figure for lots on a local roadway as defined on the Official Cecil County Roadway Classification Map.

[3] . If no permits are required, and if the proposed project meets the policy standards established on 3/20/95 and revised on 1/16/96, or if the FSD/Conceptual Environmental Assessment finds that there are to be no impacts to field-delineated wetlands or stream impacts, or if the FSD/Conceptual Environmental Assessment finds that there are no wetlands or streams and that finding is consistent with the details of County wetlands maps and USGS quad maps, then no JD is required.

[4] The Cecil County Subdivision Regulations define steep slopes as "15 percent or greater incline." The Cecil County Zoning Ordinance defines steep slopes as consisting of a grade of 25% or more covering a contiguous area of 10,000 ft² or more. The Cecil County Forest Conservation Regulations define steep slopes as "areas with slopes greater than 25 percent slope."

[5] Zoning Ordinance Section 25.4

[6] Zoning Ordinance Section 251

[7] FCP #279

[8] Zoning Ordinance Section 24.3

[9] Section 4.1.20.b: "A vicinity map indicating the location of the property with references to surrounding property, streets, nearest major intersection, north point, landmarks, streams, etc. (scale shall be no smaller than 1"=2000'), and conforming to Section 2.4.4 on the designation of the remainder. The tax map, block (grid), parcel number(s) shall also be shown."

[I] PRELIMINARY PLAT REQUIRED INFORMATION:

1. The Preliminary Plat shall be submitted by the developer on paper and shall be clear and legible. The scale shall be no smaller than 1" = 100' (1" = 200' where the average lot size is greater than five (5) acres as approved by the Office of Planning and Zoning). When more than one (1) sheet is required, an index sheet of the same size shall be submitted showing the entire subdivision drawn to scale. Each sheet must have the seal and signature of a surveyor licensed to practice in the State of Maryland. Incomplete plats will not be accepted by the Office of Planning and Zoning. For Planning Commission review only, a Preliminary Plat will be not considered complete if the boundary line survey has not been completed, the Traffic Impact Study (if required) has not been completed, the documentation of the completed jurisdictional determination (if applicable) has not submitted, and the Preliminary Forest Conservation Plan and Preliminary Stormwater Management Plan have not been approved prior to submittal of said Preliminary Plat (if in the Critical Area, a Preliminary Plat will not be considered complete unless the Preliminary Environmental Assessment has been approved prior to submission of said Preliminary Plat). In addition, for Technical Advisory Committee and Planning Commission review, a Preliminary Plat will not be considered complete if the public notification sign(s) have not been properly installed, if the electronic version of the plat has not been submitted for posting on the County's website, and if the submission fee, established in Appendix A, has not been paid. Incomplete Preliminary Plats will be returned to the subdivider within fifteen (15) days of submission for completion and resubmission by the subdivider at a later date, and the submission fees shall be forfeited.
2. A vicinity map indicating the location of the property with references to surrounding property, streets, nearest major intersection, north point, landmarks, streams, etc. (scale shall be no smaller than 1"=2000'), and conforming to Section 2.4.4 on the designation of the remainder. The tax map, block (grid), parcel number(s) shall also be shown.
3. The names, liber and folio of all adjoining property. In the event that a recorded subdivision adjoins the land to be developed, the subdivision name and recording reference shall be indicated. In the event that a historic district or other officially designated historic site adjoins the land to be developed, it shall be identified.
4. Title information:
 1. Proposed name
 2. Scale of Plat (feet and meters).
 3. Location by election district, County and State.
 4. Date.

5. Name and address of the owner and registered engineer or surveyor licensed in the State of Maryland responsible for the preparation of the plat, signature, and seal of engineer, surveyor, and corporation required.
6. North point. Indicate if true north.
7. Boundary of proposed subdivision. The boundary line survey must be completed prior to the Planning Commission's review of the Preliminary Plat. If the Preliminary Plat is signed and sealed by someone other than a surveyor licensed to practice in the State of Maryland, then the boundary line survey, signed and sealed by a surveyor licensed to practice in the State of Maryland, must be submitted separately, no later than the submission of the Preliminary Plat for review by the Technical Advisory Committee.
8. All existing pertinent features, either natural or manmade, that may influence the design of the subdivision, such as important trees or wooded areas, power transmission towers, existing buildings and structures, and water courses.
9. Existing topography at two (2) or five (5) foot contour intervals. Contour lines shall be indicated one hundred (100) feet beyond the subdivision boundary. Contours shall be based on geodetic control monuments and/or bench marks, when available, within two thousand (2000) feet of property or by estimation from USGS quadrangle maps. Datum shall be stated in all cases and a reference or benchmark described on plat together with elevation. Source of contours shall be stated on plat, such as, field run topo, aerial topo, etc. Interpolation of contours from USGS quadrangle maps will not be accepted unless previously approved by the Office of Planning and Zoning.
10. Location, width, and names of all streets and/or alleys on or adjoining the subdivision; this should include plats which have preliminary approval, as well as those recorded but unimproved and all existing easements. (to be indicated by dashed lines.)
11. Location of existing and proposed utilities on or within two hundred (200) feet of the tract with approximate pipe sizes and directions of slope indicated. (Should include electric, telephone and cellular phone poles or towers, and fire suppression drafting tanks.)
12. The layout of all proposed and existing lots with approximate dimensions and minimum building line should be indicated. All major subdivisions must be provided with coordinates consistent with the geodetic control requirements approved by the Board of County Commissioners on May 15, 2007.
13. The preliminary layout of all proposed streets and pedestrian ways, including width of right-of-way, pavements, storm drains, and grades.
14. The approximate location, dimensions, and area of all property proposed to be reserved or temporarily reserved for public use, or to be reserved for use of all property owners in the subdivision, and the location, dimensions and purposes of any proposed easements, including street tree planting easements and drainage easements.
15. Zoning district classification of the tract or parcel being subdivided and all adjacent parcels.
16. Existing and proposed (schematic) drainage system, including the type(s) of structures, the floodplain, proposed stormwater management facility locations, and any deviations from standards, and pertinent features from the Preliminary Stormwater Management Plan.
17. Location(s) of the septic disposal area(s) and proposed wells and percolation information are to be indicated in accordance with the specifications of the Maryland State Department of Health and Mental Hygiene when individual sanitary facilities are to be used. If community sewerage and/or water systems are to be used, such notation shall be made on the Preliminary Plat.
18. The total number of lots, area of lots, the density, the total area of any open space, the total area of any common open space, any add-ons, total area and types of right-of-way dedicated, and total area of subdivision shall be indicated in table form. All acreage shall be accounted for, per the boundary line survey, and the Preliminary Plat density shall not exceed the approved Concept Plat density.
19. In cases of condominium or multi-family projects (apartments, townhouses, etc.), the following additional items shall be shown:
 1. Approximate location of each building, setbacks from all streets (public or private), property lines and distance between buildings.
 2. Number and types of units in each building.
 3. Total number of units and sub-totals of each type.
 4. Number of parking spaces in each off-street parking area, the space to unit ratio, and conformity to parking space minimums and maximums.
20. Soil types shall be shown.
21. Perimeter of the entire parcel, as well as the section requiring approval, if different.
22. For proposed subdivision located in the Critical Area, the following additional information will be shown on the Preliminary Plat as applicable:
 1. Computation of the total area within the Critical Area District, area within each of the land management classifications (i.e., IDA, LDA, RCA), and number of lots in the Critical Area;
 2. Slopes 15 percent or greater;
 3. Location and area extent of all soils exhibiting the following characteristics as determined by the Soil Survey, such as:
 1. Wet Soils.
 2. Hydric Soils and soils with hydric properties, and
 3. Highly erodible soils (soils on slopes greater than 15 percent or soils on slope greater than 5 percent with "K" values greater than 0.35).
 4. Location of all existing or proposed site improvements (including storm drains, culverts, retaining walls, fences, and stormwater management facilities, as well as sediment and erosion control structures);
 5. Location of open space, the one hundred and ten (110)- or two hundred (200)- foot Buffer and other buffer areas, forested areas and landscaping (the plan shall show all areas to be maintained as landscaping to be provided and the means by which such landscaping will be permanently maintained shall be specified);
 6. Location of all Habitat Protection Areas on the site;
 7. Location of tidal and non-tidal wetlands on and adjacent to the site and delineation of the watershed thereof;
 8. Location of eroding shoreline reaches, the rates of erosion, areas where shore erosion measures are in place, areas to be protected by installation of proposed erosion abatement approaches;
 9. Areas to be retained in agricultural use;
 10. Areas proposed for reforestation and afforestation;
 11. Total area of the site that will be temporarily disturbed during development and area that will be permanently disturbed (disturbed is defined as any activity occurring on an area which may result in the loss of or damage to existing natural vegetation);
 12. Proposed natural park areas, as appropriate; and
 13. The location of the Critical Area District Boundary, the Mean High Water Line and the landward edge of tidal wetlands.
23. Additional information as required by the Forest Conservation Regulations and/or the Forest Conservation Technical Manual.

Valley Road Estates, Lots 1-31, Concept Plat, Valley Road, McCrone, Inc., Fourth Election District.

David Strouss, McCrone, Inc. appeared and presented an overview of the project. Mr. Strouss stated that they intend to collaborate with the developer of the proposed Barksdale Village

subdivision regarding sewer, water and required easements.

Mr. Worden read the comments from Water & Sewer Planning:

1. Public water and sewer capacity must be verified at preliminary plat.
2. Public water and sewer capacity must be confirmed at final plat.
3. Use correct MDE plat statement #5 for public water and sewer.
4. Use correct Water and Sewer Planning signature block.

Ms. Blomquist read the comments from DPR:

Stormwater Management

1. The concept stormwater management plan has been submitted to the Division for review. Prior to submitting the concept plat for Planning Commission review, the concept stormwater management plan must be approved.
2. Comments regarding the stormwater management will be provided to the applicant following the review of the submitted plan.

Roads & Storm Drains

3. This subdivision will increase the average daily traffic on Valley Road by approximately 310 vehicles.
4. It appears that the interior street configuration and layout conforms to the Cecil County Road Code.
5. The proposed acceleration lane and deceleration lane do not appear to meet the minimum length as required by the Road Code however, a complete review of the streets and entrance will be reviewed once the Road & Storm Drain Plan has been submitted for review.
6. The construction of the entrance may require the relocation of nearby utility poles. Any relocation of existing utilities, if necessary, will be at the expense of the developer.
7. A Road Condition Survey is required. Please contact Development Plans Review for the required scope of the survey.
8. Revise the note regarding the right-of-way dedication as it will be to Cecil County rather than the County Commissioners.

Sanitary Sewer

9. This subdivision will be served by public sewer.
10. All proposed sanitary sewer must be designed in accordance with the Cecil County Standard Specifications for Water Mains and Sewer Mains. This includes the minimum slope and cover requirements. Further review of the proposed sanitary sewer will be completed once the Sanitary Sewer Plan has been submitted for review.
11. If gravity sanitary sewer cannot be utilized for this entire site, please contact Development

Plans Review to discuss alternative methods.

12. We recommend locating proposed sewer to the center of one travel lane where possible for ease of maintenance.

Ms. McNinch read the comments from CCSCD:

A concept environmental site design plan for this project was received for review by Cecil Soil Conservation District on February 10, 2026, and is under review. All issues regarding erosion and sediment control will be addressed through the environmental site design plan review.

Mr. Goldman read the comments from CCPS:

1. Bus Service: To provide bus service inside of the development, 5 criteria must be met. They are outlined in the attached Bus Stop Guidelines document under “New Developments interior route extension”.
 - Based on this information “Interior service” will not be provided, we would look at placing a community stop at the main entrance to the new development, Valley Road.
2. Schools in this attendance area are Cecil Manor Elementary, Cherry Hill Middle, and Elkton High School. Please refer to the Capacity Sheet for enrollment at these schools.

No public comments were received by staff.

Mr. Goldman read the comments from MDOT / SHA:

Based on the information provided, SHA does not have any objection to County approval.

Mr. Goldman, LUDS /P&Z read the comments of the division:

This proposal is in compliance with §3.8 of the Subdivision Regulations regarding public notification.

Zoning: Suburban Transition (ST)

Land Use: This project location is situated within the 2010 Comprehensive Plan’s Medium Density Growth Area (MDGA) land use district.

Tier Map: As established by the County’s adoption of the Sustainable Growth and Agricultural Preservation Act’s tier map, this site is located within a Tier II⁽¹⁾ area.

Water & Sewer: This site is located within an S-3 (future sewer, 2-3 years) area and W-3 (future water, 2-3 years) area per the 2019 Master Water & Sewer Plan.

Priority Funding Area: The site is located in a PFA

Priority Preservation Area: The site is not located in a PPA.

Critical Area: the site is not located within a Critical Area overlay district.

Floodplain: The property is not located in a Floodplain overlay zone.

Fire Response: The site is located within the Singerly Fire Company (004) service area. As of September 13, 2019, the Division of Planning & Zoning is requesting this information be placed on all subdivisions and site plans for the benefit of the State Department of Assessments and Taxation. This is correctly noted on the plat.

Concept Plat review standards

§4.0.6 of the Subdivision Regulations requires that the TAC and subsequently the Planning Commission, will, in general, be reviewing the Concept Plat with regard to the following:

1. Interior street configuration and layout
2. Proposed density.
3. Entrance locations (both street and driveway)
4. Traffic effect on existing and proposed roads.
5. Water and Sewer facilities.
6. Feasibility of a subdivision in the area, including:
 7. Total number and size of lots
 8. Effect on school district and school bus service
 9. Approximate lot layout and other reserved areas, if any.
7. New land development technique(s)
8. The effect on waterways, shorelines, due to run-off, erosion, etc.
9. Consistency with the Critical Area Program requirements
10. Consistency with the Cecil County Forest Conservation Regulations
11. Stormwater Management requirements.

Additionally, §4.0.8 of Subdivision regulations states that “The review of the Concept Plat is to allow the subdivider to determine feasibility of his project and to determine the maximum density allowable and an acceptable layout on the parcel. Acceptance of the Concept Plat submittal for Planning Commission does not guarantee approval, and the approval of the Concept Plat does not guarantee subsequent (i.e. Preliminary and Final) approvals”

Site History

The original 1976 Lot of Record was first subdivided via Minor Subdivision #112, creating Parcel 635 at the corner of Barksdale and Valley Roads.

Further Minor Subdivisions, #677 and #1078, created two additional lots.

The Valley View Estates Major Subdivision was approved on February 27, 2006, and recorded on March 10, 2006. As this subdivision created four lots on the parcel created by Minor Subdivision #677, it has no impact on the density of the current proposal.

The current Concept Plat, comprised of Tax Map 14, Parcel 635, had a previously approved Concept Plat, Sun Valley Estates Lots 1-26. The Concept Plat was approved on September 21, 2006, and was extended multiple times until it expired on September 30, 2016. The expired Concept Plat has no bearing on the current proposal.

Density

The ST zone allows for a density of one dwelling unit per acre (1 du / 1 acre) for Single Family Detached Dwellings^[2] without Community Facilities,^[3] and four dwelling units per acre (4 du / 1 acre) with Community Facilities. The Concept Plat is proposing 31 du on 13.170 acres, for a density of 2.35 du / 1 ac.

Schedule of Zoning Regulations

Article VI – Schedule of Zone Regulations – UR zone w/ Community Facilities

	Lot size (sq. ft.)	Lot width (ft)	Front Setback	Rear Setback	Side Setback	Max Height	Road Frontage ^[4]
Detached, Single Family	6,500	65	20	20	10	35	100/25

The minimum lot size proposed is 7,255 sq. ft.

Water & Sewer

The Concept Plat proposes an extension of the existing water service provided by Artesian Water Company. Water allocation must be provided prior to approval of the Final Plat.

The Concept Plat proposes an extension of the existing sewer service provided by Cecil County, Meadowview Station. Sewer allocation must be provided prior to approval of the Final Plat.

The Final Plat shall contain a statement signed by the Division of Water & Sewer Planning approving authority, to the effect that use of the community water supply and community sewerage system is in conformance with the Master Water and Sewer Plan.^[5]

The Final Plat shall also contain a statement, signed by the owner, to the effect that such facilities will be available to all lots/homes offered for sale.

Transportation

Street system and car parking as required in §7.2 of the Subdivision Regulations requires that surfaced roadways shall be of an adequate width to accommodate anticipated traffic. If this proposal is approved, there would be 31 sites using a single access point on Valley Road until the approval and construction of the Barksdale Village PUD is completed. The applicant is advised that

the minimum requirements are noted in this section, further discussion with the Division of Development Plans Review may be required.

Grades of streets shall adhere to the design standards in the Cecil County Road Code and shall not, in general, exceed those standards.

Zoning Ordinance Section 277 provides the required off-street parking ratios for Single Family Dwellings; a minimum of 2.0 off-street parking spaces are required per dwelling unit.

7.2.12B.6 requires that all street names shall be approved by the Department of Emergency Services and the Department of Land Use and Development Services (LUDS). Road names shall not be duplicated or analogous to those used elsewhere in the County. Further all proposed suffixes and prefixes shall not deviate from the standards adopted by the United States Postal Service.

The Planning Commission adopted a Traffic Impact Study (TIS) policy on November 21, 2022, that a Site, Local, or Regional TIS shall be required in certain circumstances. The applicant should make themselves aware of this new policy. Staff will be recommending a TIS.

Sidewalks are required along one side of internal streets, per Section 26.5 of the Zoning Ordinance. Sidewalks must be depicted on the plat.

Environmental

A 110' perennial stream buffer is required for all perennial streams present. This buffer shall be expanded to include contiguous areas of hydric soils, highly erodible soils, and soils on slopes greater than 15% -- to a maximum distance of 160'. No perennial streams are suggested to exist on-site.

A 25' buffer is required around all intermittent streams present. The applicant is advised that this requirement may expand to a higher standard due to Forest Conservation and/or Floodplain standards. No intermittent streams are suggested to exist on-site.

A 25' buffer is required around all non-tidal wetlands present. Note #18 states that there are no wetlands on-site based on a delineation performed in December 2025.

Permits are required from the (US Army) Corps of Engineers and MDE for all non-tidal wetland and stream impacts prior to recordation. Jurisdictional Determinations (JD) are required in conjunction with permitting. A JD is recommended to be done prior to Final Plat review by the Department of Land Use and Development Services but required to be completed prior to recordation.^[6]

Flood Protection Setbacks, as defined by Zoning Ordinance Section 288, are present for all watercourses.

Dwellings or impervious surfaces shall not occur on slopes with a grade of 25% or more covering a contiguous area of 10,000 ft² or more. On slopes between 15 and 25%, good engineering practices

shall be used to ensure sediment and erosion control and slope stabilization before, during and after disturbance activities. [\[7\]](#) Note #17 states there are no steep slopes on-site.

The habitats of rare, threatened, and endangered species, as described by the Maryland DNR Natural Heritage Program, must be avoided. A Wildlife Heritage Letter [\[8\]](#) was submitted to the Division of Planning & Zoning on January 27, 2026, stating that no rare, threatened, and endangered species were known to exist on-site.

In the ST zoning district, a bufferyard meeting the Bufferyard B Standard per Appendix B of the Zoning Ordinance are required along collector and arterial roads. A Bufferyard meeting the Bufferyard A standard shall be placed along contiguous agricultural uses. This bufferyard may be waived by the Planning Commission when the principal structures are setback 300 feet from the boundary line. Street trees are required along internal streets. [\[9\]](#)

Per §187.2, the Planning Commission may require bufferyards to separate different zoning districts from one another.

Bufferyard shall be unoccupied except for utility facilities, identification signs, or exits and entrances.

For subdivisions proposed on property contiguous to operating farms, notice shall be provided on the plat that an agricultural operation is being conducted on a contiguous property and said agricultural operation is protected from nuisance claims provided the conditions of Article I, § 4 are being complied with.

The requirements of the Forest Conservation Regulations shall be met, including the approval of the Forest Stand Delineation (FSD) prior to submitting the Concept Plat to the Planning Commission. [\[10\]](#) A Forest Stand Delineation [\[11\]](#) was submitted January 23, 2026.

Open Space

No less than fifteen percent (15%) of the gross area of the subdivision shall be devoted to open space and recreation area in a subdivision greater than 10 lots. [\[12\]](#) Required open space shall not include roadways and bufferyard. The Concept Plat proposes 3.889 acres (29.5%) of Common Open Space.

Zoning Ordinance Section 176.2 requires that no more than 40% of Common Open Space shall consist of wetlands. As zero acres of wetlands exist on-site, zero acres (0%) of the Common Open Space is within wetlands.

Section 176.2 also requires a minimum of 15 % of the Common Open Space shall not consist of stream buffers, wetlands or wetland buffers, steep slopes, or habitats of rare, threatened, and endangered species. As these conditions do not exist on-site, zero acres (0%) of the Common Open

Space are affected.

A Subdivision Agreement and financial surety will be required for any physical improvements in the open space prior to recordation.

Soil, Ground Cover, and Site Drainage

A Stormwater Management Concept Plan (C-SWM) must be approved prior to submittal of the Concept Plat to the Planning Commission.

School Capacity Data

School information:	Elementary	Middle	High School
FY 2025 EFMP	Cecil Manor ES	Cherry Hill MS	Elkton HS
FTE	398	361	1040
Capacity	523	775	1380
% Utilization	76%	47%	75%

Concept Plat Required Information^[1]

Per Subdivision Regulations §4.0.13, notable corrections are:

1. Any existing easements on-site should be noted. If there are no known easements, this should be noted.

The following must be completed prior to Concept Plat submittal to the Planning Commission:

1. Drafting corrections, per the Division of Water and Sewer Planning and the Division of Development Plans Review, being met
2. Corrections should be made to bring the Concept Plat into compliance with §4.0.13 prior to submission to the Planning Commission.
3. The Forest Stand Delineation must be approved.
4. A Concept Stormwater Management Plan must be approved.
5. Sidewalks must be depicted on the plat.
6. The approval blocks for the Director of the Department of Land Use and Development Services, Chief of the Division of Development Plans Review, and the Approving Authority of the Division of Water & Sewer Planning must be on the lower left-hand corner of the plat.

Planning & Zoning reminds the applicant that the deadline for the Planning Commission is the third Thursday of the month, for the following month's meeting.

Discussion ensued regarding the Traffic Impact Study requirement and the status of the adjoining property owned by Mr. Lachman (the proposed Barksdale Village subdivision) that currently has concept approval of the major subdivision.

[1] Areas planned to be served by public sewerage systems in locally designated growth areas needed to satisfy demand for development at densities consistent with the long term development policy after consideration of the capacity of land available for development including infill and redevelopment within the local jurisdiction. The County may only grant approval if all lots will be served by public sewer or if a minor subdivision is served by on-site sewage disposal systems.

[2] *Dwelling, Detached*: A building containing one (1) dwelling unit on one (1) lot and detached from any other dwelling.

[3] *Community Facilities*. A public, private, or community water supply and distribution system and/or sewerage disposal system serving three (3) or more dwelling units.

[4] Road frontage requirements may be reduced to the lower figure for lots on a local roadway as defined on the Official Cecil County Roadway Classification Map.

[5] See Policy 2025-01, and the *2025 OSSD Guidance Document #7*.

[6] . If no permits are required, and if the proposed project meets the policy standards established on 3/20/95 and revised on 1/16/96, or if the FSD/Conceptual Environmental Assessment finds that there are to be no impacts to field-delineated wetlands or stream impacts, or if the FSD/Conceptual Environmental Assessment finds that there are no wetlands or streams and that finding is consistent with the details of County wetlands maps and USGS quad maps, then no JD is required.

[7] The Cecil County Subdivision Regulations define steep slopes as “15 percent or greater incline.” The Cecil County Zoning Ordinance defines steep slopes as consisting of a grade of 25% or more covering a contiguous area of 10,000 ft² or more. The Cecil County Forest Conservation Regulations define steep slopes as “areas with slopes greater than 25 percent slope.”

[8] Dated December 19, 2025

[9] Zoning Ordinance Section 27.4

[10] Zoning Ordinance Section 251

[11] FSD #110

[12] Zoning Ordinance Section 26.3

[i] CONCEPT PLAT REQUIRED INFORMATION:

1. Concept Plats shall be submitted on paper and shall be clear and legible. Illegible plats will be discarded and the subdivider notified. Incomplete plats will not be accepted by the Office of Planning and Zoning. For Planning Commission review only, a Concept Plat shall be not considered complete if the Forest Stand Delineation and Stormwater Management Concept Plan have not been approved prior to submission of said Concept Plat (if in the Critical Area, a Concept Plat will not be considered complete unless the Conceptual Environmental Assessment has been approved prior to submission of said Concept Plat). In addition, for Technical Advisory Committee and Planning Commission review, a Concept Plat shall be not considered complete if the public notification sign(s) have not been properly installed, if the electronic version of the plat has not been submitted for posting on the County’s website, and if the submission fee, established in Appendix A, has not been paid prior to submission of said Concept Plat. Incomplete Concept Plats will be returned to the subdivider within fifteen (15) days of submission for completion and resubmission by the subdivider at a later date, and the submission fees shall be forfeited.
2. A vicinity map indicating the location of the property with reference to surrounding property, streets, nearest major intersection, north point, landmarks, streams, etc. Show all property owned according to the tax maps if only a part of the property is to be developed. The tax map, block (grid), and parcel number(s) shall also be provided.
3. In the event that a record subdivision adjoins the property to be developed, the subdivision should be indicated by dashed lines.
4. Title information:
5. Proposed name
6. Scale of Plat (feet and meters).
7. Location by election district, County and State.
8. Date.
5. Name and address of owner or person representing owner who is responsible for preparation of the plat.
6. North point.
7. Boundary of proposed subdivision. This can be a deed plot.
8. Location, widths, and names of all streets and/or alleys on or adjoining the subdivision; this should include plats which have preliminary approval as well as those recorded but unimproved and all existing easements. (to be indicated by dashed lines).
9. Location of existing utilities on or within two hundred (200) feet of the parcel.
10. The layout of all proposed and existing lots with appropriate dimensions and minimum area.
11. The approximate location and area of all property proposed to be reserved to public use or to be reserved for use by all property owners in the subdivision, also the purposes of any proposed easements.
12. Existing zoning classification of tract and all adjacent parcels. Any proposed zoning for the tract must be effectuated by a rezoning prior to the Planning Commission’s review of the Concept Plat.
13. If community sewerage and/or water systems are to be used, such notation shall be made on the Concept Plat. The proposed providers of public water and/or sewer shall be cited on the plat, as applicable.
14. In the case of multi-family projects (apartments, townhouses, etc.) the following additional items shall be shown:
 1. Approximate location of buildings.
 2. Total number of units in each building.
 3. Total number of off-street parking spaces and the space to unit ratio.
 4. General location and areal extent of the following when the subdivision is proposed in the Cecil County Critical Area:
 5. Tidal and non-tidal wetlands;
 6. Streams (perennial and intermittent);
 7. Areas of steep slopes, highly erodible and other soils with development constraints;
 8. Shore and stream Buffer (110-foot or 200-foot minimum);
 9. Natural resource protection areas, Habitat Protection Areas, forests and developed woodlands on or in the vicinity of the proposed subdivision;
 10. The Critical Area Boundary and the applicable land management classification(s), i.e. Intensely Developed Area (IDA), Limited Developed Area (LDA), or Resource Conservation Area (RCA);
 11. Computation of the amount of acres in the Critical Area District; and
 12. The location and extent of existing and/or proposed shore erosion abatement approaches.
 13. The Conceptual Environmental Assessment.
16. All existing easements on the parcel(s) to be subdivided.

17. Any existing cemeteries or burial sites on the parcel(s) to be subdivided.
18. Additional information as required by the Forest Conservation Regulations and/or the Forest Conservation Technical Manual.

Rivington Place (f/k/a Cordelia Investments, LLC), 308 Units, Preliminary Plat, Parker Place, McCrone, Inc., Fifth Election District.

David Strouss, McCrone, Inc. and Zack Joffe appeared and presented an overview of the project.

Mr. Worden read the comments from Water & Sewer Planning:

1. Public water and sewer capacity must be verified at preliminary plat.
2. Public water and sewer capacity must be confirmed at final plat.
3. Use correct MDE plat statement #5 for public water and sewer.
4. Use correct Water and Sewer Planning signature block.

Ms. Blomquist read the comments from DPR:

Stormwater Management

1. The Concept Stormwater Management Plan has been approved by the Division of Development Plans Review (DPR).
2. The preliminary stormwater management plan has been submitted to the Division for review. Prior to submitting the preliminary plat for Planning Commission review, the preliminary stormwater management plan must be approved.
3. Comments regarding the stormwater management will be provided to the applicant following the review of the submitted plan.

Roads & Storm Drains

4. The Road & Storm Drain Plan has been submitted to the Division for review. Comments regarding the road & storm drain plan will be provided to the applicant following the review of the submitted plan.
5. Parker Place will need to be upgraded to a major collector road due to the increased average daily traffic.

Sanitary Sewer

6. The Sanitary Sewer Plan has been submitted to the Division for review. Comments regarding the sanitary sewer plan will be provided to the applicant following the review of the submitted plan.

Ms. McNinch read the comments from CCSCD:

A preliminary environmental site design plan for this project was received for review by Cecil Soil Conservation District on January 20, 2026, and a review letter was emailed to the engineer on

March 2, 2026. All issues regarding erosion and sediment control will be addressed through the environmental site design plan review.

Please revise site plan note #41 as follows: Correct the Cecil Soil Conservation District “regulatory approvals required” section to revise the NOI approval authority. The NOI is administered by the Maryland Department of the Environment.

Mr. Goldman read the comments from CCPS:

1. Bus Service: To provide bus service inside of the development, 5 criteria must be met. They are outlined in the attached Bus Stop Guidelines document under “New Developments interior route extension”.
 - Based on this information “Interior service” will not be provided, we would look at placing a community stop at the main entrance to the new development, Parker Place.
2. Schools in this attendance area are Bay View Elementary, North East Middle, and North East School. Please refer to the Capacity Sheet for enrollment at these schools.

No public comments were received by staff.

Mr. Goldman read the comments from MDOT / SHA:

Based on the information provided, SHA does not have any objection to County approval. SHA will continue to work with the county and developer for Rivington Place, (f/k/a Cordelia Investments, LLC) towards Traffic Impact Study approval.

Mr. Goldman, LUDS /P&Z read the comments of the division:

This proposal is in compliance with §3.8 of the Subdivision Regulations regarding public notification.

Zoning: High Density Residential (RM)

Land Use: This project location is situated within the 2010 Comprehensive Plan’s Medium High Density Growth Area (MHDGA) land use district.

Tier Map: As established by the County’s adoption of the Sustainable Growth and Agricultural Preservation Act’s tier map, this site is located within a Tier 1[1](#) area. Areas served by public sewerage systems and mapped as locally designated growth areas.

Water & Sewer: This site is located within an S-1 (existing service) and S-2 (future sewer, 0-2 years) area, and a W-2 (future water, 0-2 years) area per the 2019 Master Water & Sewer Plan.

Priority Funding Area: The site is located in a PFA

Priority Preservation Area: The site is not located in a PPA.

Critical Area: The site is not located within a Critical Area overlay district.

Floodplain: The property is not located in a Floodplain overlay zone.

Fire Response: The site is located within the North East Fire Company (005) service area. As of September 13, 2019, the Division of Planning & Zoning is requesting this information be placed on all subdivisions and site plans for the benefit of the State Department of Assessments and Taxation.

Preliminary Plat review standards

§4.1.8 of the Subdivision Regulations requires that the TAC and subsequently the Planning Commission, will, in general, be reviewing the Preliminary Plat with regard to the following:

1. Confirmance to the provisions of the Cecil County Comprehensive Plan and the Cecil County Zoning Ordinance.
2. Conformance to the approved density and layout and any conditions of Concept Plat approval, including, but not limited to, completion of the boundary line survey, completion and review of any Traffic Impact Study by appropriate State and County departments, approval of the Preliminary Stormwater Management Plan, approval of the Preliminary Forest Conservation Plan and/or Preliminary Environmental Assessment.
3. Conformance to the applicable provisions of the Cecil County Zoning Ordinance and these regulations.
4. Protection of wetlands, streams, area of steep slope and shorelines, including, but not limited to, the Cecil County Critical Area Program and corresponding sections of the Cecil County Zoning Ordinance.
5. Protection of forested, reforested, or afforested areas as required by the Cecil County Forest Conservation Regulations.
6. Conformance to all requirements of the Cecil County Department of Public Works, including, but not limited to, stormwater management requirements.
7. Conformance to all requirements of the Cecil County Department of Environmental Health.
8. Conformance to the requirements of other State and County departments, as may be applicable.

Site History

The site, composed of Tax Map 25, Parcels 548 & 692, received Concept Plat approval on August 18, 2025 with eight conditions, which will be included in the minutes but not read:

1. Division of Water and Sewer Planning requirements being met.
2. Division of Development Plans Review requirements being met.
3. A Traffic Impact Study must be approved prior to Preliminary Plat submission to the Planning Commission.
4. The completion of a parking plan (that includes a lighting plan in conjunction with a safe bicycle, pedestrian and vehicular circulation plan) must be submitted prior to Preliminary Plat submittal and approved prior to the Final Plat submittal.
5. A major site plan must be submitted to the Division of Planning & Zoning prior to the Preliminary Plat being submitted for review, and the site plan approval must occur after the Record Plat approval but prior to the issuance of a permit.
6. Approval from the Maryland Department of Health is required for the proposed pool.
7. A parking requirement modification request, meeting the conditions of Zoning Ordinance Section 272.3, must be submitted prior to Preliminary Plat submittal to the TAC.
8. The following corrections must be completed prior to Preliminary Plat submission to the TAC:
 1. The amount of Common Open Space consisting of wetlands should be quantified, and this calculation should be noted on the plat.
 2. The amount of Common Open Space consisting of stream buffers, wetlands or wetland buffers, steep slopes, or habitats of rare, threatened, and endangered species should be quantified, and this calculation should be noted on the plat.

Density

The RM zone allows for a density of 14 dwelling units per acre (14 du / 1 acre) for Apartments. The subdivision was approved for 357 du on 25.781 acres, for an overall density of 12.85 du / 1 ac. The current proposal is for 308 du/26.029 acres (11.8 du/acre).

A boundary line survey must be done in conjunction with the preparation of the Preliminary Plat for density calculation purposes; Note #23 indicates that a survey was conducted in February 2025.

Schedule of Zoning Regulations

Article VI – Schedule of Zone Regulations – RM zone states that Section 28 outlines the requirements for apartments in the RM zoning district:

- a. Townhouse and apartment developments shall be served by community water and sewer facilities.
- b. In townhouse and apartment developments, provided all buildings are located to provide access for servicing, fire protection, and off-street parking, lots may front on open space, courts or group parking areas.
- c. No building shall be constructed closer to any other building on the same lot than a distance equal to the height of the higher of the two buildings. The space between two buildings can be reduced to a distance equal to half of the taller of the two buildings provided that:

- (1) The spacing is approved by the Emergency Services representative to the Technical Advisory Committee.
- (2) The buildings are oriented side to side, corner to corner.
- (3) The reduction in the building spacing requirement will allow for additional usable open space to be provided on the site.
- (4) The buildings are designed in clusters rather than strips.
- d. No apartment building in this zone shall be constructed closer to any property line of the development tract than a distance equal to the height of the building.
- e. No more than eight (8) townhouse dwelling units shall be contained in a townhouse structure without a setback between structures as specified below.
- f. The minimum distance between townhouse structures shall be sixty (60) feet if townhouse structures are face to face. The point of measurement shall be the exterior walls of the structures and does not include balconies or other architectural features.
- g. No townhouse structure shall be closer than twenty (20) feet to any interior roadway or closer than fifteen (15) feet to any off street parking area excluding garages built into an individual townhouse unit.
- h. Apartment buildings shall be setback at least twenty (20) feet from all parking areas and internal roads.
- i. Apartment buildings shall be setback fifty (50) feet from any right of way or road widening easement of collector or arterial roads.
- j. The maximum length of an apartment building shall be 300 feet.
- k. The minimum lot size for an apartment or townhouse development shall be one (1) acre.

Water & Sewer

The Concept Plat proposes an extension of the existing water service provided by the Town of North East. Water allocation must be provided prior to approval of the Final Plat.

The Concept Plat proposes an extension of the existing sewer service provided by Cecil County. Sewer allocation must be provided prior to approval of the Final Plat.

For the sewer extension to be categorized as private sewer, and not public sewer, the extension can only be into a single parcel. Therefore, the existing parcels must be combined in a Resubdivision Plat prior to Final Plat approval.

Per Maryland Department of the Environment 2025 OSSD Guidance Document #7, the Final Plat shall contain a statement signed by the Division of Water & Sewer Planning approving authority, to the effect that use of the community water supply and community sewerage system is in conformance with the Master Water and Sewer Plan.

The Final Plat shall also contain a statement, signed by the owner, to the effect that such facilities will be available to all lots/homes offered for sale.

Transportation

Street system and car parking as required in §7.2 of the Subdivision Regulations requires that surfaced roadways be of adequate width to accommodate anticipated traffic. If this proposal is approved, there would be an additional 357 dwelling units using the one access point for the subdivision, with additional emergency vehicle access to/from Inverness Drive. The applicant is advised that the minimum requirements are noted in this section, further discussion with the Division of Development Plans Review may be required.

Grades of streets shall adhere to the design standards in the Cecil County Road Code and shall not, in general, exceed those standards.

Zoning Ordinance Section 277 provides the required off-street parking ratios. A minimum of 1.8 off-street parking spaces are required per 1-bedroom unit; 2.0 off-street parking spaces are required per 2-bedroom unit. The subdivision proposes 196 1-bedroom units, and 112 2-bedroom units. 577 parking spaces are required for the apartments, and 577 parking spaces are proposed.

Parking must be provided for the proposed Community Center building in accordance with Zoning Ordinance Section 277.

Zoning Ordinance Section 279 sets forth the requirements for ADA-accessible parking spaces. For parking areas with 501 to 1000 spaces, 2% of the total parking in each lot must be ADA-accessible spaces. As stated in Note #9, for the proposed 577 spaces, the requirement is 12 ADA spaces, with 2 spaces meeting the van-accessibility standard.

Zoning Ordinance Section 278.2 requires Class I storage racks, or bicycle stands, for each structure within an apartment development, or apartment-type structure condominium development. Each rack shall accommodate a minimum of one (1) bicycle per dwelling unit, or one (1) bicycle for every eight (8) auto parking spaces required per Section 277, whichever is greater. For apartments or apartment-type structure condominium developments along designated bicycle or transit routes, bicycle storage racks, or bicycle stands, shall be installed to accommodate a minimum of one and one-half (1.5) bicycles per dwelling unit. At least 60% shall be Class I or Class II racks. Note #38 states an intent to comply with these requirements.

Zoning Ordinance Section 28.3 requires all development in the RM zoning district to comply with the following requirements

1. The development shall be designed to create compact neighborhoods accessible on foot or by bicycle to open space and public uses.
2. The development shall be designed to create a sense of place and provide usable open space.
3. Existing and proposed transit connections should be considered in development design and connections to parks, trails and greenways should be considered.

Section 274.8 requires all multifamily residential subdivisions to include a parking plan that includes a lighting plan in conjunction with a safe bicycle, pedestrian and vehicular circulation plan. The Division is recommending that the plan must be submitted prior to Preliminary Plat submittal and approved prior to the Final Plat submittal.

7.2.12B.6 requires that all street names shall be approved by the Department of Emergency Services and the Department of Land Use and Development Services (LUDS). Road names shall not be duplicated or analogous to those used elsewhere in the County. Further all proposed suffixes and prefixes shall not deviate from the standards adopted by the United States Postal Service.

A Traffic Impact Study was required as a condition of Concept Plat approval. A Traffic Impact Study^[2] is currently under review.

Environmental

A 110' perennial stream buffer is required for all perennial streams present. This buffer shall be expanded to include contiguous areas of hydric soils, partially hydric soils, highly erodible soils, and soils on slopes greater than 15% -- to a maximum distance of 160'. An expanded buffer is shown for the perennial stream along the eastern property boundary.

A 25' buffer is required around all intermittent streams present. The applicant is advised that this requirement may expand to a higher standard due to Forest Conservation and/or Floodplain standards.

A 25' buffer is required around all non-tidal wetlands present.

Permits are required from the (US Army) Corps of Engineers and MDE for all non-tidal wetland and stream impacts prior to recordation. Jurisdictional Determinations (JD) are required in conjunction with permitting. A JD is recommended to be done prior to Final Plat review by the Department of Land Use and Development Services but required to be completed prior to recordation.^[3]

Flood Protection Setbacks, as defined by Zoning Ordinance Section 288, are present for all watercourses. The Flood Protection setback is shown on the plat.

Dwellings or impervious surfaces shall not occur on slopes with a grade of 25% or more covering a contiguous area of 10,000 ft² or more. On slopes between 15 and 25%, good engineering practices shall be used to ensure sediment and erosion control and slope stabilization before, during and after disturbance activities. ^[4] Steep Slopes are shown on the plat.

The habitats of rare, threatened, and endangered species, as described by the Maryland DNR Natural Heritage Program, must be avoided. Forest Interior Dwelling Species (FIDS) are suggested to exist on-site.

A bufferyard meeting the Bufferyard C Standard per Appendix B of the Zoning Ordinance are required along the perimeter of the development tract. The bufferyard must have a minimum depth of 25 feet. A minimum of fifteen percent (15%) of the development envelope shall be landscaped^[5] Existing vegetation is being proposed to meet part of the Bufferyard requirement, and the remainder is being met by a 25-foot Bufferyard C.

Per §187.2, the Planning Commission may require bufferyard to separate different zoning districts from one another. Multiple adjoining properties have different zoning districts.

Bufferyard shall be unoccupied except for utility facilities, identification signs, or exits and entrances.

The requirements of the Forest Conservation Regulations shall be met, including the approval of the Preliminary Forest Conservation Plan (FCP) prior to submitting the Preliminary Plat to the Planning Commission.^[6] A Preliminary Forest Conservation Plan was submitted on February 16, 2026.

Open Space

No less than twenty percent (20%) of the gross area of the subdivision shall be devoted to open space and recreation areas.^[7] Required open space shall not include roadways and bufferyard. 18.949 acres (72.8%) of Common Open Space is being proposed on the plat.

Zoning Ordinance Section 176.2 requires that no more than 40% of Common Open Space shall consist of wetlands. 1.85 acres (9.76%) of Common Open Space consists of wetlands. The percentage listed on the plat must be corrected.

Section 176.2 also requires a minimum of 15 % of the Common Open Space shall not consist of stream buffers, wetlands or wetland buffers, steep slopes, or habitats of rare, threatened, and endangered species. 11.317 acres (59.72%) of Common Open Space consists of wetlands. The percentage listed on the plat must be corrected.

A Subdivision Agreement and financial surety will be required for any physical improvements in the open space prior to recordation.

Soil, Ground Cover, and Site Drainage

The Division of Development Plans Review reports that a Preliminary Stormwater Management Plan (P-SWM) has been submitted. The Preliminary Stormwater Management Plan must be approved prior to Preliminary Plat submission to the Planning Commission.

School Capacity Data

School information:	Elementary	Middle	High School
FY 2025 EFMP	Bay View ES	North East MS	North East HS
FTE	610	758	1008
Capacity	608	712	1009

% Utilization	100%	106%	100%
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Concept Plat Required Information^[1]

Per §4.1.20 notable corrections are:

1. Due to the crowded nature of the plat, the soil types are difficult to locate on the plat. It is recommended to mark the different soil types along the soil boundaries to aid legibility.

The following must be completed prior to Preliminary Plat submittal to the Planning Commission:

1. Drafting corrections, per the Division of Water and Sewer Planning and the Division of Development Plans Review, being met.
2. Corrections should be made to bring the Preliminary plat into compliance with §4.1.20 prior to submission to the Planning Commission.
3. Per the Concept Plat Approval, the following conditions must be met:
 1. A Traffic Impact Study must be approved prior to Preliminary Plat submission to the Planning Commission.
 2. The completion of a parking plan (that includes a lighting plan in conjunction with a safe bicycle, pedestrian and vehicular circulation plan) must be submitted prior to Preliminary Plat submittal and approved prior to the Final Plat submittal.
 9. Parking must be provided for the proposed Community Center building in accordance with Zoning Ordinance Section 277.
 3. A major site plan for the Community Center must be submitted to the Division of Planning & Zoning prior to the Preliminary Plat being submitted to the Planning Commission.
4. The Common Open Space calculations^[8] must be corrected.
5. The approval blocks for the Director of the Department of Land Use and Development Services, Chief of the Division of Development Plans Review, and the Approving Authority of the Division of Water & Sewer Planning must be on the lower left-hand corner of the plat.
6. A statement, to be signed by the Division of Water & Sewer Planning approving authority, to the effect that use of the community water supply and community sewerage system is in conformance with the Master Water and Sewer Plan, (per Maryland Department of the Environment 2025 OSSD Guidance Document #7).
7. The Preliminary FCP must be approved.
8. The Preliminary Stormwater Management Plan must be approved.
9. The existing parcels must be combined in a Resubdivision Plat prior to Final Plat approval.

Planning & Zoning reminds the applicant that the deadline for the Planning Commission is the third Thursday of the month, for the following month's meeting.

Discussion ensued regarding the requirement of Parker Place being upgraded to a major collector

road.

[1] Areas served by public sewerage systems and mapped as locally designated growth areas. The County may approve a minor or major subdivision only if all lots will be served by public sewer.

[2] TIS-25-4

[3] . If no permits are required, and if the proposed project meets the policy standards established on 3/20/95 and revised on 1/16/96, or if the FSD/Conceptual Environmental Assessment finds that there are to be no impacts to field-delineated wetlands or stream impacts, or if the FSD/Conceptual Environmental Assessment finds that there are no wetlands or streams and that finding is consistent with the details of County wetlands maps and USGS quad maps, then no JD is required.

[4] The Cecil County Subdivision Regulations define steep slopes as "15 percent or greater incline." The Cecil County Zoning Ordinance defines steep slopes as consisting of a grade of 25% or more covering a contiguous area of 10,000 ft² or more. The Cecil County Forest Conservation Regulations define steep slopes as "areas with slopes greater than 25 percent slope."

[5] Section 28.5

[6] Subdivision Regulations Section 4.0.13.a

[7] Section 28.6

[8] The amount of Common Open Space consisting of wetlands, and the amount of Common Open Space consisting of stream buffers, wetlands or wetland buffers, steep slopes, or habitats of rare, threatened, and endangered species.

[i] CONCEPT PLAT REQUIRED INFORMATION:

1. Concept Plats shall be submitted on paper and shall be clear and legible. Illegible plats will be discarded and the subdivider notified. Incomplete plats will not be accepted by the Office of Planning and Zoning. For Planning Commission review only, a Concept Plat shall be not considered complete if the Forest Stand Delineation and Stormwater Management Concept Plan have not been approved prior to submission of said Concept Plat (if in the Critical Area, a Concept Plat will not be considered complete unless the Conceptual Environmental Assessment has been approved prior to submission of said Concept Plat). In addition, for Technical Advisory Committee and Planning Commission review, a Concept Plat shall be not considered complete if the public notification sign(s) have not been properly installed, if the electronic version of the plat has not been submitted for posting on the County's website, and if the submission fee, established in Appendix A, has not been paid prior to submission of said Concept Plat. Incomplete Concept Plats will be returned to the subdivider within fifteen (15) days of submission for completion and resubmission by the subdivider at a later date, and the submission fees shall be forfeited.
2. A vicinity map indicating the location of the property with reference to surrounding property, streets, nearest major intersection, north point, landmarks, streams, etc. Show all property owned according to the tax maps if only a part of the property is to be developed. The tax map, block (grid), and parcel number(s) shall also be provided.
3. In the event that a record subdivision adjoins the property to be developed, the subdivision should be indicated by dashed lines.
4. Title information:
5. Proposed name
6. Scale of Plat (feet and meters).
7. Location by election district, County and State.
8. Date.
5. Name and address of owner or person representing owner who is responsible for preparation of the plat.
6. North point.
7. Boundary of proposed subdivision. This can be a deed plot.
8. Location, widths, and names of all streets and/or alleys on or adjoining the subdivision; this should include plats which have preliminary approval as well as those recorded but unimproved and all existing easements. (to be indicated by dashed lines).
9. Location of existing utilities on or within two hundred (200) feet of the parcel.
10. The layout of all proposed and existing lots with appropriate dimensions and minimum area.
11. The approximate location and area of all property proposed to be reserved to public use or to be reserved for use by all property owners in the subdivision, also the purposes of any proposed easements.
12. Existing zoning classification of tract and all adjacent parcels. Any proposed zoning for the tract must be effectuated by a rezoning prior to the Planning Commission's review of the Concept Plat.
13. If community sewerage and/or water systems are to be used, such notation shall be made on the Concept Plat. The proposed providers of public water and/or sewer shall be cited on the plat, as applicable.
14. In the case of multi-family projects (apartments, townhouses, etc.) the following additional items shall be shown:
 1. Approximate location of buildings.
 2. Total number of units in each building.
 3. Total number of off-street parking spaces and the space to unit ratio.
 4. General location and areal extent of the following when the subdivision is proposed in the Cecil County Critical Area:
 5. Tidal and non-tidal wetlands;
 6. Streams (perennial and intermittent);
 7. Areas of steep slopes, highly erodible and other soils with development constraints;
 8. Shore and stream Buffer (110-foot or 200-foot minimum);
 9. Natural resource protection areas, Habitat Protection Areas, forests and developed woodlands on or in the vicinity of the proposed subdivision;
 10. The Critical Area Boundary and the applicable land management classification(s), i.e. Intensely Developed Area (IDA), Limited Developed Area (LDA), or Resource Conservation Area (RCA);
 11. Computation of the amount of acres in the Critical Area District; and
 12. The location and extent of existing and/or proposed shore erosion abatement approaches.
 13. The Conceptual Environmental Assessment.
16. All existing easements on the parcel(s) to be subdivided.
17. Any existing cemeteries or burial sites on the parcel(s) to be subdivided.

Chesapeake Club, Lots 1-498, Preliminary Plat, Bay Club Parkway & Irishtown Road, Kimley-Horn & Associates, Inc., Fifth Election District.

Sean Miller and Melanie Monaco, Kimley-Horn and Jamie Fraser with H & H Rock Companies, appeared and presented an overview of the project.

Mr. Worden read the comments from Water & Sewer Planning:

1. Public water and sewer capacity must be verified at preliminary plat.
2. Public water and sewer capacity must be confirmed at final plat.
3. Use correct MDE plat statement #5 for public water and sewer.
4. Use correct Water and Sewer Planning signature block.

Ms. Blomquist read the comments from DPR:

General

1. Conditions of the concept plat approval will be *italicized* in the record for clarity.
2. It appears that the northwestern portion of the site was not included (see sheets 3 and 4 for the additional match line needed).
3. It appears that there is an overlapping lot shown between Lots 496 to 498 and Road A.
4. The Division reviewed the plat based on the information shown, however, some required information was omitted and must be provided. The missing information includes but not limited to:
 1. Location, width, and names of all streets and/or alleys on or adjoining the subdivision; this should include plats which have preliminary approval, as well as those recorded but unimproved and all existing easements.
 2. Location of existing and proposed utilities on or within two hundred (200) feet of the tract with approximate pipe sizes and directions of slope indicated. (Should include electric, telephone and cellular phone poles or towers, and fire suppression drafting tanks.)
 3. The preliminary layout of all proposed streets and pedestrian ways, including width of right-of-way, pavements, storm drains, and grades.
 4. The approximate location, dimensions, and area of all property proposed to be reserved or temporarily reserved for public use, or to be reserved for use of all property owners in the subdivision, and the location, dimensions and purposes of any proposed easements, including street tree planting easements and drainage easements.
 5. Existing and proposed (schematic) drainage system, including the type(s) of structures, the floodplain, proposed stormwater management facility locations, and any deviations from standards, and pertinent features from the Preliminary Stormwater Management Plan.

6. Location and area extent of all soils exhibiting the following characteristics as determined by the Soil Survey, such as:
 1. Wet Soils.
 2. Hydric Soils and soils with hydric properties, and
 3. Highly erodible soils (soils on slopes greater than 15 percent or soils on slope greater than 5 percent with “K” values greater than 0.35).
7. Location of all existing or proposed site improvements (including storm drains, culverts, retaining walls, fences, and stormwater management facilities, as well as sediment and erosion control structures);
8. Total area of the site that will be temporarily disturbed during development and area that will be permanently disturbed (disturbed is defined as any activity occurring on an area which may result in the loss of or damage to existing natural vegetation);

Stormwater Management

5. The Preliminary Stormwater Management Plan has been submitted to the Division for review. The third comment letter was issued on December 17, 2025. All comments must be addressed, and the plan must be resubmitted to the Division for review.
6. *The Preliminary Stormwater Management Plan must be approved prior to submitting the Preliminary Subdivision Plan for Planning Commission review.*
7. *The Notice of Required Action for MD Dam No. 461 must be resolved prior to Preliminary Stormwater Management Plan approval.*

Roads & Storm Drains

8. The Road & Storm Drain Plan has been submitted to the Division for review. The second comment letter was issued on February 5, 2026. All comments must be addressed, and the plan must be resubmitted to the Division for review.
9. *All Road Code variance requests must be submitted to the Division of Development Plans Review prior to submitting the Preliminary Subdivision Plan for Planning Commission review.*
10. The pavement section shown in the ‘Typical Road Section – Major Collector Road’ must be revised in accordance with the Road Code Standard Detail R-23.
11. *A second entrance to Chesapeake Club off Irishtown Road must be provided prior to the next phase of construction. No construction traffic will be allowed on Chesapeake Club Drive, the existing Bay Club Parkway, or Range Road.*
12. *Ensure the turning radius is adequate for emergency vehicles and satisfies the Road Code throughout the entire subdivision specifically Road B.*
13. *Verify all driveways are a minimum of 75-feet from any intersection.*
14. *Sidewalks must provide connectivity to existing pedestrian walkways and paths.*
15. *Revise the sidewalks to be ADA compliant (see Maryland State Highway Administration (SHA) details 655.01 to 655.13).*

Sanitary Sewer

1. The Sanitary Sewer Plan has been submitted to the Division for review. The first comment letter was issued on December 2, 2024. All comments must be addressed, and the plan must be resubmitted to the Division for review.
2. *Sanitary sewer allocation will need to be requested per Cecil County Sanitary District Policy Memorandum# 1 - Allocation of Sanitary Sewer Capacity and Payment of Major Facility Fees.*

Ms. McNinch read the comments from CCSCD:

A preliminary environmental site design plan for this project was received for review by Cecil Soil Conservation District on September 17, 2025, and a review letter was emailed to the engineer on November 11, 2025. All issues regarding erosion and sediment control will be addressed through the environmental site design plan review.

Road C, as shown on the site plan, appears to have been revised slightly from what was shown on the previous environmental site design plan. Please ensure that this change is reflected in the next environmental site design plan submittal.

Mr. O'Connor read the comments from CCPS:

1. Bus Service: To provide bus service inside of the development, 5 criteria must be met. They are outlined in the attached Bus Stop Guidelines document under "New Developments interior route extension".
 - CCPS will not enter any area under construction with bus service. Bus service will be provided from the county maintained road, Bay Club Pkwy.
 - Any interior service would be reevaluated after construction is completed.
2. Schools in this attendance area are North East Elementary, North East Middle, and North East High School. Please refer to the Capacity Sheet for enrollment at these schools.

No public comments were received by staff.

Mr. O'Connor read the comments from MDOT / SHA:

Based on the information provided, SHA does not have any objection to County approval.

SHA will need to perform Access Management reviews towards Access Permit issuance for any offsite improvements that are identified to be constructed as part of the Chesapeake Club Development.

Mr. O'Connor, LUDS /P&Z read the comments of the division:
Overview

The site is within the High Density Residential (RM) zoning district.

The Site is located within the High-Density Growth Area (HDGA) land use district per the 2010 Comprehensive Plan.

As established by the County's adoption of the 2012 Sustainable Growth and Agricultural Preservation Act's tier map, this site is located within a Tier I area.

The project is located within a Priority Funding Area (PFA); and is outside a Priority Preservation Area (PPA).

The site is located within S-1 (existing service) sewer and W-1 (existing service) water service areas per the 2019 Master Water & Sewer Plan.

The property is not located within any overlay zones or districts.

The site is located within the North East Fire Company (005) service area. As of September 13, 2019, the Division of Planning & Zoning is requesting this information be placed on all subdivisions and site plans for the benefit of the State Department of Assessments and Taxation. This is missing from the Plan.

On the next submittal all the lots need to be renumbered. This is a continuation of the previous section. The next available lot number is 360.

Procedural

The subdivider or his agent shall comply with the design and minimum requirements for layout set forth in Article VII of Subdivision Regulations (SR), the regulations concerning improvement in Article V of the SR, and in every case shall observe the procedure outline in Article IV of the SR.

SR §3.2 requires that The Planning Commission shall require each subdivision to conform with all applicable requirements of the Zoning Ordinance (ZO).

The developer is in compliance with SR §3.8 public notification requirements of the Subdivision Regulations. This includes notice by certified mail to all immediately contiguous property owners; erection and maintenance of a clearly visible sign containing a copy of the proposed plat on each of the property's road frontages; and a copy of the plat to be posted on the County's website.

Today's review meets the procedural requirements of §4.1.2 through 4.1.6 of the SR of a Technical Advisory Committee Review.

§ 4.1.8 of the Subdivision Regulations requires that the Technical Advisory Committee, and subsequently the Planning Commission, will, in general, be reviewing the Preliminary Plat with regard to the following points:

1. Conformance to the provisions of the Cecil County Comprehensive Plan and the Cecil County Zoning Ordinance.
2. Conformance to the approved density and layout and any conditions of Concept Plat approval, including, but not limited to, completion of the boundary line survey, completion and review of any Traffic Impact Study by appropriate State and County departments, approval of the Preliminary Stormwater Management Plan, approval of the Preliminary Forest Conservation Plan and/or Preliminary Environmental Assessment.
3. Conformance to the applicable provisions of the Cecil County Zoning Ordinance and these regulations.
4. Protection of wetlands, streams, area of steep slope and shorelines, including, but not limited to, the Cecil County Critical Area Program and corresponding sections of the Cecil County Zoning Ordinance.
5. Protection of forested, reforested, or afforested areas as required by the Cecil County Forest Conservation Regulations.
6. Conformance to all requirements of the Cecil County Department of Public Works, including, but not limited to, stormwater management requirements.
7. Conformance to all requirements of the Cecil County Department of Environmental Health.
8. Conformance to the requirements of other State and County departments, as may be applicable.

§4.1.20 states that for the Planning Commission Review the Preliminary Plat is considered not complete unless:

- A boundary line survey is completed – The applicant has previously submitted a boundary line survey completed by McCrone, Inc. However, the metes and bounds of that survey must be on the Planning Commission submittal of the Preliminary Plat.
- The Traffic Impact Study (TIS) has been completed – The TIS was approved on February 18, 2025.
- The documentation of the completed Jurisdictional Determination (JD) has not been submitted Question for the applicant – Has the JD been submitted for review? Mr. Miller answered yes, a JD has been submitted for review.
- The Preliminary Forest Conservation Plan (PFCP) must be approved – This requirement has

been met and exceeded with the approval of the Final Forest Conservation Plan (FFCP #905) on January 30, 2026.

- The Preliminary Stormwater Management Plan (PSWM) must be approved – The PSWM was submitted on July 3, 2024, with comments returned on August 22, 2024. The resubmittal was on December 18, 2024, with comments back on February 10, 2025. The second resubmittal was on September 15, 2025, with comments back on December 17, 2025. The department is currently awaiting the third resubmittal addressing the December 2025 comments.

Site History

The original Chesapeake Club Concept Plat was approved on 5/19/87 for 1440 units on 411 acres, for a density of 3.5 dwelling units (du)/1 acre (ac).^[1]

Revised Concept Plats were approved on 12/20/93, 6/20/94, 3/16/98, 9/16/02, and 9/21/15.^{[2],[3]}

A revised Concept Plat, proposing 329 dwellings on 93.906 acres, for a proposed density of 3.504/1, was reviewed by the Technical Advisory Committee on 3/02/05^[4].

Subsequently, on 3/19/12, a 'Presentation Plan' was presented to the Planning Commission. It was not an action item; rather it was an "information only" item. That 'Presentation Plan' was different than the 2005 Concept submittal that was reviewed by the TAC.^[5]

Another revised Concept Plat was approved by the Planning Commission on 9/21/2015,^[6] condition on:

1. A boundary line survey being completed prior to TAC review of the Preliminary Plat;
2. The zoning classification(s) of all adjacent parcels' being shown on the Preliminary Plat prior to submission for TAC review;
3. Health Department requirements' being met;
4. DPW^[7] requirements' being met;
5. The Preliminary Forest Conservation Plan's being approved prior to Preliminary Plat review by the Planning Commission;
6. All subsequent Preliminary Plats' providing a full accounting, in tabular form, of the aggregate open space requirement and the deficit or surplus thereto created by said Preliminary Plat; and
7. Any subsequent Preliminary Plat's TAC review's being preceded by a completed and reviewed, updated Transportation Impact Study (TIS).

An Area H Preliminary Plat for proposed lots 110-216 was approved on 5/20/2002.

An Area H-1 Final Plat for proposed lots 128-187 was approved 1/22/2004.

The Areas H-2 & H-3, Lots 188-343, Fairway Links, Preliminary Plat was approved 4/19/2004, conditioned on:

1. Health Department requirements being met;
2. DPW requirements being met;
3. The FCP and Landscape Plan being approved prior to Final Plat review;
4. Sidewalks or walkways, in keeping with designs of completed section, being included;
5. Water allocation must be confirmed by the Town of North East prior to Final Plat approval;
6. Sewer allocation must be confirmed by the Department of Public Works prior to Final Plat approval;
7. The approximate locations of the townhouse structures being shown on the Final Plat; and
8. Note #11 being revised to provide the correct number of overflow parking spaces.

The Preliminary Plat for proposed Lots 344-876 was approved on 8/15/05, conditioned on:

1. Health Department requirements being met;
2. DPW requirements being met;
3. The FCP and Landscape Plan being approved prior to Final Plat review;
4. Sidewalks or walkways, in keeping with the designs of completed sections, being included;
5. Water allocation must be confirmed by the Town of North East prior to Final Plat approval;
6. Sewer allocation must be confirmed by the Department of Public Works prior to Final Plat approval;
7. A revised Preliminary Plat showing fire hydrant locations being submitted for North East Volunteer Fire

Company, Emergency Services, and DPW review prior to Final Plat review;

8. A TIS being completed and reviewed, and a consensus being reached among DPW, OPZ, and SHA as to

needed improvements, prior to Final Plat review;

9. The Final Plat's noting and showing both rear and side access easement for those townhouses that do not

back up to common open space; and

10. The details of the cross-easement agreement areas being shown on the Final and Record Plats.

§4.1.16 of the Subdivision Regulations provides that Preliminary Plats shall be valid for a period of three years at the end of the month from the date and month which Planning Commission Approval is granted. The recordation of any section of a Final Plat shall extend the Preliminary Plat approval for an additional two (2) year period from the date of said recordation. Additionally §4.1.17 stipulates “Extensions of Preliminary Plat approval may be granted by the Director of Planning & Zoning^[8] for two (2) years upon application of the developer. If granted, said extension shall run for two (2) years at the end of the month from the date and month which said extension is granted. In connection with such request, the Director shall consider the following:

1. Change of adjoining land use.
2. Change in street or highway plan.
3. Change in zoning or subdivision regulations.

The Planning Commission granted a Preliminary Plat Extension on 3/20/2006. Thus extending the Preliminary Plat approval until 3/20/2007.

The Planning Commission granted a Preliminary Plat Extension on 2/20/2007. Thus extending the Preliminary Plat approval until 2/20/2008.

The Planning Commission granted a Preliminary Plat Extension on 7/21/2008^[9] by the Planning Commission. Thus extending the Preliminary Plat approval until 7/21/2009.

The Planning Commission granted a Preliminary Plat Extension on 7/20/2009. Thus extending the Preliminary Plat approval until 7/20/2011.

The Planning Commission granted a Preliminary Plat Extension on 7/18/2011. Thus extending the Preliminary Plat approval until 7/31/2013.

Area H-2, Lots 188-203, 250-288, 311-313, & 332-343 was recorded on 4/13/2012. Thus extending the Preliminary Plat approval to 4/30/2014.

The Planning Commission granted a Preliminary Plat Extension on 3/17/2014. Thus extending the Preliminary Plat approval until 3/31/2016.

Area H-3, Lots 314-331 was recorded on 5/5/2014. Thus extending Preliminary Plat approval to 5/31/2016.

The Director of Planning & Zoning granted Preliminary Plat Extension on 3/9/2016. Thus extending the Preliminary Plat approval until 3/31/2018.

The Director of Land Use & Development Services granted Preliminary Plat Extension on 3/12/2018.

Thus extending Preliminary Plat approval until 3/31/2020.

Area H-3, Lots 238-249 & Common Open Space record plat was signed by the Director of Land Use & Development Services and recorded on 12/17/2019. Thus extending the Preliminary Plat approval until 12/17/2021.

A Re-subdivision Plat, to transfer 23.959 undeveloped acres included in the approved Preliminary Plat to an adjoining property owner, was signed by the Director of Land Use and Development Services on 9/23/2020. This land transfer is not considered a section of the Final Plat^[10] for Preliminary Plat extension purposes.

The Director of Land Use & Development Services granted Preliminary Plat Extension on 3/5/2020. Thus extending Preliminary Plat approval until 3/31/2022.

Area H-3, Lots 204-206, 208-237, 289-310 and Common Open Space record plat was signed by the Director of Land Use & Development Services and recorded on 8/27/2021 and recorded the same day. Thus extending the Preliminary Plat approval until 8/27/2023^[11].

The Director of Land Use & Development Services granted Preliminary Plat Extension for lots 344-876 on 3/4/2022. Thus extending Preliminary Plat approval until 3/31/2024.

The Planning Commission approved a Preliminary Plat for 3 condominium units on August 15, 2022, conditioned on:

1. Health Department requirements being met;
2. DPR requirements being met;
3. A condominium agreement being recorded after the recording of a final condominium plat;
4. The Owners of the units becoming members of the Condominium Association;
5. All requirements of the Condominium Act of the Real Property Article of the Annotated Code of Maryland being met prior to submission of the Final Condominium Plat to Planning Commission; and
6. The forest conservation variance being noted on the final plat.

The Planning Commission approved a NEW Concept Plat proposing 1,085^[12] units 386.441 acres on February 22, 2023, conditioned on:

1. All Concept Plat conditions being satisfied;
2. Health Department requirements being met;
3. DPR requirements being met;
4. A minimum of 100.99 acres of recreational area remains within development;
5. Open Space and Common Open Space requirements are exclusive of the 100.99-acre recreation area; Open space calculations shall be on all Preliminary and Final plats in tabular

form;

6. A TIS being completed and approved prior to submittal of the Preliminary Plat to TAC;
7. A Preliminary Forest Conservation Plan being approved prior to the submittal of the Preliminary Plat to the Planning Commission;
8. Completion of the proposed road connecting Bay Club Parkway to Irishtown Road being completed in the first phase;
9. Coordination with the Department of Emergency Services regarding emergency access around the proposed apartments. Required EMS improvements shall be shown or noted on the preliminary plat;
10. All road names being approved by DES and DLUDS prior to Planning Commission submittal of the preliminary plat; and
11. All flood protection setbacks must be shown, and buffer requirements must be met prior to Preliminary Plat submittal.

The Technical Advisory Committee reviewed a Preliminary Plat for 224 apartment units on September 6, 2023.

The Director of Land Use and Development Services approved the Final Plat for Chesapeake Club Condominiums, Phase 14, Units 34-36 on August 8, 2024, conditioned on:

1. Division of Water & Sewer Planning (WSP) requirements being met.
2. Division of Development Plans Review (DPR) requirements being met.
3. A condominium agreement being recorded for these units.
4. The Owners of the units becoming members of the Condominium Association.
5. Adding the coordinate locations to the outside boundaries of the plat.

A record plat for Chesapeake Club Condominiums, Phase 14, Units 34-36 was signed by the Director of Land Use and Development Services on August 29, 2024 and recorded in the Land Records of Cecil County on September 4, 2024. [\[13\]](#)

The Planning Commission disapproved a Preliminary Plat for 224 apartment units on October 23, 2024. As a reminder the disapproval of a plat does not revoke the approval from a previous stage of the development process, and the Concept Plat remains valid.

The Director of Land Use & Development Services granted a Concept Plat Extension for 2023 Concept plat on 2/24/2026 Thus extending Concept Plat approval until 2/28/2027.

Concept Plat Conditions

1. The following Health Department Concept Plat conditions were required to be met by Preliminary Plat submittal to the Planning Commission:

- a. Applicant is reminded to look at those conditions as some items may take time to complete.
2. The following DPR conditions were required to be met by Preliminary Plat submittal to the Planning Commission:
 - a. The Preliminary SWM plan must be approved prior to submitting the Preliminary Subdivision Plan.
1. Notice of Action for Dam No. 461 must be resolved prior to Preliminary Stormwater Management approval. – The applicant has submitted copies of permits received to address this issue.
 - b. The Road & Storm Drains Plan and Sanitary Sewer Plan will need to be submitted to DPR.
 - c. All road code variances must be submitted.
2. The 100.99 acres of recreational area is not labeled or distinctly shown on the plat.
3. The Open Space calculations are not on the plat in tabular form.
4. A TIS has been completed prior to this submission.
5. The project has completed the Forest Conservation Plan requirements, satisfying the PFCP requirement before Preliminary Plat.
6. The applicant is diligently working on connecting Bay Club Parkway to Irishtown as part of the first phase.
7. Road names must be submitted, reviewed and approved by LUDS and DES prior to Preliminary Plat submittal.
8. All flood protection setbacks must be shown, and buffer requirements be met.

Preliminary Plat Required Information

The Preliminary Plat shall be at a scale no smaller than 1" = 100' – This requirement is satisfied.

The names, liber and folio of all adjoining property. In the event that a recorded subdivision adjoins the land to be developed, the subdivision name and recording reference shall be indicated. Some of the required adjoining property owner data is on the plat, but not all adjoining property owners are noted. This must be corrected.

Title information:

1. Proposed name
2. Scale of Plat (feet and meters).
3. Location by election district, County and State. The election district (5th) is missing from the title information.
4. Date.

The boundary line survey must be completed prior to the Planning Commission's review of the Preliminary Plat. If the Preliminary Plat is signed and sealed by someone other than a surveyor licensed to practice in the State of Maryland, then the boundary line survey, signed and sealed by a surveyor licensed to practice in the State of Maryland, must be submitted separately, no later than the submission of the Preliminary Plat for review by the Technical Advisory Committee. The applicant proposes using a survey by others that are licensed in the state of Maryland. Thus, deadline is not applicable, however each sheet of the preliminary plat must be signed and sealed for the Planning Commission submittal.

Existing topography at two (2) or five (5) foot contour intervals. Contour lines shall be indicated one hundred (100) feet beyond the subdivision boundary. Contours shall be based on geodetic control monuments and/or bench marks, when available, within two thousand (2000) feet of property or by estimation from USGS quadrangle maps. Datum shall be stated in all cases and a reference or benchmark described on plat together with elevation. Source of contours shall be stated on plat, such as, field run topo, aerial topo, etc. Interpolation of contours from USGS quadrangle maps will not be accepted unless previously approved by the Office of Planning and Zoning. The data source of the topography must be added to the plat.

The layout of all proposed and existing lots with approximate dimensions and minimum building line should be indicated. All major subdivisions must be provided with coordinates consistent with the geodetic control requirements approved by the Board of County Commissioners on May 15, 2007. Please add the coordinates (at least 3) to the preliminary plat. See section 5.4 of the SR for technical details.

Location, width, and names of all streets and/or alleys on or adjoining the subdivision; this should include plats which have preliminary approval, as well as those recorded but unimproved and all existing easements. Add the names of the roads on the adjoining subdivisions, adjoining County roads, and the earlier portions of this subdivision.

Location of existing and proposed utilities on or within two hundred (200) feet of the tract with approximate pipe sizes and directions of slope indicated. (Should include electric, telephone and cellular phone poles or towers, and fire suppression drafting tanks.) Add details regarding existing and proposed utilities to the Preliminary Plat prior to Planning Commission.

The preliminary layout of all proposed streets and pedestrian ways, including width of right-of-way, pavements, storm drains, and grades. Pedestrian paths are difficult to see. Question for the applicant – Are sidewalks proposed for the neighborhood? What of recreational paths, and/or reuse of the golf cart paths? Mr. Miller answered that sidewalks are proposed in the plan and the cart paths will be mulched and used as walking trail. Additionally, storm drains do not appear to be shown, while the other stormwater facilities are shown.

The approximate location, dimensions, and area of all property proposed to be reserved or temporarily reserved for public use, or to be reserved for use of all property owners in the

subdivision, and the location, dimensions and purposes of any proposed easements, including street tree planting easements and drainage easements. The COS and other common amenities need to be added to the plat, and the 10' Street Tree planting easement needs to be added.

Existing and proposed (schematic) drainage system, including the type(s) of structures, the floodplain, proposed stormwater management facility locations, and any deviations from standards, and pertinent features from the Preliminary Stormwater Management Plan. The plat does show some of the stormwater management facilities, but the conveyance portion of the draining system is not included. Please add it to the Preliminary Plat.

The total number of lots, area of lots, the density, the total area of any open space, the total area of any common open space, any add-ons, total area and types of right-of-way dedicated, and total area of subdivision shall be indicated in table form. All acreage shall be accounted for, per the boundary line survey, and the Preliminary Plat density shall not exceed the approved Concept Plat density. The area of lots, total area of open space, total area of Common Open Space are missing. This information must be presented in table form. There shall be an accounting of all the acreage – this includes the portion of the site on the other side of the clubhouse, even if it's noted for future development/not part of this preliminary plat.

Public Improvement Plans

The applicant is reminded that they must obtain final technical design approval of all required Road & Storm Drain, Water & Sewer Plans, and Stormwater Management plans prior to submitting for Final Plat review.

Stormwater & Grading

No Final Plat of subdivision shall be approved unless a plan for storm water management is submitted by the developer and approved by the Development Plans Review Division of the Department of Land Use and Development Services.

The Development Plans Review Division of the Department of Land Use and Development Services shall require a final site grading plan on all subdivisions containing interior streets and may require a final site grading plan for other subdivisions. This plan shall be submitted after the road plans have been approved by the Development Plans Review Division of the Department of Land Use and Development Services and before the final plats are approved. The final grading plan shall show the proposed grades around all roads, drainage ditches, sediment basins, berms, etc.

Stormwater Management Plan Status

The PSWM was submitted on July 3, 2024, with comments returned on August 22, 2024. The resubmittal was on December 18, 2024, with comments back on February 10, 2025. The second resubmittal was on September 15, 2025, with comments back on December 17, 2025. The department is currently awaiting the third resubmittal addressing the December 2025 comments.

Highways, Streets & Roads

SR §2.7 requires that toad access to the proposed subdivision must not be hazardous or unsafe by virtue of one or more of the following:

1. Lack of compliance with the applicable sections of the Cecil County Road Code
2. Poor or non-existent sight distances, due to topography, natural vegetation, or poor road alignment; veritical and/or horizontal.
3. Grades exceeding 10 percent.
4. Width of paved surface too narrow to allow the passing of two (2) vehicles safely.
5. Coordination with the State Highway Administration, as applicable.

The subdivider shall provide for the complete construction of street improvements, drainage facilities, and sidewalks, in accordance with the requirements of the Cecil County Road Code. The developer shall be required to repair damage to County roads, drainage facilities, curbs, gutters and sidewalks as a result of grading or construction activities in his subdivision.

In April 2025, the applicant met with the County and the Director of Emergency Services regarding Road L. Specifically, to convert that into a cul-de-sac with an emergency access to Bay Club Parkway due to the constructability (or the lack thereof) of that road to County standards. The Department and the Department of Emergency Services did not have any objections to the proposal. However, the applicant is reminded that the Planning Commission must make the final decision regarding this change from Concept Plat. Staff recommendation is that this issue be presented to the Commission separate vote during the Preliminary Plat review.

Where topography or other conditions make impractical the inclusion of utilities, drainage facilities, and/or street trees within street rights-of-way, perpetual unobstructed easements for such utilities and street trees shall be provided across property outside the street right-of- way. For utilities, said easements shall be at least five feet in width, and for street trees, said easements shall be at least ten feet in width. The easements' usage and location shall be approved by the Department of Public Works.

The applicant must propose new road names that are in are not duplicative or analogous to existing or accepted proposed road names. The road names must be approved both by the Department of Land Use and Development Services and Department of Emergency Services, prior to Planning Commission submittal of the Preliminary Plat.

Road and Storm Drain Plan Status

The Road and Storm Drain plans were submitted on September 23, 2024 with comments returned October 31, 2024. A Resubmittal was made on November 12, 2025 with comments returned on February 5, 2026.

Water & Sewer

The Record Plats shall contain a statement signed by the Department of Land Use and Development

Service, approving authority, to the effect that use of the community water supply and community sewerage system is in conformance with the Master Water and Sewer Plan.

Additional MDE specific plat notes will be required. The specific language is provided by the Division of Water and Sewer Planning.

The applicant must acquire from the Town of North East a letter verifying that they, as the water provider, have the ability to serve all of the dwellings on this proposal with water prior to submittal of the Preliminary Plat (i.e. a capacity letter or pre-authorization).

The applicant must acquire from Cecil County, through the Division of Development Plans Review a letter verifying that they, as the sewer provider, have the ability to serve all the dwellings on this proposal with sewer service prior to submittal of the Preliminary Plat (i.e. a capacity letter or pre-authorization).

Allocation letters for Water (Town of North East) and Sewer (Cecil County) must be submitted prior to Final Plat submittal.

Sanitary Sewer Plans

The Sanitary Sewer plans were submitted on November 8, 2024, with comments returned December 2, 2024

The applicant is also reminded that the associated Public Works Agreements and Inspection & Maintenance agreements must be recorded prior to DPR's approval of the record plat.

Prior to Final Plat approval, a Public Works Agreement and/or Subdivision Agreement for community sewage facilities has been consummated with the Cecil County Department of Public Works in accordance with its rules and regulations and the necessary agreements have been executed with the private utility providing water and/or sewer service ensuring that the service will be provided.

Other Regulatory Constraints on Development

SR §7.5.1 - requires that all development within designated floodplain zones shall adhere to the provisions of Article XI, Part III of the Cecil County Zoning Ordinance.

SR §7.5.3 requires that all proposed development and/or subdivisions shall adhere to the requirements of the Cecil County Forest Conservation Regulations and Forest Conservation Technical Manual. In addition to the requirements stated therein:

(b) Any required preliminary forest conservation plan shall be approved prior to the Planning Commission's review of the Preliminary Plat; and

(c) Any required final forest conservation plan and/or landscape plan shall be approved prior to the

Director of Land Use and Development Services' review of the Final Plat.

SR §7.5.4 requires that development of Areas of Steep Slope shall:

- (a) Development of land with slope exceeding 15% is generally undesirable, but it is possible through good planning, design, and construction to utilize such sites responsibly and achieve unique and attractive results. It is the purpose of this section to stress the undesirability of conventional development on steeply sloped sites, but to encourage sound proposals for unique solutions. On slopes between 15% and 25%, good engineering practices shall be used to ensure sediment and erosion control and slope stabilization before, during, and after disturbance activities and to minimize cut and fill.
- (b) No structure or impervious surface shall occur on any slope with a grade of 25% or more covering a contiguous area of 10,000 square feet or more.

SR §7.6 - requires that land to be subdivided shall be designed and improved in reasonable conformity to existing topography, in order to minimize grading, cut and fill; to retain, insofar as possible, the natural contours; to minimize stormwater run-off; and to conserve the natural forest cover and soil. No soil, sand, or gravel shall be removed from any lots shown on any subdivision plat, except in accordance with the provisions of the Sediment Control Plan approved by the Soil Conservation District.

Zoning District Requirements Article III (ZO -Section 28)

Maximum Residential Density Provisions. Maximum permitted residential densities shall be as follows:

- a. Without Community Facilities^[14] – Two (2) dwelling units per acre.
- b. With Community Facilities:
 - (1) Single Family Units – Six (6) dwelling units per acre.
 - (2) Duplex and Semi-detached – Ten (10) dwelling units per acre.
 - (3) Townhouse – Twelve (12) dwelling units per acre.
 - (4) Apartments – Fourteen (14) dwelling units per acre.

The February 2023 approved Concept Plat has approved densities of: ,

[1]

Dwelling Type	Existing	Proposed	Total Units	Acreage	Density
Detached	208	398	606	314.337	1.93du/ac
Townhouses	151	100	251	52.436	4.79du/ac
Apartments	0	228	228	19.668	11.59du/ac
Total	359	726	1,085	386.441	2.81du/1ac

Updated: February 22, 2026 – moved 3 detached units from proposed to existing due to the recording of Ches. Club Condo, Phase 14, Lots 34-36.

All lots are proposed to be served by County sewer (North East River Advanced WWTP) and Town of

North East water, thus meeting the Community facility prerequisite for the densities.

All densities do not exceed the maximum required densities for the zoning district.

Townhouse and Apartments requirements:

1. Townhouse and apartment developments shall be served by community water and sewer facilities.
2. In townhouse and apartment developments, provided all buildings are located to provide access for servicing, fire protection, and off-street parking, lots may front on open space, courts or group parking areas.
3. No building shall be constructed closer to any other building on the same lot than a distance equal to the height of the higher of the two buildings. The space between two buildings can be reduced to a distance equal to half of the taller of the two buildings provided that:
4. The spacing is approved by the Emergency Services representative to the Technical Advisory Committee.
5. The buildings are oriented side to side, corner to corner.
6. The reduction in the building spacing requirement will allow for additional usable open space to be provided on the site.
7. The buildings are designed in clusters rather than strips.
5. No more than eight (8) townhouse dwelling units shall be contained in a townhouse structure without a setback between structures as specified below.
6. The minimum distance between townhouse structures shall be sixty (60) feet if

townhouse structures are face to face. The point of measurement shall be the exterior walls of the structures and does not include balconies or other architectural features.

g. No townhouse structure shall be closer than twenty (20) feet to any interior roadway or closer than fifteen (15) feet to any off-street parking area excluding garages built into an individual townhouse unit.

k. The minimum lot size for an apartment or townhouse development shall be one (1) acre.

Schedule of Zone Regulations Article VI Zoning Ordinance

High Density Residential (RM) zoning district with Community Facilities

Dwelling Type	Min. Lot size (sq. ft.)	Min. Lot width (sq. ft.)	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Height Limitation	Min. Road Frontage
Detached	6,000	65	20	10	20	35	100/25 ^b
Townhouse	1,800	18	20	15 ^a	10	45	100/25 ^b

Note a: A 15-foot side yard is required for end units

Note b: Road frontage requirements may be reduced to the lower figure for lots on a local roadway as defined on the Official Cecil County Roadway Classification Map.

Deck Projections into Required Yards

Pursuant to §48.a.1 of the Zoning Ordinance, uncovered decks may project into a required yard^{[15](#)} up to six (6) feet or one-half (½) of the required setback, whichever is less. Under the current setback configuration, the maximum permitted projection would be six (6) feet.

The Department has observed in similar townhouses and compact lot communities that homeowner-installed decks frequently exceed this limitation, resulting in numerous Board of Appeals variance applications.

To proactively address this recurring issue at the subdivision stage, and to avoid future piecemeal variance requests, the Department requests that the applicant take one of the following actions:

- Option 1: Add a note to the Preliminary Plat clearly stating the maximum deck projection permitted under §48.a.1 and confirm that the subdivision layout has been designed; accordingly, or
- Option 2: Request relief at this stage through the Planning Commission to allow a greater deck projection than six (6) feet, specifying the proposed maximum projection for Commission consideration.

The intent is to provide clarity now and reduce future variance applications for reasonably sized decks on compact lots.

Environmental & Open Space (Zoning Ordinance Article IX)

Perennial stream no disturbance buffer - A 110' perennial stream buffer is required from any perennial streams present. - A stream buffer is shown on the plat, but the stream line work is either indistinguishable from the topography and other line work on the plan OR the layer for the stream was not turned on for this submittal. In either scenario this should be corrected on the submittal of the Planning Commission.

There are several proposed lots that appear to be impacted the stream buffer including:

Lot 98 - close proximity
Lot 99 - close proximity
Lot 103 – substantial encroachment
Lot 244
Lot 245

These lots should be either amended to not be impacted by the stream buffer, or a variance will be required by the Board of Appeals for any disturbance inside the buffer. Lot 103 is of particular

concern as it appears at least half of the proposed lot is located inside the stream buffer.

Permanent or temporary stormwater and/or sediment control devices shall not be permitted in this buffer.

If the property is located outside of the Cecil County Critical Area District this buffer requirement may be waived by the Cecil County Planning Commission... for the following:

1. If the development occurs within the "Growth Corridor" described within the Comprehensive Plan provided:
 1. If evidence is provided that the design, construction and use of the site will provide the same or better protection of water quality as the 110' buffer, and;
 2. If evidence is provided that said development will meet all other applicable requirements, as required.
2. Road crossings, if disturbance is minimized.

Road A is proposed to go through the stream buffer. The Planning Commission made it a condition that this road connection be put in first as part of the Concept Plat approval. While it is implied that this crossing is acceptable to the Planning Commission it is recommended that the applicant receive an explicit approval via a vote when this is presented to the Planning Commission.

- (3) Other public or community facilities provided disturbance is minimized in so far as possible.

Non-Perennial stream no-disturbance buffer - A twenty-five (25) foot buffer from all non-perennial streams shall be required for all development. This figure increases to 50' if it is an intermittent stream in a Forest Conservation Area.^[16] Question for the applicant are all the streams on site perennial? Mr. Miller answered that their expert classified all the streams as perennial, but he will confirm that information with said expert.

Permanent or temporary stormwater management and sediment control devices shall not be permitted in this buffer.

Sensitive Soil no-disturbance buffer. The one-hundred ten (110) foot perennial stream buffer shall be expanded to include contiguous hydric soils, partially hydric soils, highly erodible soils and soils on slopes greater than fifteen percent (15%) to a maximum distance of one-hundred sixty (160) feet. - Buffer expansion for hydric, highly erodible, and steep slope soils cannot be verified due to missing soil labels.

Non-tidal Wetland buffer. A twenty-five (25) foot setback from all non-tidal wetlands shall be required for all development around the extent of the delineated non-tidal wetland except as permitted by the U.S. Army Corp of Engineers and the State of Maryland, Department of Natural

Resources, Non-tidal Wetland Division.

Permits are required from the (US Army) Corps of Engineers and MDE for all non-tidal wetland and stream impacts prior to recordation. JD's are required in conjunction with permitting. A JD is recommended to be done prior to Final Plat review but required to be completed prior to recordation. There are several proposed lots and roads proposed to impact non-tidal wetlands and their buffers including

Road A – 5 wetlands and their buffers.

Road F – At the intersection with Road A

Road G – 3 wetlands and their buffers

Road H – Buffers & close call on three wetlands

Lot 4 – wetland and buffer

Lot 12- buffer

Lot 13 – buffer

Lot 16 – wetland and buffer

Lot 17 – close proximity to wetland & buffer

Lot 18 – wetland and buffer

Lot 71 – buffer

Lot 72 – buffer

Lot 89 – buffer & close proximity to the wetland

Lot 90 – wetland and buffer

Lot 129

Lot 130 - close proximity to the buffer

Lot 138 – close proximity to the buffer

Lot 166

Lot 167

Lot 227

Lot 228

Lot 231

Lot 301

Lot 302

Lot 339 – close proximity to the buffer

Lot 350

Lot 358

Lot 360

Lot 361

Lot 362

Lot 397

Lot 398

Lot 415 – close proximity to the buffer

Lot 428
Lot 431
Lot 432
Lot 434
Lot 435
Lot 436
Lot 440
Lot 441
Lot 442
Lot 466 – close proximity to the buffer
Lot 467 – close proximity to the buffer

Copies of permits for all disturbances must be submitted to the Division of Planning & Zoning prior to signature of the record plat.

Steep Slopes. - No structure or impervious surface shall occur on any slope with a grade of twenty-five (25) percent or more covering a contiguous area of 10,000 square feet or more. On slopes between fifteen (15) and twenty-five (25) percent, good engineering practices shall be used to ensure sediment and erosion control and slope stabilization before, during, and after disturbance activities and to minimize cut and fill. The division notes that topography is shown on the plat, but there doesn't appear to be any symbology on the legend regarding these two classes slopes, nor is there a note indicating that there are not any steep slopes on site. One of these options (steep slope shading or a no steep slope note) must be on the plat.

Habitats of Rare, Threatened and Endangered (RTE) Species. Per a letter dated May 12, 2022, Development the Maryland DNR, Natural Heritage Program that there are no RTE species on this site.

Forest Conservation – A Final Forest Conservation Plan (FFCP-905) has been approved for the subdivision. The metes and bounds of Forest Retention, afforestation/reforestation areas must be shown on the Preliminary Plat.

The Deed restrictions for the long-term protection of the Forest Retention/Afforestation Areas (FRAs) have been recorded.^[17]

Common Open Space

15% Common Open Space (COS) is required in the RM zone for single family detached units, and 20% Common Open Space (COS) is required in the RM zone for units other than single-family detached dwellings. As stated during the Concept Plat the accounting for the COS requirement on the Preliminary Plat and all subsequent plats. A full accounting^[18], in tabular form, of the aggregate COS requirement with any deficits or surpluses of the requirement on Preliminary Plat^[19]. The full accounting is not on the Preliminary Plat.^[20] The applicant must place on this calculation on the

Preliminary Plat.

Except in the NAR and SAR zones, at a minimum, 15% of the required open space shall not consist of perennial or intermittent stream buffers, nontidal wetlands or buffers, steep slopes, or habitats of rare, threatened and endangered species. The applicant must place the calculation of the area of these environmental features & buffers in both acreage and percentage formats on the Preliminary Plat.

No more than 40% of the common open space required shall consist of those areas designated as non-tidal or tidal wetlands (except in the NAR and SAR zones). It was recommended that this calculation be determined at Concept Plat but is required to be completed by Preliminary Plat.^[21] The applicant must place the calculation the area of the non-tidal wetland & buffers in both acreage and percentage formats on the Preliminary Plat.

The areas being used to determine the accounting of COS are not designated (i.e. label) on the plat with appropriate acreages. Therefore, staff are unable to determine the areas designated for Open Space and if the acreages meet the standards. Label all COS parcels on the Preliminary Plat. Label the 100.99 acre recreational parcel which is separate from the COS calculations.

COS shall not include roads, parking areas, or accessory structures unless approved by the Planning Commission and shall be improved by the developer as required by the Planning Commission.^[22] Question for the applicant: Are any amenities proposed in the COS areas? Mr. Fraser answered that pickleball courts and walking trails are proposed.

A detailed proposal, including covenants, agreements, and other specific documents showing ownership and method of assuring perpetual maintenance to be applied to those areas of common open space, recreation areas, and habitat and resource protection areas in developments shall be required prior to recordation. All covenants and easements shall be reviewed and approved by the Planning Commission attorney prior to recordation of plats. Proposed covenant, easement or restrictions on private open space areas shall also be approved by the Planning Commission attorney.

Access to common open space between lots must be marked with concrete monuments.

A Homeowners' Association (HOA) for maintenance of common open space must be established or these lots incorporated with the existing HOA with \$50 per recorded lot placed in escrow prior to recordation, for improvements.

Landscape Requirements Article X (Section 184 – Section 190)

15% landscaping of the development envelope is required in the RM zone. The acreage of the development envelope and the acreage of landscaping must be included on the Preliminary Plat. The percentage calculation must be also provided on the plat.

Section 184.2 allows for plantings associated with afforestation/reforestation to be used to meet the 15% landscaping requirement.

A Landscape Plan (LP) is required and must be approved prior to Final Plat approval. The applicant must submit a LP.

Street Trees

Street trees, with a 10' planting easement on each lot required, are required along both frontages of all new proposed streets for every 50' of road frontage. The required street trees shall be a deciduous tree that is, or will be when full mature, .at least 12" in diameter.

A ten-foot-wide planting easement shall be established on each newly created lot for the purpose of permitting a developer to plant or retain sufficient trees to meet the street tree requirements. This planting easement must be added to the Preliminary Plat.

Street trees shall be included in a Landscape Plan and guaranteed by bond or other means acceptable to the Department of Land Use and Development Services and/or the Cecil County Planning Commission.

Street trees and planted buffers may count towards the required landscaping percentage as determined by the Planning Commission and/or the Department of Land Use and Development Services.

Bufferyards

A minimum 25-foot bufferyard C shall be provided around the perimeter of the development tract. No parking areas, roadways, or accessory structures shall be permitted in the 25-foot planted buffer^[23] The Bufferyard locations must be shown along the Preliminary Plat.

As part of the overall LP site landscaping plan, bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing or dedicated public or private street or right-of- way. Bufferyards shall not be located within a yard required in a townhouse development or planned unit development. No parking shall be permitted within any required bufferyard.

Bufferyards are required to separate different zoning districts from each other in order to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas, or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions. The Bufferyard locations must be shown on the Preliminary Plat.

Where existing vegetation is to be used to meet the requirements contained herein, the surety requirement may be modified appropriately. However, to the extent that existing vegetation is or

will be inadequate to meet the standards set herein, a landscape plan meeting all of the requirements herein must be submitted.

A cost estimate for the installation of plantings, and maintenance of new landscaping must be submitted and approved prior to Final Plat approval. This will be used for determining the amount of financial surety required.

The subdivider shall execute the necessary guarantees with the County Executive in the form of an escrow account, letter of credit, or bond with financial surety to guarantee that the requirements of the Forest Conservation Regulations will be met. Protective agreements to ensure the continued protection of certain areas shall also be executed and filed at the time financial securities are executed. Any guarantee shall be executed prior to the Director of Land Use and Development Services signing of the record plats. A landscape agreement (LA) with financial surety is to be executed prior to Record Plat approval.

Flood Protection Article XI, Part III – Section 228

Flood Protection Setback: A distance measured perpendicular to the top of bank of a watercourse that delineates an area to be left undisturbed to minimize future flood damage and to recognize the potential for bank erosion. Along nontidal waters of the State, the flood protection setback is:

- (1) 100 feet, if the watercourse has special flood hazard areas shown on the FIRM, except where the setback extends beyond the boundary of the flood hazard area; or
- (2) 50 feet, if the watercourse does not have special flood hazard areas shown on the FIRM.

The flood protection setback is not shown on the preliminary plat. If the required flood protection setback is already protected due to the stream buffers, then place a note on the Preliminary Plat acknowledging the setback, but it is not shown graphically as the 110' Perennial Stream setback is greater.

If the applicant requires relief from the flood protection setback, it must be done through the variance process with the Board of Appeals. This is not an item that can be modified by staff or the Planning Commission. If that becomes necessary, please contact the Division of Planning & Zoning for more details.

Accessibility and Parking Requirements Article XIV (Sections 272 – 279)

Required off-street parking spaces shall be provided on the site with the proposed use, or on an off-site reserved parking area within walking distance of the proposed use.

Driveways shall be considered as constituting off-street parking spaces for one and two family dwellings in residential districts; provided that sufficient spaces are available on such driveways to meet the requirements of this article. Driveways shall measure not less than twelve (12) feet in width and eighteen (18) feet in length.

Each required parking space (i.e. not driveways) shall measure not less than nine (9) feet in width and eighteen (18) feet in length.

All multifamily residential^[24] subdivision site plans shall include a parking plan that includes a lighting plan in conjunction with a safe bicycle, pedestrian and vehicular circulation plan. This plan may be incorporated as additional sheets on the Preliminary Plan.

The maximum number of off-street parking spaces allowed shall be twenty (20) percent in excess of the minimum number required as outlined in the Table of Parking and Loading Requirements.

In townhouse and apartment developments, the maximum number of parking spaces permitted shall be 3.25 per dwelling unit, except:

- a. Those spaces required for compliance with the Americans with Disabilities Act of 1990; and
- b. Those spaces approved by the Maryland Energy Administration for use as an electric vehicle charging station

Parking Specifications

Use	Off-Street Parking Requirement
Dwelling – Detached	2.0 spaces
Dwelling - Townhouse	
1 bedroom	1.75 spaces
2 bedroom	2.00 spaces
3 bedroom	2.50 spaces

The calculations of the required and proposed parking spaces, in tabular form, must be on the Preliminary Plat.

School Information

School information:	Elementary	Middle High School	
Oct 22 TAC Comments	North East	North East	North East
FTE	542	787	1028
Capacity	542	712	1009
% Utilization	100%	111%	102%

School information:	Elementary	Middle High School	
FY2024 EFMP	North East	North East	North East
FTE	592	791	1069
Capacity	542	712	1009
% Utilization	109%	111%	106%

School information:	Elementary	Middle	High School
Mar 26 TAC Comments	North East	North East	North East

FTE	446	758	1008
Capacity	542	712	1009
% Utilization	75%	106%	100%

Mr. Fraser noted that the developer has decided to not move forward with the apartments previously proposed on the 17 acres in the front of the development. They are now looking to place townhouses on this portion of the property.

Preliminary Plat Requirements:

1. The Preliminary Plat shall be submitted by the developer on paper and shall be clear and legible. The scale shall be no smaller than 1" = 100' (1" = 200' where the average lot size is greater than five (5) acres as approved by the Office of Planning and Zoning). When more than one (1) sheet is required, an index sheet of the same size shall be submitted showing the entire subdivision drawn to scale. Each sheet must have the surveyor's seal. Incomplete plats will not be accepted by the Office of Planning and Zoning. For Planning Commission review only, a Preliminary Plat will be not considered complete if the boundary line survey has not been completed, the Traffic Impact Study (if required) has not been completed, the documentation of the completed jurisdictional determination (if applicable) has not submitted, and the Preliminary Forest Conservation Plan has not been approved prior to submittal of said Preliminary Plat (if in the Critical Area, a Preliminary Plat will not be considered complete unless the Preliminary Environmental Assessment has been approved prior to submission of said Preliminary Plat). In addition, for Technical Advisory Committee and Planning Commission review, a Preliminary Plat will be not considered complete if the public notification sign(s) have not been properly installed, if the electronic version of the plat has not been submitted for posting on the County's website, and if the submission fee, established in Appendix A, has not been paid. Incomplete Preliminary Plats will be returned to the subdivider within fifteen (15) days of submission for completion and resubmission by the subdivider at a later date.
2. A vicinity map indicating the location of the property with reference to surrounding property, streets, landmarks, streams, etc. (scale shall be no smaller than 1"=2000'), and conforming to Section 2.4.4 on the designation of the remainder. The tax map, block (grid), parcel number(s) shall also be shown.
3. The names, liber and folio of all adjoining property. In the event that a recorded subdivision adjoins the land to be developed, the subdivision name, and recording reference shall be indicated. In the event that a historic district or other officially designated historic site adjoins the land to be developed, it shall be identified.
4. Title information:
5. Proposed name.
6. Scale of Plat (feet and meters).
7. Location by election district, County and State.
8. Date.
9. Name and address of the owner and registered engineer or surveyor licensed in the State of Maryland responsible for the preparation of the plat, signature, and seal of the engineer, surveyor and corporation required.
10. Northpoint. Indicate if true north.
11. Boundary of proposed subdivision.
12. All existing pertinent features either natural or manmade that may influence the design of the subdivision, such as important trees or wooded areas, power transmission towers, existing buildings and structures and water courses.
13. Existing topography at 2- or 5-ft contour intervals. Contour lines shall be indicated 100 ft beyond the subdivision boundary. Contours shall be based on government bench marks when available within 2000 ft of property or by estimation from USGS quadrangle maps. Data shall be stated in all cases and a reference or bench mark described on the plat together with elevation. Source of contours shall be stated on plat, such as, field run topo, or aerial topo, etc. Interpolation of contours from USGS quadrangle maps will not be accepted unless previously approved by OPZ.
14. Location, width, and names of all streets and/or alleys on or adjoining the subdivision; this should include plats which have preliminary approval as well as those recorded but unimproved and all existing easements (to be indicated with dashed lines).
15. Location of existing and proposed utilities on or within 200 ft of the tract with approximate pipe sizes and directions of slope indicated (should include electric and telephone poles or towers).
16. The layout of all proposed and existing lots with approximate dimensions and minimum building line should be indicated. All major subdivisions must be provided with coordinates consistent with the geodetic control requirements approved by the Board of County Commissioners on 15 May 2007.
17. The preliminary layout of all proposed streets and pedestrian ways, including width of right-of-way, pavements, storm drains, and grades.
18. The approximate location, dimensions, and area of all property proposed to be reserved or temporarily reserved for public use, or to be reserved for use of all property owners in the subdivision, and the location, dimensions and purposes of any proposed easements, including drainage easements.
19. Zoning district classification of the tract or parcel being subdivided.
20. Existing and proposed (schematic) drainage system, including the type(s) of structures, the floodplain, proposed stormwater management facility locations, and any deviations from standards, consistent with Section 7.5.
21. Locations of the septic disposal area, proposed wells and percolation information are to be indicated in accordance with the specifications of the Maryland State Department of Health and Mental Hygiene when individual sanitary facilities are to be used. If community sewerage and/or water systems are to be used, such notation shall be made on the Preliminary Plat.
22. The total number of lots, area of lots, the density, the total area of any open space, the total area of any common open space, any add-ons, total area and types of right-of-way dedicated, and total area of subdivision shall be indicated in table form. All acreage shall be accounted for, per the boundary line survey, and the Preliminary Plat density shall not exceed the approved Concept Plat density.
23. In cases of condominium or multi-family projects (apartments, townhouses, etc.), the following additional items shall be shown:
24. Approximate location of each building, setbacks from all streets (public or private), property lines and distance between buildings.
25. Number and types of units in each building.
26. Total number of Units and sub-totals of each type.
27. Number of parking spaces in each off-street parking area, and the space to unit ratio.
28. Soil types shall be shown.
29. Perimeter of the entire parcel as well as the section requiring approval.
30. For proposed subdivisions located in the **Critical Area**, the following additional information will be shown on the Preliminary Plat as applicable:
31. Computation of the total area within the Critical Area District, area within each of the land management classifications (i.e., IDA, LDA, RCA), and number of lots

- in the Critical Area;
- 32. Slopes 15% or greater;
- 33. Location and area extent of all soils exhibiting the following characteristics as determined by the Soil Survey, such as:
- 34. Wet soils,
- 35. Hydric soils and soils with hydric properties, and
- 36. Highly erodible soils (soils on slopes greater than 15% or on slope greater than 5 % with "K" values greater than 0.35).
- 37. Location of all existing or proposed site improvements (including storm drains, culverts, retaining walls, fences, and stormwater management facilities, as well as sediment and erosion control structures);
- 38. Location of open space, the Buffer and other buffer areas, forested areas and landscaping (the plan shall show all areas to be maintained as landscaping to be provided and the means by which such landscaping will be permanently maintained shall be specified);
- 39. Location of all Habitat Protection Areas on the site;
- 40. Location of tidal and non-tidal wetlands on and adjacent to the site and delineation of the watershed thereof;
- 41. Location of eroding shoreline reaches, the rates of erosion, areas where shore erosion measures are in place, areas to be protected by installation of proposed erosion abatement approaches;
- 42. Areas to be retained in agricultural use;
- 43. Areas proposed for reforestation and afforestation;
- 44. Total area of the site that will be temporarily disturbed during development and area that will be permanently disturbed (disturbed is defined as any activity occurring on a area which may result in the loss of or damage to existing natural vegetation);
- 45. Proposed natural park areas, as appropriate; and
- 46. The location of the Critical Area District Boundary, the Mean High Water Line and the landward edge of tidal wetlands.

In addition to the information above, the Preliminary Plan shall be accompanied by the following when the subdivision or development is proposed in the Critical Area, as required:

- 1. A Planting Plan reviewed by and addressing the comments of the Bay Watershed Forester;
- 2. A Habitat Protection Plan, including comments of the Maryland Forest, Park, and Wildlife Service, the Water Resources Administration, and other agencies as appropriate;
- 3. An executed Cooperators Agreement with the Cecil County Soil Conservation District, or a farm plan, as applicable;
- 4. A preliminary Stormwater Management Plan;
- 5. A preliminary Sediment and Erosion Control Plan;
- 6. A Shore Erosion Protection Plan – complete specification for complete shore erosion work;
- 7. Natural Park Management Plan, as appropriate; and
- 8. An Environmental Assessment, which provides a coherent statement of how the proposed development addresses the goals and objectives of the Cecil County Chesapeake Bay Critical Area Program. At a minimum, the Environmental Assessment shall include:
- 9. A statement of existing conditions, e.g. amount and type of forest cover, amount and type of wetlands, discussion of existing agricultural activities on the site, soil types, topography, etc.;
- 10. A discussion of the proposed development project, including number and type of residential units, amount of impervious surface, proposed sewer treatment and water supply, acreage devoted to development, proposed open space and habitat protection areas;
- 11. A discussion of the proposed development's impacts on water quality and Habitat Protection Areas; and
- 12. Documentation of all correspondence and findings.

The March TAC meeting ended at 10:30 a.m.

Respectfully submitted,

Jennifer Bakeoven
 Administrative Assistant
 Department of Land Use & Development Services
 Division of Planning & Zoning

[1] The **RM** zone, with community facilities, currently allows densities of **6:1** for single family units, **10:1** for duplex and semi-detached dwelling units, **12:1** for townhouses, and **14:1** for apartment units.

[2] Concept Plats approved prior to 7/25/89 do not have a specified validity endpoint.

[3][3] Those revised Concept Plats have all adhered to the originally-approved golf course community **layout** and **density** of **3.5/1**; and they have reflected only slight changes in design and structure types around the golf course.

[4] OPZ consistently commented at those respective reviews that previous approvals were predicated upon a layout that was comprised of residential development surrounding a golf course on Parcel 2. In addition, on the Record Plat signed on 3/5/96 (**C-73**), Parcel 2 was clearly delineated as "recreational."

In 2005, OPZ then commented: "This proposal is not consistent with the previously approved Concept, Preliminary, and Final Plats. As previously stated, Parcel 2 was intended to remain a recreational parcel, and, therefore, has no density. Accordingly, this plat cannot be reviewed by the Planning Commission since all of the lots contemplated on the previously approved Concept, Preliminary, and Final Plats are on other Parcels, not Parcel 2. If this is submitted for Planning Commission review, then

it will be returned to the applicant.”

Subsequently, on 4/20/05 the Director of Planning and Zoning wrote a letter to the Chesapeake Bay Golf Club, L.P., in which the Director found that Parcel 2 of the Chesapeake Club was intended to remain recreational, has no permitted density, and could not be developed.

The Chesapeake Bay Golf Club, L.P. appealed to the Cecil County Board of Appeals the decision of the Director’s 4/20/05 letter, and, on 7/26/05, the Cecil County Board of Appeals **AFFIRMED**, by unanimous vote, the decision of the Director of Planning and Zoning in this matter.

The Chesapeake Bay Golf Club, L.P. then appealed the 7/26/05 decision of the Cecil County Board of Appeals to the Circuit Court for Cecil County, and, in turn, on 8/17/06, the Circuit Court for Cecil County **AFFIRMED** the decision of the Board of Appeals.

[5] On 3/19/12, OPZ reiterated the fact that previous Concept, Preliminary, and Final Plat approvals were predicated upon a layout that was comprised of residential development surrounding a golf course on Parcel 2 – which, itself, had no density.

[6] This submission is different from those of 2005 and 2012 in two important ways. First, this Concept Plat has kept the golf course as an integral feature of the Chesapeake Club. Second, this submission maintained the Chesapeake Bay Golf Club property’s acreage at the original 100.99 acres.

[7] The Plans Review functions of the Department of Public Works was combined with the Department of Planning & Zoning and Department of Permits and Inspections on May 1, 2017 to form the Department of Land Use and Development Services. The Development Plans Review (DPR) Division is the successor to the DPW review function.

[8] The Director of Land Use & Development Services is the successor to the Director of Planning & Zoning, which was eliminated 5/1/2017.

[9] The Preliminary Plat had expired on 2/20/2008 because the Final Plat that was approved on 10/16/2006 **was not recorded** nor was an extension granted prior to expiration. Therefore, the extension provided in §4.1.17 did not apply. The Planning Commission granted extension (i.e. re-approved the Preliminary Plat with the same 2004 conditions).

[10] The extension provisions in §4.1.16 of the Subdivision Regulations do not apply as “The Final Plat is the culmination of the subdivision process...”, Per §4.2 of the Subdivision Regulations. This add-on project was not on the approved Preliminary Plat, and therefore is not a section of the Preliminary Plat.

[11] Only lot #207 from the approved preliminary hasn’t been finalized and recorded. However its location on this proposal is proposed intersection of Bay Club Parkway and the proposed “Greenwell Way.”

[12]

Dwelling Type	Existing	Proposed	Total Units	Acreage	Density
Detached	205	401*	606	314.337 ^[12]	1.93du/ac
Townhouses	151	100	251	52.436	4.79du/ac
Apartments	0	228	228	19.668	11.59du/ac
Total	356	729	1,085	386.441	2.81du/1ac

[13] This report includes a chart used for calculating density. In previous versions of this report, it stated that 401 SFD unit were proposed. These three units were included in that calculation. The chart will be updated in this report to move those 3 lots from proposed to existing.

[14] Community Facilities. A public, private, or community water supply and distribution system and/or sewerage disposal system serving three (3) or more dwelling units.

[15] *Yard* - The required open space of the lot outside the building envelope.

[16] Forest Conservation Regulations – Definitions – 2.57 - “Stream buffer” means all lands lying within 110 feet, measured from the top of each normal bank, of a perennial stream or 50 feet from an intermittent stream.

[17] CMN 5735/232

[18] This includes all existing COS recorded in Chesapeake Club, but it does not include 100.99 recreational parcel.

[19] See PC 1122/75 for latest accounting for baseline. 25.183 acres Open Space for 98.0721 acres has been accounted.

[20] A calculation is on this submittal but is based upon 151.701-acre calculation that and existing Chesapeake Club development. The 100.99 recreational parcel is prohibited from being used as open space. The calculation is as follows:

151.701 Total
17.550 Multifamily Units x 20% = 3.51 acres
134.151 + 98.0721 = 232.223
232.223 x 15% = 34.833
34.833 – 25.183 = 9.65 acres of COS still required for non multi-family units.

[21] There is an attempt to meet this requirement as the applicant proposes to determine impervious area as 85% of the entire site. They chose the wrong base number, and it should be based on 5.339 acres noted in note 15. Therefore 4.54 acres should not include and sensitive habitats.

[22] Zoning Ordinance Section 28.6

[23] Art. III, §28.5.b

[24] Dwelling, Multi-family. A building containing three (3) or more attached dwelling units having common walls and/or roof and a separate entry for each unit. This definition includes townhouses and apartments.